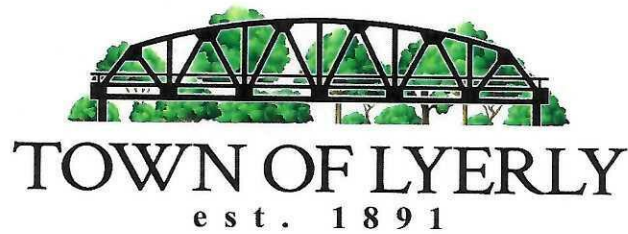




CHATTOOGA COUNTY JOINT COMPREHENSIVE PLAN

2026- 2030



6086 Highway 114 / Post Office Box 203
Lyerly, Georgia 30730-0203
Phone (706)895-2611 Fax (706)895-2616
E-Mail: lyerlymayor@gmail.com

11/18/2025

Northwest Georgia Regional Commission
1 Jackson Hill Dr.
Rome, Georgia 30161

RE: Comprehensive Plan Update Submittal

The Town of Lyerly has completed an update of its comprehensive plan and is submitting it with this letter for review by the Northwest Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Tyler White (Community Planner) at twhite@nwgrc.gov.

Sincerely,

Mayor James Ferguson
Town of Lyerly



11/17/2025

Northwest Georgia Regional Commission
1 Jackson Hill Dr.
Rome, Georgia 30161

RE: Comprehensive Plan Update Submittal

The City of Menlo has completed an update of its comprehensive plan and is submitting it with this letter for review by the Northwest Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan<s> covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Tyler White (Community Planner) at twhite@nwgrc.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Kris Willis", is written over a horizontal line.

Kris Willis
Mayor



CITY OF SUMMERVILLE
"A Town with a Past.....A City with a Future"

November 18, 2025

Northwest Georgia Regional Commission
1 Jackson Hill Dr.
Rome, Georgia 30161

RE: Comprehensive Plan Update Submittal

The City of Summerville has completed an update of its comprehensive plan and is submitting it with this letter for review by the Northwest Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan<s> covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Tyler White (Community Planner) at twhite@nwgrc.gov.

Sincerely,

Harry Harvey
Mayor
City of Summerville

Enclosures

COMMISSIONER OF CHATTOOGA COUNTY

P. O. Box 211
Summerville, Georgia 30747
Telephone (706) 857-0700
Fax (706) 857-0742

December 5, 2025

Northwest Georgia Regional Commission
1 Jackson Hill Dr.
Rome, Georgia 30161

RE: Comprehensive Plan Update Submittal

Chattooga County has completed an update of its comprehensive plan and is submitting it with this letter for review by the Northwest Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan<s> covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Tyler White (Community Planner) at twhite@nwgrc.gov.

Sincerely,



Andy Allen, Commissioner

Enclosures



townoftrion.net

November 14, 2025

Northwest Georgia Regional Commission

1 Jackson Hill Dr.

Rome, Georgia 30161

RE: Comprehensive Plan Update Submittal

The Town of Trion has completed an update of its comprehensive plan and is submitting it with this letter for review by the Northwest Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included in our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Tyler White (Community Planner) at twhite@nwgrc.gov.

Sincerely,

Lanny Thomas
Mayor, Town of Trion

706734-2332

lthomas@townoftrion.net

LANNY THOMAS,
MAYOR

Chattooga County
Joint Comprehensive Plan 2026-2030

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



Prepared for:
Chattooga County
Town of Lyerly
City of Menlo
City of Summerville
Town of Trion

**City of
Menlo**



By:



Northwest Georgia Regional Commission
1 Jackson Hill Dr.
Rome, GA 30162
(706) 295-6485

Acknowledgments

Chattooga County

Andy Allen, Sole Commissioner

Johnna Allen, County Clerk

Town of Lyerly

James Ferguson, Mayor

Sally Kerce, Town Clerk

Juanita Baker, Council Member

Shirley Davis, Council Member

Philip Brooks, Council Member

Patricia "Gwen" Fisher, Council Member

City of Menlo

Kris Willis, Mayor

Nicki Horad, City Clerk

Jerry Morris, Council Member

Amanda Swords, Council Member

Tim Day, Council Member

Sara Pless, Council Member

John Vanhorn, Council Member

Melissa Hines, Council Member

Parri Setton, Council Member

Town of Trion

Lanny Thomas, Mayor

Missy Duncan, Town Clerk

Jeffrey Wilson, Council Member

Becky McWhorter, Council Member

Mickey D. McGraw, Council Member

Dustin Rosser, Council Member

Don Harris, Council Member

City of Summerville

Harry Harvey, Mayor

Jason Winters, City Manager

Angie White, City Clerk

Rickey Hughes, Council Member

Joe Money, Council Member

Simone Adams, Council Member

Zachary Martin, Council Member

Dana Mosley, Council Member

Contents

Adoption Resolutions	2
Introduction to the Chattooga County Joint Comprehensive Plan	6
How to use this plan:	10
Economic Development Element	13
Joint Land Use Element	17
Transportation Element	20
Housing Element	22
Broadband Element	73
Implementation Programs	77
Chattooga County	77
Town of Lyerly	91
City of Menlo	101
City of Summerville	112
Town of Trion	126
Appendix A. Community Survey Results	135
Appendix B. Chattooga Data Profile	155
Appendix C. Community Participation Documentation	165

Adoption Resolutions

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Introduction to the Chattooga County Joint Comprehensive Plan

Chattooga County, steeped in rich history and nestled within the picturesque landscapes of Northwest Georgia, offers a unique blend of cultural heritage and natural beauty. Established in 1838, the county bears the name of the Chattooga River, a tribute to its prominent natural feature that meanders through the region, offering both recreational opportunities and scenic vistas. The river and its surrounding environment form a vital part of the county's identity, underscoring the commitment to preserving its natural resources and celebrating its historical roots.

Geographically, Chattooga County is characterized by a variety of natural landmarks, including the majestic Ridge and Valley region to the northwest. This topography features rolling hills and lush valleys, fostering a diverse ecosystem that supports a range of flora and fauna. The county is also home to parts of the Chattahoochee-Oconee National Forest, providing residents and visitors with extensive hiking trails and opportunities to connect with nature.

Preservation efforts within the county have ensured the protection of significant lands, ensuring the conservation of its unique environmental and historical assets. Such efforts include the conservation of land along the Pinhoti Trail, a renowned route for long-distance hikers, and the conservation of key historical sites such as the historic Summerville Train Depot and Paradise Gardens, the eccentric creation of local artist Howard Finster.

In striving towards sustainable development and economic vitality, Chattooga County remains dedicated to enhancing the quality of life for its citizens while safeguarding its cherished natural and cultural resources. This comprehensive plan sets forth an ambitious agenda designed to balance growth with conservation, aiming to create a resilient community poised for future success. Through strategic planning and collaborative efforts, the plan seeks to foster economic opportunity, improve infrastructure, and protect the rich environmental tapestry that defines Chattooga County.

In this endeavor, Chattooga County's leadership, alongside its engaged public, is committed to embracing modern challenges like broadband expansion and transportation planning, while honoring the county's historical legacy and geographical charm. This comprehensive plan serves as a vital roadmap, guiding the community toward a sustainable, thriving, and cohesive future.



Recreation and Historic Destinations

With its unique location in the Chattahoochee-Oconee National Forest, including Taylor Ridge and Johns Mountain, Chattooga County has grown into a destination that offers a multitude of attractions, from historic locations, recreational assets, and outdoor activities. 19,573 acres of the Chattahoochee-Oconee National Forest are in Chattooga County. There is access to many forms of recreation in Chattooga County, such as trails, public parks, and recreation centers. Each community is proud of its beauty and strives to make these assets available for residents and tourists.



Figure 1: Paradise Gardens, Summerville, GA

Chattooga County is known for its charming small-town lifestyle, and is home to many events throughout the year. Events and public spaces are essential for the quality of life for residents. These events also showcase the County's culture and history for people of all ages. Some examples of recreation destinations are Paradise Gardens, Sloppy H. Floyd State Park, the Pinhoti Trail, Dowdy Park, Couey House, the Tooga Theater (soon to be remodeled), and Willow Springs Park.

Why we plan

Comprehensive planning is an important management tool for promoting a healthy community, and provides a clearly stated, shared vision describing the future of the community. It protects private property rights while encouraging and supporting economic development. It promotes orderly and rational development so that Chattooga County, Lyerly, Menlo, Summerville and Trion can remain attractive and economically viable while preserving important natural and historical resources. Planning helps the local governments to wisely invest their money in infrastructure such as roads, water, sewer, schools, parks, green space, and other facilities to maintain and improve the quality of life for the residents of Chattooga County.

The comprehensive plan is the tool to provide certainty about where development will occur, what it will be like, when it will happen, and how the costs of development will be met. It is the blueprint for the community to achieve the development patterns it desires; Among those are traditional neighborhoods, infill development creating a sense of place, transportation

alternatives, encouraging mixed-use development, protecting natural resources, and promoting economic growth.

Purpose

The Joint Comprehensive Plan states the vision, goals, policies, key needs, and opportunities that the community intends to address, as well as an action plan highlighting the necessary tools for its implementation. Additionally, it outlines desired development patterns and supporting land uses with a future development map for each entity.

The Joint Comprehensive Plan has been prepared in accordance with and meets the intent of the Georgia Department of Community Affairs Chapter 110-12-1, Minimum Standards and Procedures for Comprehensive Planning (effective March 1, 2014, updated October 2018). This Joint Comprehensive Plan consists of three core elements (Community Goals, Needs and Opportunities, and Community Work Program) plus two additional two elements (Land Use, and Rural Broadband).

DCA's Minimum Standards and Procedures for Local Comprehensive Planning emphasize the preparation of plans that help local governments address their immediate needs and opportunities while moving toward the realization of their long-term goals. To maintain Qualified Local Government Status and eligibility for selected state funding and permitting programs, every local government must prepare, adopt, maintain, and implement a comprehensive plan as specified in these standards and procedures.

The comprehensive plan is not a binding regulatory document, but it is a guide for local decision-making by the elected officials and citizens of Chattooga County.

SCOPE

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

Community Engagement

Creating a functional Joint Comprehensive Plan begins with defining a common vision for the communities. A Community Vision is the overall image of what it wants to be and how it wants to look in the future. It serves as the starting line when creating this plan and its implementation strategy. To have a successful visioning process, we need active community support. Chattooga County elected officials, residents, business owners, property owners, and other stakeholders all participated in the production of this Comprehensive Plan.



Figure 2: Russell Cook & Sweet Teeth performing at the Art & Learning Center. Provided by the Chattooga Chamber of Commerce.

Stakeholder Committee:

Every five years, the Joint Comprehensive Plan for Chattooga County, Lyerly, Menlo, Summerville, and Trion must be updated. Joint meetings held with the stakeholder committee provide feedback from members representing each local government. That encourages discussion about future growth and how local governments can plan for it.

A diverse group of governmental employees appointed officials, private sector representatives, and members of the public formed the stakeholder committee to create the foundation of this plan. The stakeholder committee held three joint meetings facilitated by the Northwest Georgia Regional Commission (sign-in sheets found in Appendix ____). Throughout those meetings, the committee members discussed and assessed the needs and opportunities of Chattooga County, future land use, and ways to engage the community to provide the general public's perspective. After three stakeholder meetings, the needs and opportunities highlighted by the stakeholders were presented to the leaders of each local government. Each local government has created its respective Community Work Program, and a final Stakeholder meeting was held to review the final plan draft.

Public Hearings:

The initial public hearing was held at the Chattooga County Civic Center on May 22, 2025. Notice was published in the local newspaper to ensure public awareness of the plan, the process, and that public input is vital to the creation of the plan.

The final public hearing was also held at the Chattooga County Civic Center on October 24, 2025. The hearing was well attended, and notices were posted in the local newspaper.

Community Outreach Survey:

The Northwest Georgia Regional Commission Survey, entitled “Planning Chattooga County,” was uploaded on July 29th, 2025, and ran until October 10th, 2025. The total number of responses was 605; the completion rate was 100%.

The surveys were disbursed in several mediums, which included online, email blasts to members of the Chattooga County Chamber of Commerce, Chattooga County Public Schools, local government staff, and as other civic groups. Social media platforms, such as Facebook, were also used to further digital outreach.

How to use this plan:

This plan’s purpose is to establish a vision of growth and development by guiding and implementing land use and development policy for Chattooga County, Lyerly, Menlo, Summerville, and Trion. Each jurisdiction addresses each of the elements in joint sections that focus on their relation to the county. The State of Georgia requires county and city governments to develop, adopt, maintain, and implement a comprehensive plan to qualify for certain grants, loans, and permits. By adhering to the state’s planning process, these local governments maintain their Qualified Local Government status (QLG). 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



Figure 3: NWGRC Planner Tyler White hosts the first public hearing.

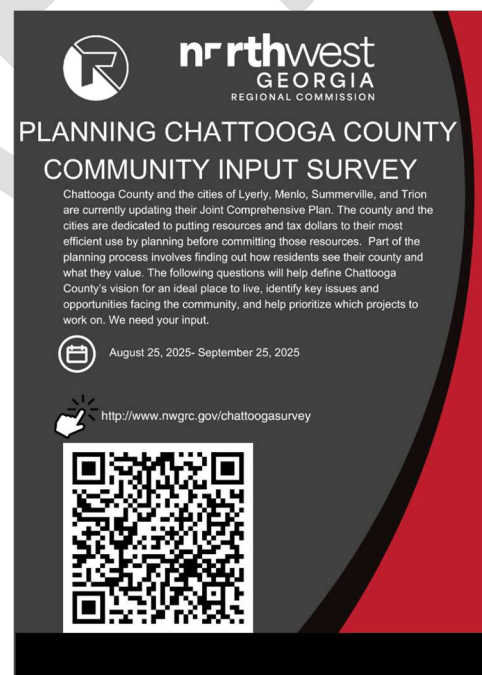


Figure 4: Flyer for the Community Vision Survey

and Procedures for Local Comprehensive Planning, effective October 1, 2018. This plan is organized to comply with the 2018 State Minimum Standards for Local Comprehensive Planning requiring a comprehensive plan update containing various elements every five years to maintain QLG status. These are the elements that Chattooga County must include:

- **The Economic Development Element** is required for communities that are classified in the Georgia Job Tax Credit as a Tier 1 community. Tier 1 communities are those seeking to provide improved economic opportunities for their residents. This element in the Comprehensive Plan aims to identify needs and opportunities related to economic development. The Comprehensive Economic Development Strategy (CEDS) for the region is referenced in this section of the plan.
- **The Land Use Element** is a joint section that includes copies of the Future Land Use Maps, showing standard land use categories and explaining how the Future Land Use Map is to be interpreted in terms of those categories. These categories will play a crucial role in determining the direction of future growth for each entity.
- **The Rural Broadband Element** requirement is an action plan for the deployment of broadband services into unserved areas within a provider's jurisdiction. The action plan must describe steps for the promotion of reasonable and cost-effective access to broadband in underserved areas as designated by the Georgia Broadband Development Map. The local action plan may include, but shall not be limited to, any assessments, studies, ordinances, and/or goals to achieve certification as a "Broadband Ready Community" or designation of facilities and developments as "Broadband Ready" Sites.

Independent Narratives:

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

Policies are adopted to provide ongoing guidance and direction to local officials. They provide a basis for making decisions to implement the comprehensive plan, including achieving the vision for future development and appropriately addressing community needs and opportunities. Policy statements are identified for each planning element. Due to the inter-jurisdictional similarity of the policies, they will be incorporated into a single joint section to reduce repetition.

Report of Accomplishments The first step of plan implementation is to conduct a report of accomplishments specific to each jurisdiction showing the results of past planning efforts, and the status of each work program item. Since work programs are updated every five years, the items under consideration here are from the period from 2021-2025. The local government officials reviewed the previous work programs for their respective governments and noted which

projects had been completed. If projects were started but not completed, the “Underway” column was marked, and the estimated year of completion was noted. There is no penalty for postponing or dropping a project since this is a planning document and not a binding legal agreement. However, an explanation is required for postponed or dropped projects. For example, a project may not have been accomplished because voters rejected a ballot measure to fund it. Sometimes an item is dropped because it may have been a new initiative or new mandate at the time, but it has become routine or a function of the government. Items marked as “underway” or “postponed” are carried forward to the work programs in the Chattooga County Joint Comprehensive Plan. However, projects noted as “ongoing”, annual tasks, or policy statements will not be carried forward.

Community Vision/Goals The purpose of this element is to create a road map for the community's future, developed through a public process involving local leaders and stakeholders in making key decisions about the community's future. The community goals are the most important part of the plan, identifying the its future direction; these are intended to generate local pride and enthusiasm for the future, and to encourage citizens and elected officials to take action to ensure plan implementation.

This element includes a list of goals that Chattooga County seeks to achieve, along with policies that provide ongoing guidance to local government officials for making informed decisions.

Needs and Opportunities The list of needs and opportunities was generated from a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis. This is a brainstorming exercise designed for stakeholders to reflect on their community's needs and opportunities. The exercise was carried out by addressing the entire group of stakeholders rather than separating the group by jurisdiction. A presentation illustrating current population and economic trends provided stakeholders with an informed basis for discussion during their initial meeting. The SWOT analysis was carried out during the first stakeholder meeting, and the community outreach survey was constructed based on the information received during this meeting. Each category was discussed in order, starting with Strengths and working to Threats. After all categories had been discussed, each stakeholder was given stickers to mark which issues they viewed as most critical. The SWOT analysis was transcribed to show all responses, with the most critical issues illustrated in order of priority. Both the SWOT analysis and community survey results were presented to local government leadership for consideration.

The Community Work Program lays out the specific activities to be undertaken during the next five years to address the priority Needs and Opportunities. It is a list of specific tasks that the governments are willing to attempt to accomplish. Developing the work program from needs

and opportunities lists helps lead residents and leaders from a general idea about an issue to creating specific tasks to address it. It is not a contract or binding document, since many of the items on the list are dependent on funding that has not yet been awarded or obtained. Using the possible strategies from the Needs and Opportunities, planners created work program tables. The stakeholders, leaders, and other government officials reviewed these tables before the second public hearing.

- Brief description of the activity.
- Timeframe for its initiation and completion.
- Responsible party for implementation.
- Estimated cost (if any) to implement.
- Funding source(s), if applicable; and
- Need or Opportunity addressed, if applicable.

Economic Development Element

A robust economy provides the basis for community prosperity. To improve Chattooga County's economic status, the County is engaging several resources to promote economic development. It is crucial for the residents of Chattooga County that this economic development fits with its rural, small-town character.

One resource being leveraged is Georgia's Job Tax Credit program. This program ranks each county by unemployment level, per capita income, and percentage of residents below the poverty level. Those counties with the most economic distress are on Tier 1 of the Job Tax Credit list and must include an Economic Development section in their comprehensive plans. In 2025, Chattooga County is classified as a Tier 1 community and ranked 17th overall among Georgia's 159 counties, meaning Chattooga County is one of the 20 most distressed counties in the state. Chattooga County has been a Tier 1 community for the 10 consecutive years. Manufacturing, warehousing, distribution, processing, telecommunications, tourism, and research and development businesses that locate in these counties receive these statewide Job Tax Credits.

The County and its municipalities have shown a willingness to work with various entities to bring economic growth to Chattooga County. The Chattooga County Chamber of Commerce, Summerville Main Street, the Northwest Georgia Joint Development Authority, and the Northwest Georgia Regional Commission are some of the entities that have sought to bring economic growth to the county. Chattooga County can support business relocation, expansion, and retail development. Its proximity to Chattanooga and Atlanta provides businesses with opportunities to reach larger markets. Chattooga County also has large amounts of developable land that could be leveraged to attract businesses. Many of Chattooga County's residents do not work in the county. These residents commute to work in larger markets with more

opportunities (Atlanta, Chattanooga, Dalton, Rome, etc.). Attracting high-paying industries would make a significant impact on retaining some of these residents in the county while they work. Out of the 10,428 workers that reside Chattooga County, 8,117 or 77.8% work outside of the county.

According to the Community Vision Survey, 72.6% of Chattooga County residents cite a lack of career opportunities as their top concern, making economic development a priority. Many top employers in the county, such as Ingles, McDonald's, and Walmart, are in retail or fast food, offering limited earning potential. This lack of career options prompts professionals to leave the county, and many young professionals do not return after completing their education. Attracting new industries and revitalizing cities would help retain workers and bolster economic development.

Economic Development Partners

To boost economic growth in Chattooga County, the municipalities of Lyerly, Menlo, Summerville, and Trion are actively implementing the Comprehensive Economic Development Strategy (CEDS). Leading this initiative are the Chattooga County Chamber of Commerce, Summerville Main Street, Northwest Georgia Joint Development Authority, and the Northwest Georgia Regional Commission. Chattooga County, ideally situated between Chattanooga and Atlanta, is a prime site for business relocation, expansion, and retail development. The region values attracting new businesses while also safeguarding long-standing small businesses integral to the community.

Chamber of Commerce

The Chattooga County Chamber of Commerce has a mandate to continue to encourage economic growth within the county. It is an advocate for the whole county, not just the unincorporated areas. The Chamber works with business leaders to ensure that they have all the resources necessary to be successful in Chattooga County. The Chamber also helps by investing in the next generation of entrepreneurs and trade workers. Its Leadership Chattooga classes focus on economic development, community relations, and leadership development.



JDA

The Northwest Georgia Joint Development Authority also helps companies build, expand, and find developable sites within Chattooga County. The Northwest Georgia JDA works to promote growth through active planning, research assistance, labor force training, and advocacy for quality of life in the region. Additionally, the Northwest Georgia JDA provides access by partnering with local utility companies in the region to help expand industry. It also works as a



liaison to promote economic growth and aid in the manufacturing and supply industry to develop high demand jobs based on service classifications.

Northwest Georgia Regional Commission

Chattooga County is one of the fifteen counties within the Northwest Georgia Regional Commission service area. The Northwest Georgia Comprehensive Economic Development Strategy (CEDS) is a locally based, regionally driven, economic development planning process that works to identify the strengths and weaknesses in the community's economy. This plan directly contributes to effective, sustainable economic development. This plan is created with local elected official involvement, private sector engagement, and public input. All these components are combined to create a blueprint for regional collaboration.



Below are some economic development activities featured in the work programs of this Comprehensive Plan Update:

1. Continuing the revitalization efforts of the Tooga Theatre.
2. Water improvements to Elsie, Carolyn, Mildred Streets, and Chandler Road Target Area.
3. Wastewater Treatment Plant upgrades to be completed in 2030. (Summerville)
4. Partnership with Community Choice Financial to promote New Market Tax Credits.
5. Continued recruitment of new industry for more job opportunities. (Summerville)
6. "Repurpose" vacant store fronts through partnerships with downtown business owners of vacant downtown buildings.
7. Establish a Downtown Development Authority.
8. Renovate the McWhorter Well and the Alpine Well to increase capacity. (Menlo)
9. Replace and Update waterlines within the city limits. (Summerville)



Figure 5: Mount Vernon Mills, Trion, Georgia.

Joint Land Use Element

Geography

Chattooga County contains the municipalities of Lyerly, Menlo, Summerville, and Trion. The information below is addressed by the geographic area:

Chattooga County is in the foothills of Appalachia in the northwest portion of the state. Chattooga County was founded on December 28th, 1838, and formed from the southern portions of Walker County and the northern portions of Floyd County. Chattooga County borders Alabama to the west and is located south of Chattanooga, Tennessee, by approximately 50 miles; it is northwest of Atlanta, by approximately 90 miles.

Cities

Summerville

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



Figure 6: The Courthouse, circa 1950. Provided by the Chattooga Historical Society.

Trion

The Town of Trion is located along U.S. Highway 27 on the western side of Taylor's Ridge and is approximately 5 miles north of Summerville. It went through several name changes before its incorporation in 1862. The Town of Trion was named after the Trion Factory, the first cotton mill in northwest Georgia, which was established by three Walker County businessmen (Andrew P. Allgood, Spencer S. Marsh, and Col. W.K. Briers) in 1845. In 1875, the mill burned to the ground, was rebuilt, and eventually renamed Mt. Vernon Mills, Incorporated - one of the world's largest indigo denim plants.

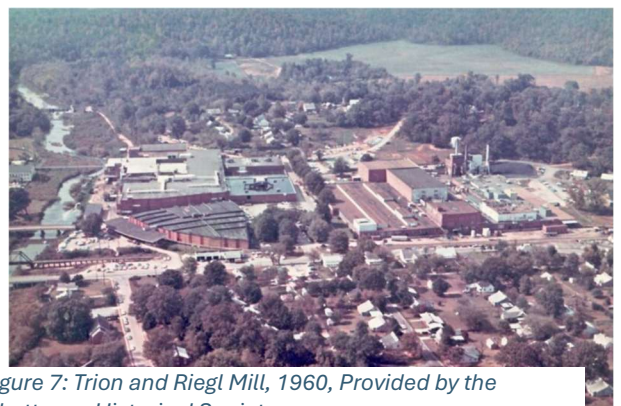


Figure 7: Trion and Riegl Mill, 1960, Provided by the Chattooga Historical Society.

Lyerly

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



Figure 8: Lyerly School, 1930s. Provided by the Chattooga County Historical Society

Menlo

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



Figure 9: Bird's eye view of Menlo, 1915. Provided by the Chattooga County Historical Society.

Geology

Description and General Overview

Chattooga County is influenced by its location in the Valley and Ridge Province of Georgia, with its beautiful vistas and valleys of rich soil. These valleys' richness is from the formation of soil from both shale and limestone geology. This geology type allows for water to infiltrate the ground, providing an abundance of groundwater to renew local streams and rivers. The water from this system provides an abundance of water for drinking, industrial use, and agricultural production. The Chattooga River flows southwest through the Chattooga Valley, and it is part of the larger Coosa River Basin.

The geology of this area results in rich, fertile valleys. Where the valleys have healthy, productive soil, the ridges have thin and acidic soils. The thin soil of the ridges is due to erosion over time. Erosion has exposed sandstone and/or chert parent material, causing these soils to

be acidic. Acidic soil leads to these slopes being mostly forested lands. The conditions allow these soils to be appropriate for conservation and recreational uses, including National Forest Service Lands and Sloppy Floyd State Park, in Chattooga County. These ridges include Taylor's Ridge and the southern portions of John's Mountain. Sloppy Floyd State Park had 220,434 visitors in 2024.

Agriculture

According to the United States Department of Agriculture (USDA) 2023 estimates, Chattooga County has 275 farms (-15% change since 2017) with a total acreage of 58,942 (9% increase since 2017). Most agricultural activities are livestock-related. According to the USDA, livestock and poultry sales account for 95% of agriculture sales in Chattooga County. The University of Georgia calculates farm gate values for the state and its counties. According to these statistics, in 2023, Chattooga County ranked 42nd in the state in total poultry and egg value at \$43,196,208. The county is ranked 19th in beef cattle in Georgia, with an estimated value of \$10,174,140. It is ranked 23rd in horse production in the state, with a farm gate value of \$525,000.

Preserved Land and Nature-based Recreation

Nature-based recreation opportunities consist largely of National Forest Service Lands and Sloppy Floyd State Park. These areas provide important habitat and protect against environmental degradation of more sensitive lands. Sloppy Floyd provides wildlife habitat, hiking, fishing, and paddling. It also has the remnants of abandoned mines, and a waterfall that flows in front of one of the caves. Chattooga County also contains Johns Mountain Wildlife Management Area which provides biking, shooting, horseback riding, camping, fishing, hunting, wildlife viewing, and picnicking opportunities. Located in the northwest portion of the county, the Otting Wildlife Management Area allows geocaching, hunting, fishing, and wildlife viewing.

Transportation Element

The Chattooga Valley has been a major pass-through of goods within the county. It contains both highways and rail. Highway 27 connects Chattooga County with Chattanooga and its northern and southern adjacent counties. Highway 48 is a northwest connection to the incorporated Town of Menlo and onward to Alabama. In Summerville, there are two major State highways, 114 and 100. Highway 114 gives access to Birmingham, Alabama, through its connection with several Alabama and U.S. Federal Highways. Highway 100 is an additional highway connection to Floyd County and the City of Rome. Additionally, Chattooga County along with the municipalities see a need to provide more alternative transportation options for their residents, as this has been shown to improve quality of life.

This Comprehensive Plan update addresses several transportation issues, including:

1. Two-mile Industrial Connector to bypass US Highway 27 corridor in downtown Summerville.
2. Sidewalk expansions in Menlo.
3. Continue to develop a joint multi-modal transportation plan, with coordination with GDOT and NWGRC.
4. Addition of flashing lights on the entrance of Highway 337 and Highway 48 to slow traffic for safety and to ensure commuters are stopping at the four way stop.

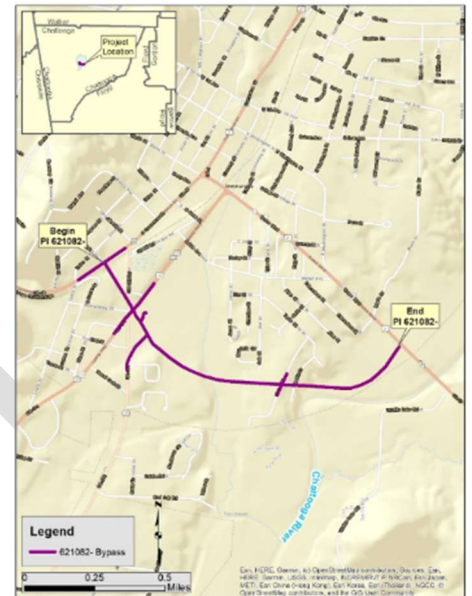


Figure 10: Highway 27 Bypass

Public Water and Wastewater Utilities

Chattooga County

Chattooga County Government does not yet have wastewater treatment capabilities in the unincorporated areas, but does provide drinking water from groundwater sources. The County is permitted to withdraw a monthly average of 1.500 million gallons per day and currently withdraws the maximum amount. The table below provides a summary of this information.



Lyerly

The Town of Lyerly relies on the Lickskillet Well as its primary source of drinking water. The Town withdraws 0.25 MGD of its permitted amount of 0.28 MGD. The well began operation in 1991. Lyerly also has a secondary well (Railroad Well), which began operation in 1966. Unlike the Lickskillet Well, the Railroad Well has received infrastructure upgrades. These upgrades were completed in 2014. Lyerly manages 60 miles of water main infrastructure.

Menlo

The City of Menlo is permitted to withdraw 0.187 MGD from its water source. Menlo currently withdraws the maximum permitted amount. Menlo is also National Pollutant Discharge Elimination System (NPDES) wastewater permitted, with its treatment facility located within the unincorporated county just south of its city limits.

Summerville

The City of Summerville's drinking water is withdrawn from Raccoon Creek and Lowe Spring are tributaries of the Chattooga River. These surface water withdrawals are permitted by the Georgia Environmental Protection Division (EPD). The City of Summerville is committed to treating Perfluorooctyl Sulfonate (PFOS) contamination in the water supply, and will continue to upgrade water facilities to safely filter out these contaminants (see work plan). The City of Summerville is renovating its water treatment facilities which will be completed during the time of this plan. Summerville has a National Pollutant Discharge Elimination System (NPDES) permit which allows treated water to be discharged directly into a body of water.



Figure 11: Aerial view of the Summerville Wastewater Treatment Plant

Trion

The Town of Trion's water is permitted to withdraw 6.6 MGD of water monthly from the Trion Springs near the Mount Vernon Mill property. The Mill then provides treated water to the town. Trion owns the piping and infrastructure that supplies water to residents. The Town's wastewater treatment facility allows Mount Vernon Mills to send its waste to the plant for treatment.

Housing Element

Chattooga County and the municipalities of Lyerly, Menlo, Summerville, and Trion are committed to ensuring that housing policies meet the diverse needs of all residents and support sustainable development. This requires a comprehensive approach that focuses on understanding current housing demands, projecting future needs, and implementing proactive strategies. Chattooga County has a stable growth pattern with increasing demands for senior housing. Chattooga County is aging more quickly than the rest of the NWGRC region, with a median age of 41.1 as compared to the NWGRC's region 38.8 and the state's 37.9. The oldest community in Chattooga County is the city of Summerville with a median age of 50.4. As a county, the housing needs of this aging population must be met, or risk losing these residents to neighboring communities. Continuing to work with the Georgia Initiative for Community Housing team will be vital to find creative and adaptable solutions to keep these residents in place.

A substantial portion of the county faces affordability challenges. Approximately 24% of households are cost burdened, meaning they spend 30% or more of their income on housing costs. When residents spend above 30% of their income on housing, this reduces income being spent at local businesses. Housing affordability is a major problem across the NWGRC region, and Chattooga County is committed to working with NWGRC staff to find grant and tax incentive opportunities to create more affordable housing. To combat this affordability crisis, housing types in the county, will need to be diversified, and can take many forms that are still representative of the county's identity. This variety can come from mixed-use development, townhomes, duplexes, apartments, and single-family housing. Chattooga County is committed to continuing work with GICH to find creative solutions to address these housing affordability concerns.



Figure 12: Baker Home in Menlo, 1900s, Provided by the Chattooga County Historical Society.



Figure 13: Beulah Shropshire home in Summerville, Provided by the Chattooga County Historical Society.

Another challenge to overcome is blight in residential areas. This blight contributes to harming neighboring property values. Chattooga County and its municipalities are actively working with their code enforcement officers to better address these issues. Promoting quality housing remains a priority for Chattooga County, and addressing blight is vital in achieving that goal. Each jurisdiction is committed to continuing to battle these issues, and to bring all homes in Chattooga County to safe livable standards.



Figure 14: Blight seen in Chattooga County, Georgia.

The Community Vision Survey reported 278 responses (see Appendix B.), 46% stated that there were not enough housing options in the county. Chattooga County primarily consists of single family detached housing, with 66% of housing falling into this category (2023 ACS). Chattooga County will continue to address the housing crisis to provide residents with the options they are seeking. Without proper housing availability and affordability, it will be challenging to draw quality industry prospects to the county. Below are housing projects that are listed as a part of the Community Work Plans:

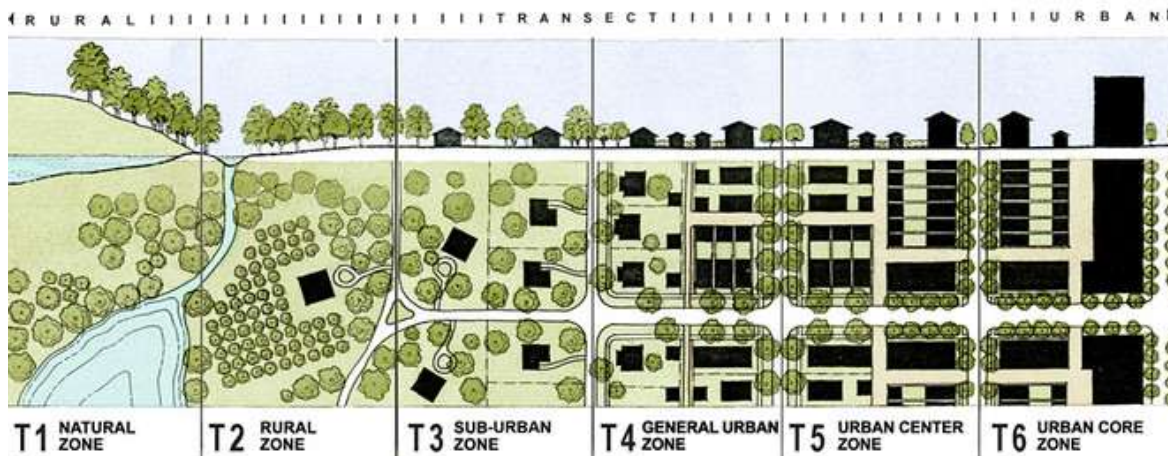
- Complete planning criteria of development of workforce housing (Phase 2)
- Implementation of Phase 3, Development of workforce housing
- Continuing GICH work to address housing issues.
- Expand efforts to create more single-family housing options.
- Expand efforts to create more multi-family housing options.
- Continue efforts to demolish or renovate blighted structures.

Mapping the Future

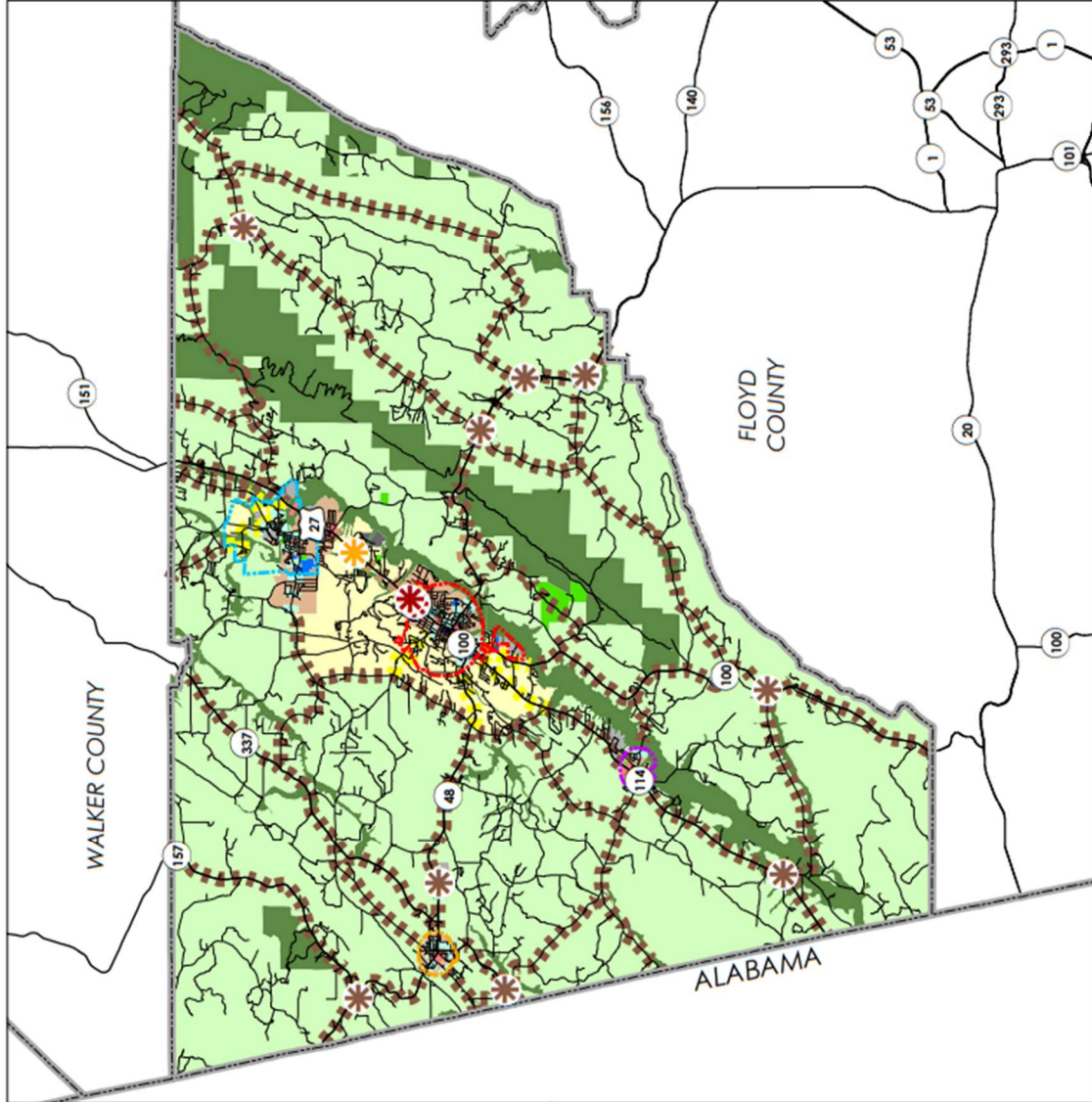
Included with the Land Use Element is a Future Development Map describing the preferred development patterns within a municipality. The Future Development Map uses “Character Areas” to describe preferred development patterns. Character areas combine form and function to identify the unique features of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

The Future Development Map can advise officials in adopting appropriate zoning codes if desired. Chattooga County, Lyerly, and Menlo do not have zoning; instead, they rely on building codes and subdivision regulations. Summerville and Trion do have zoning ordinances. These which describe allowed land uses and specific requirements for any development and construction activity. Along with each ordinance, both have a zoning map identifying where specific residential, industrial, and commercial activity is permitted. The Future Development Map is less specific than zoning maps, which identify uses on a parcel-by-parcel basis.

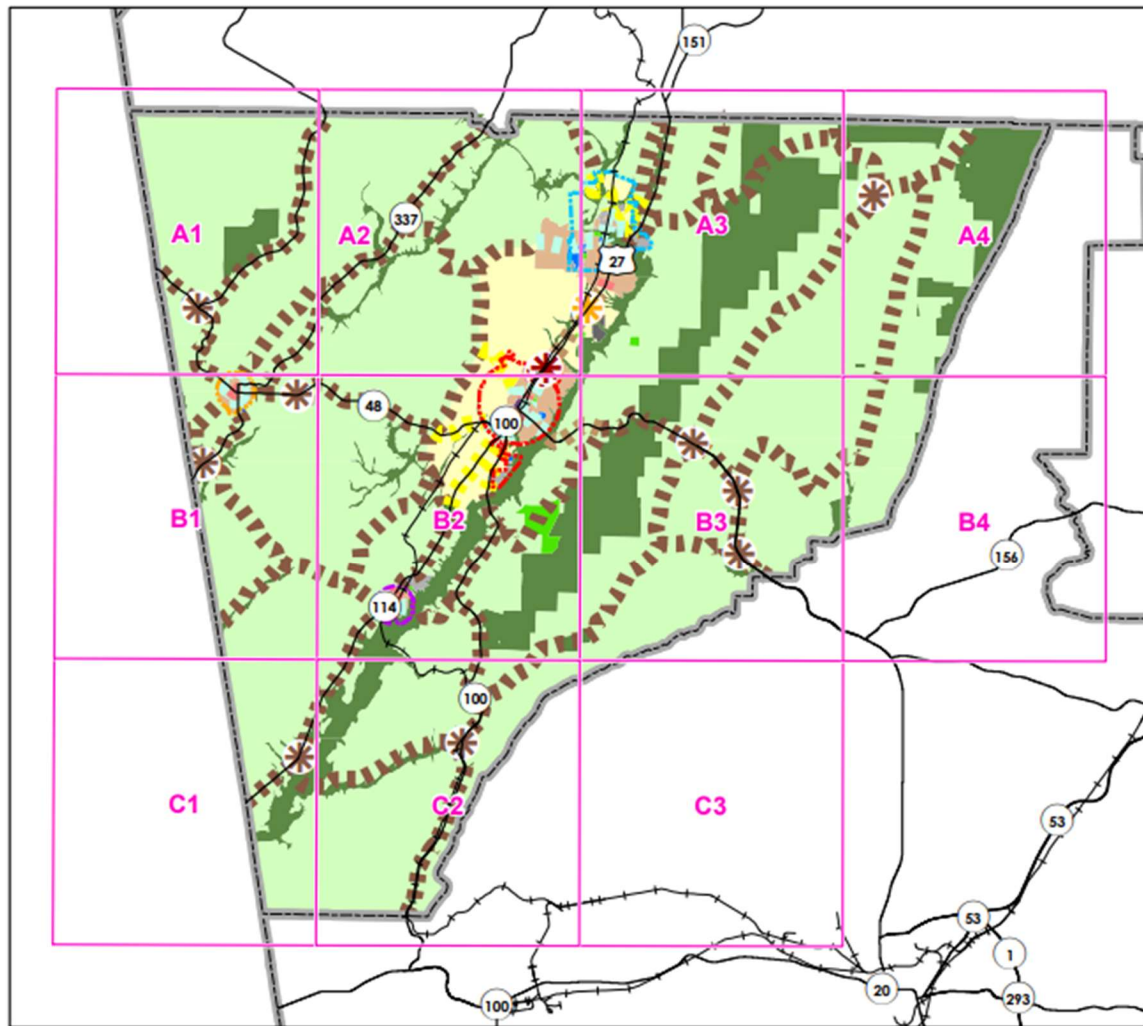
The five community elements are identified by using the transect model. The transect model identifies development patterns along a gradient from least developed rural areas to more developed districts. Corridors exist in rural, suburban, and urban areas as well. The diagram below illustrates the rural to urban transect.



2025 Future Development Map Chattooga County



Chattooga County, Georgia - Future Land Use



Character Areas

- Lyerly City Limits
- Menlo City Limits
- Summerville City Limits
- Trion City Limits
- * Rural Center
- * Suburban Center
- * Town Center
- Rural-Corridor
- Suburban-Corridor Mixed Use
- Suburban-Corridor Residential
- Town-Corridor Mixed Use
- Town-Corridor Residential

- District-Industrial
- District-Prison
- Natural-Open Space-Public
- Natural-Open Space-Reserve
- Rural-Neighborhood
- Public/Institutional
- Suburban-Neighborhood
- Town-Center Downtown
- Town-Neighborhood



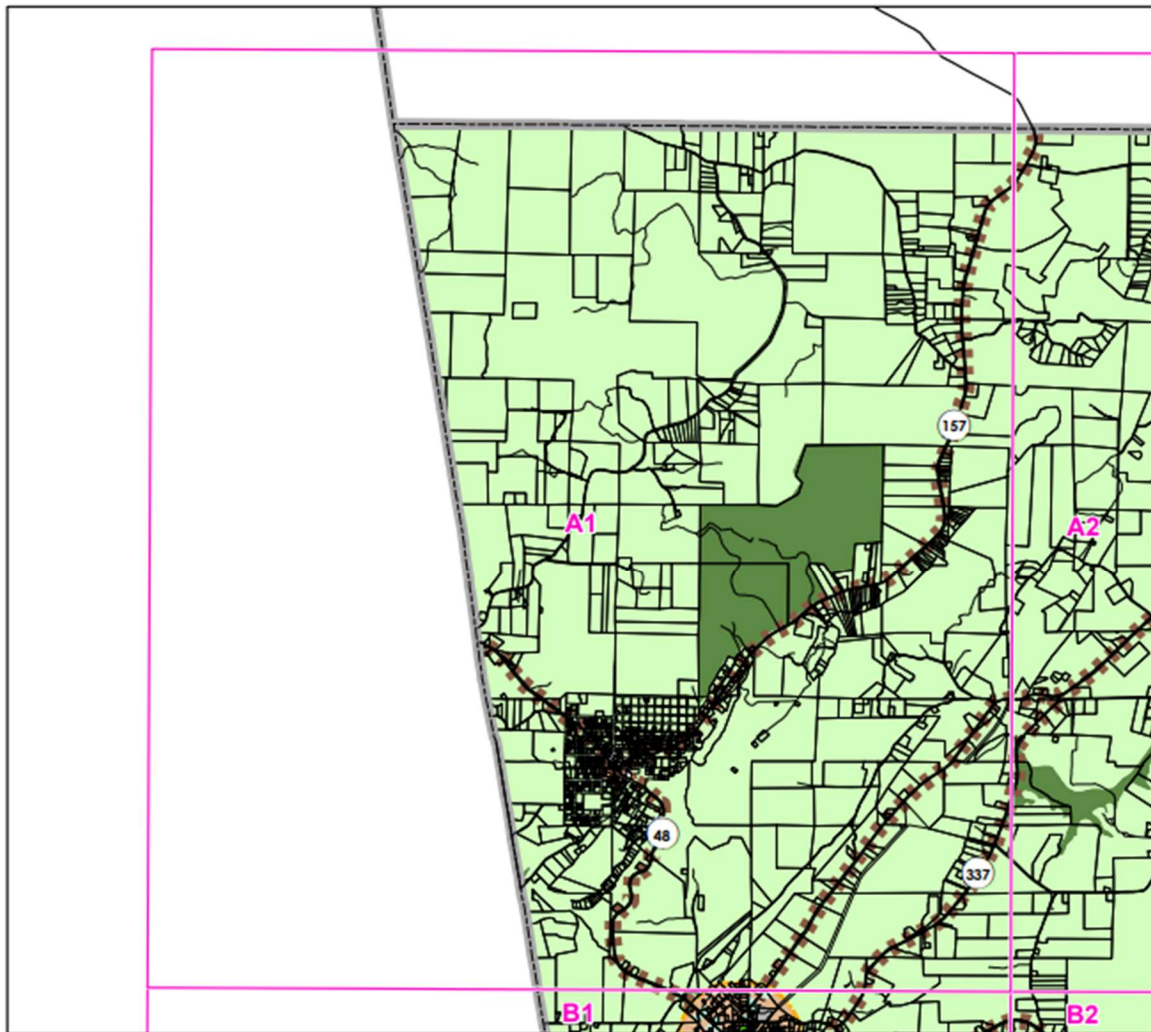
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Chattooga County, Georgia - Future Land Use



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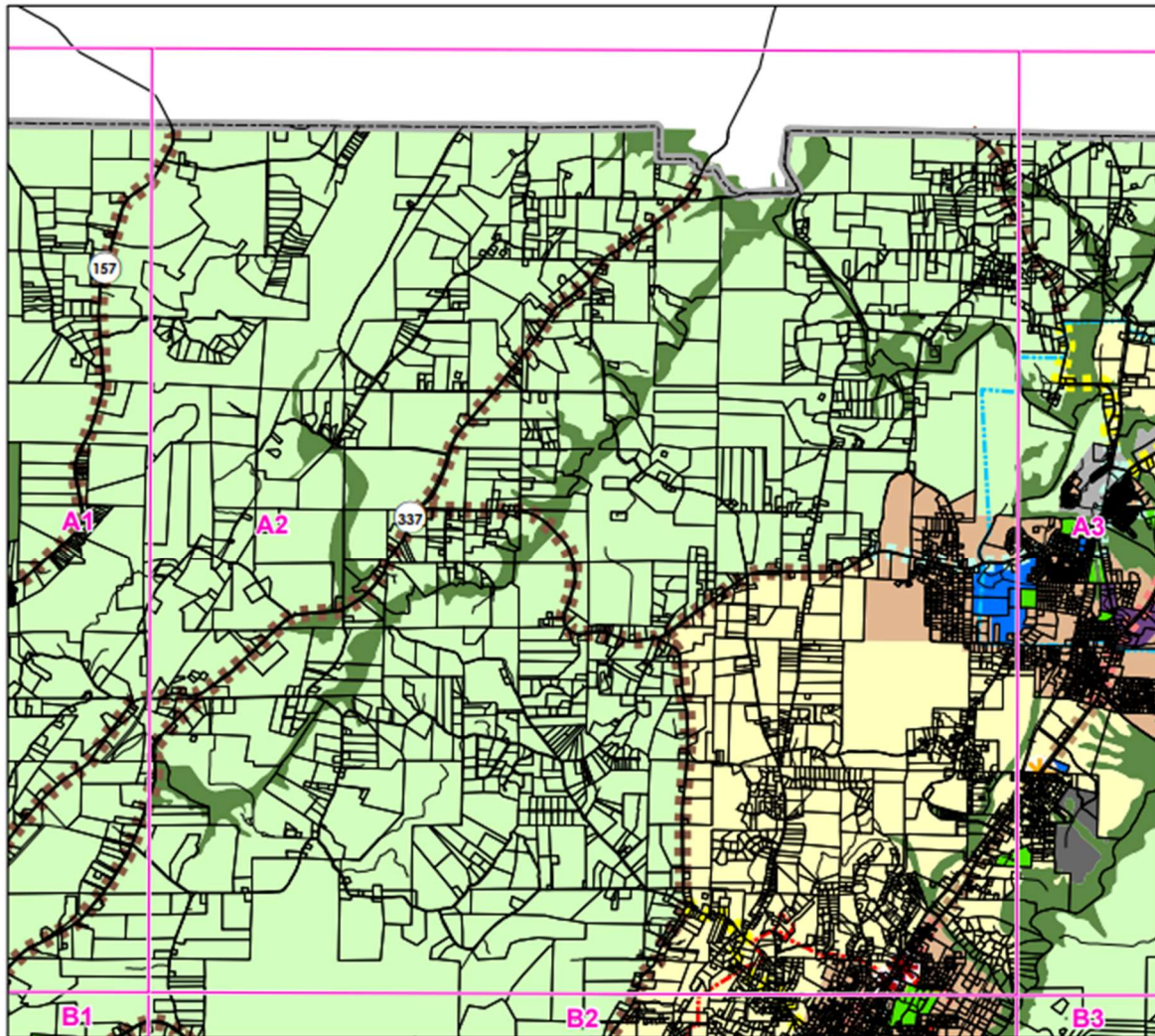
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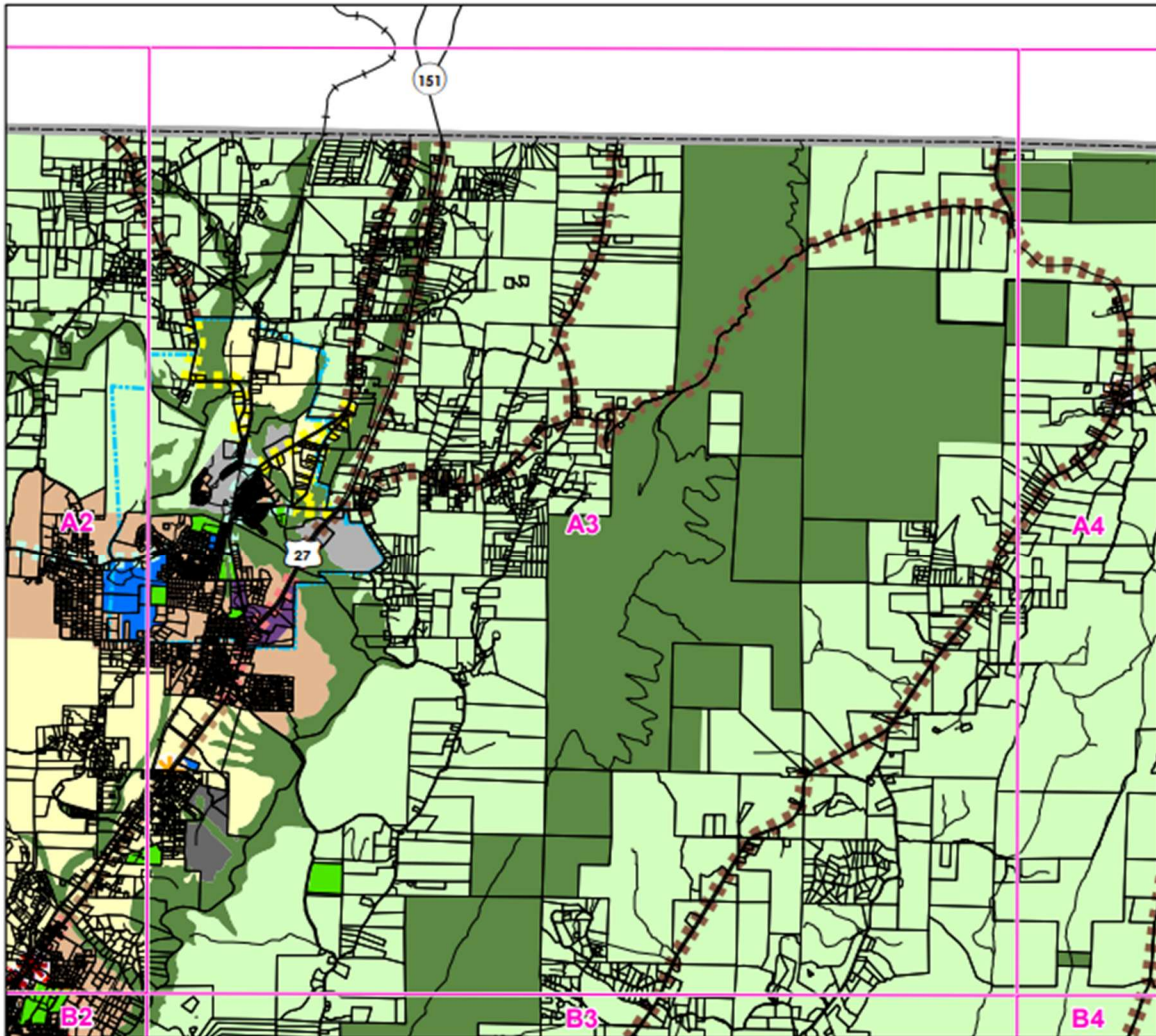
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Chattooga County, Georgia - Future Land Use



Character Areas

- | | |
|-------------------------------|----------------------------|
| Rural Center | District-Industrial |
| Suburban Center | District-Prison |
| Town Center | Natural-Open Space-Public |
| Lyerty City Limits | Natural-Open Space-Reserve |
| Menlo City Limits | Rural-Neighborhood |
| Summerville City Limits | Public/Institutional |
| Trion City Limits | Suburban-Neighborhood |
| Rural-Corridor | Town-Center Downtown |
| Suburban-Corridor Mixed Use | Town-Neighborhood |
| Suburban-Corridor Residential | |
| Town-Corridor Mixed Use | |
| Town-Corridor Residential | |



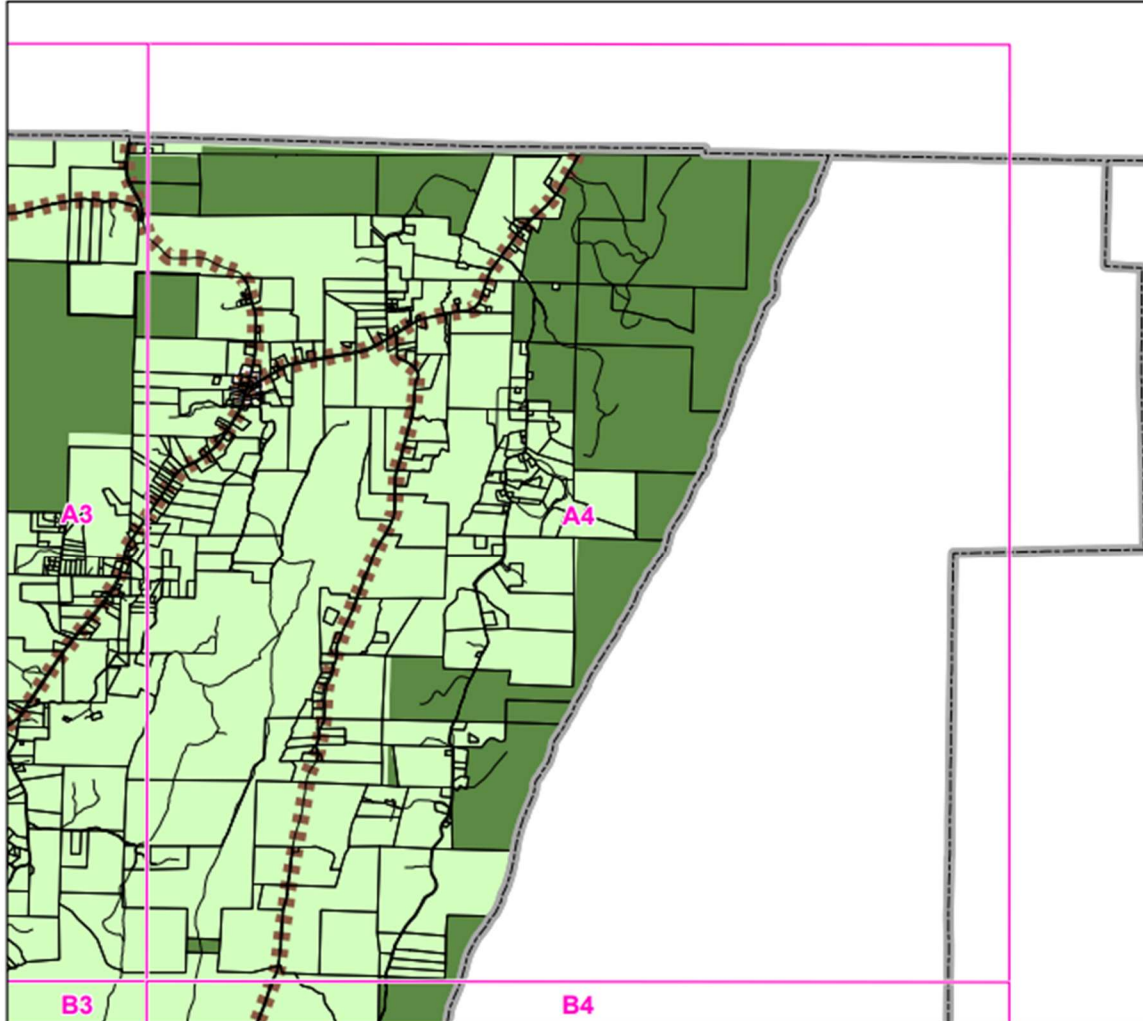
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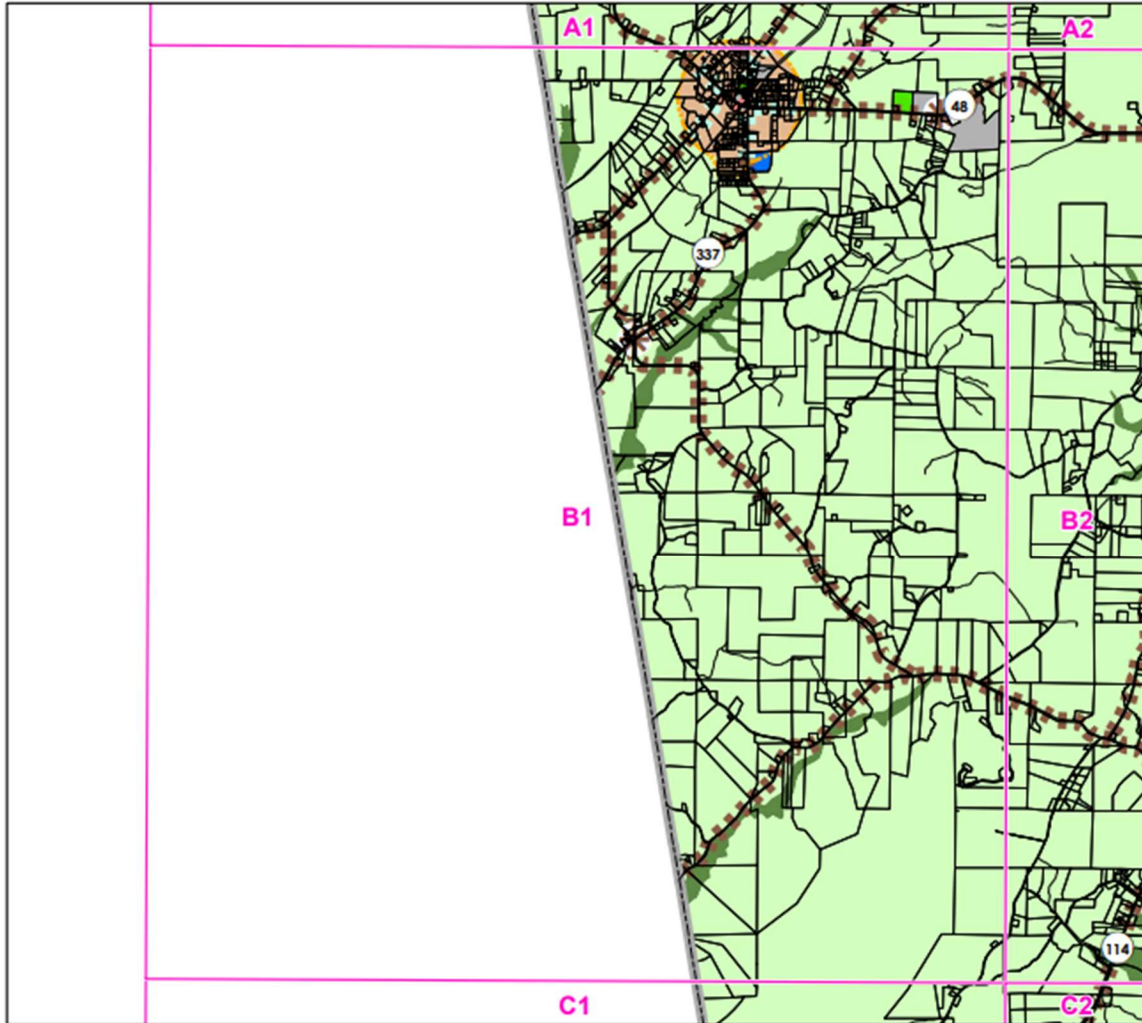
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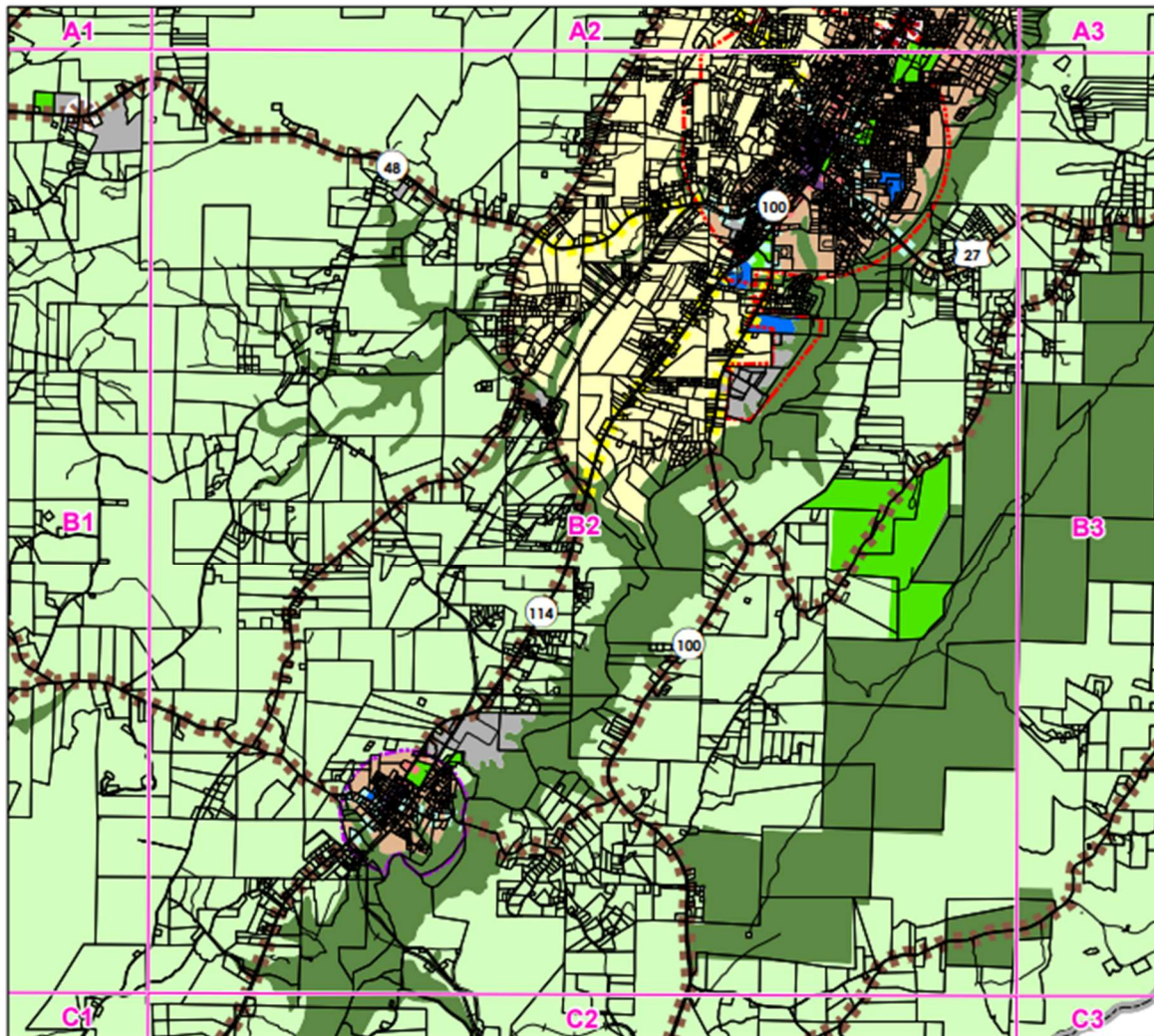
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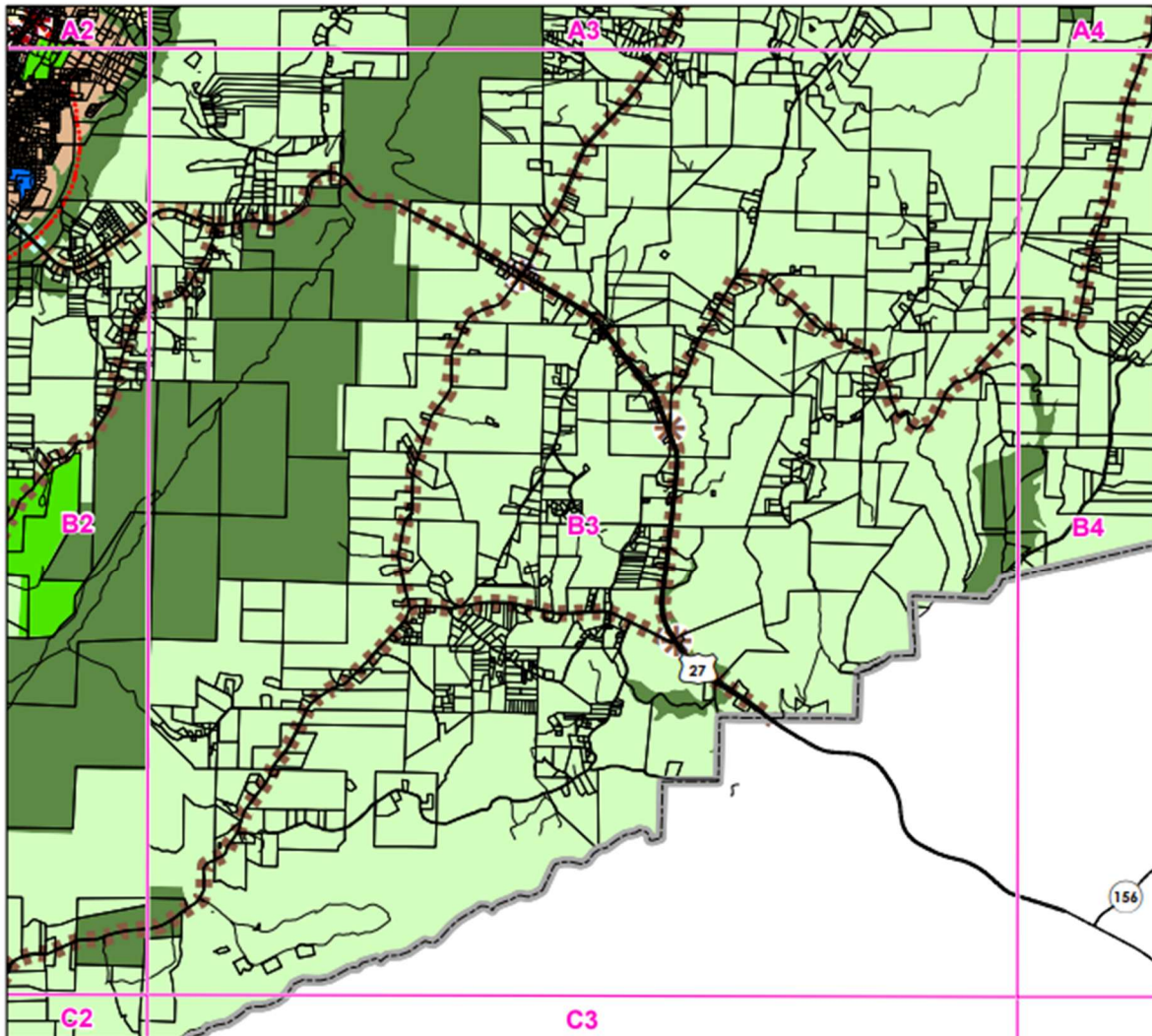
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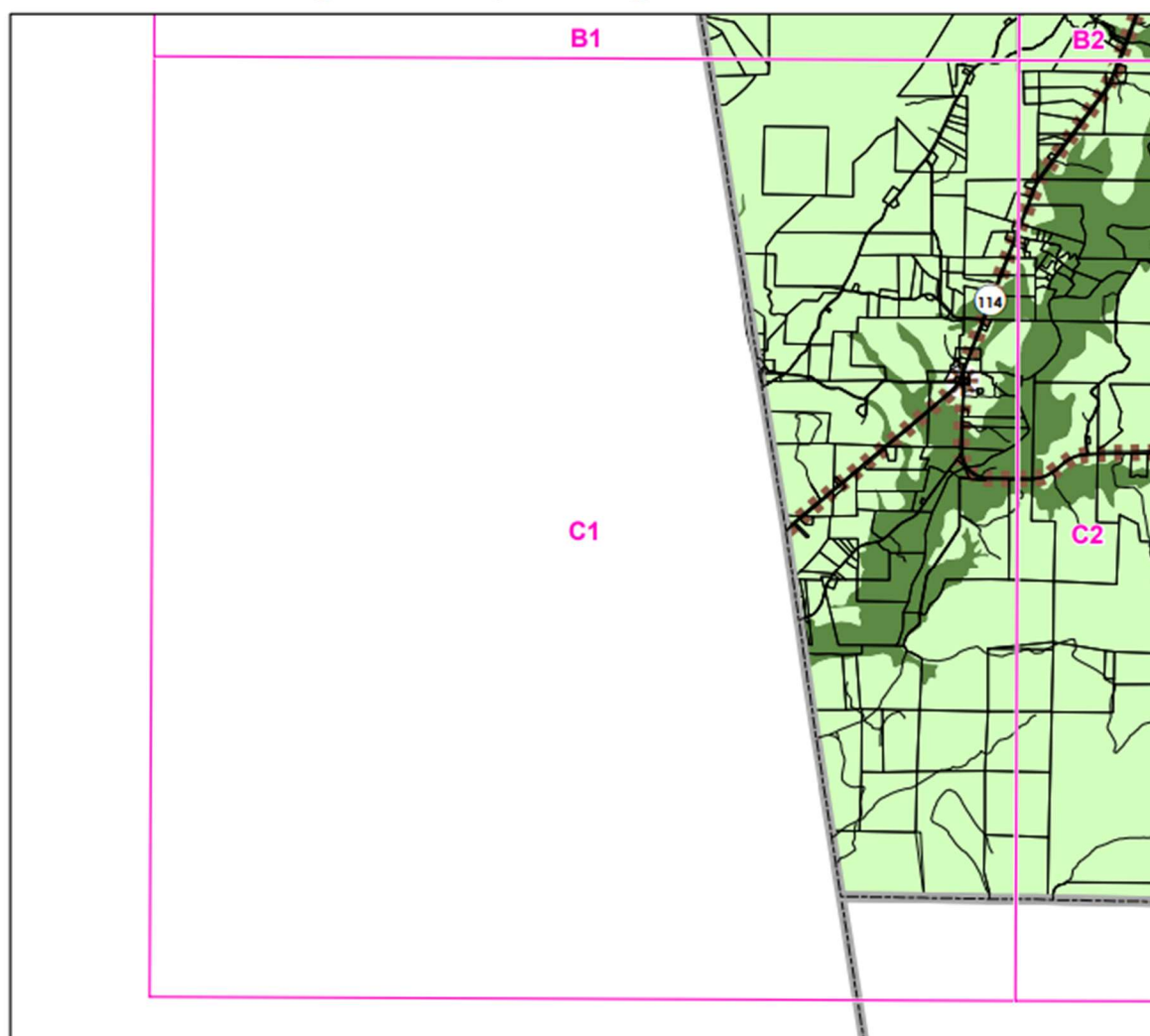
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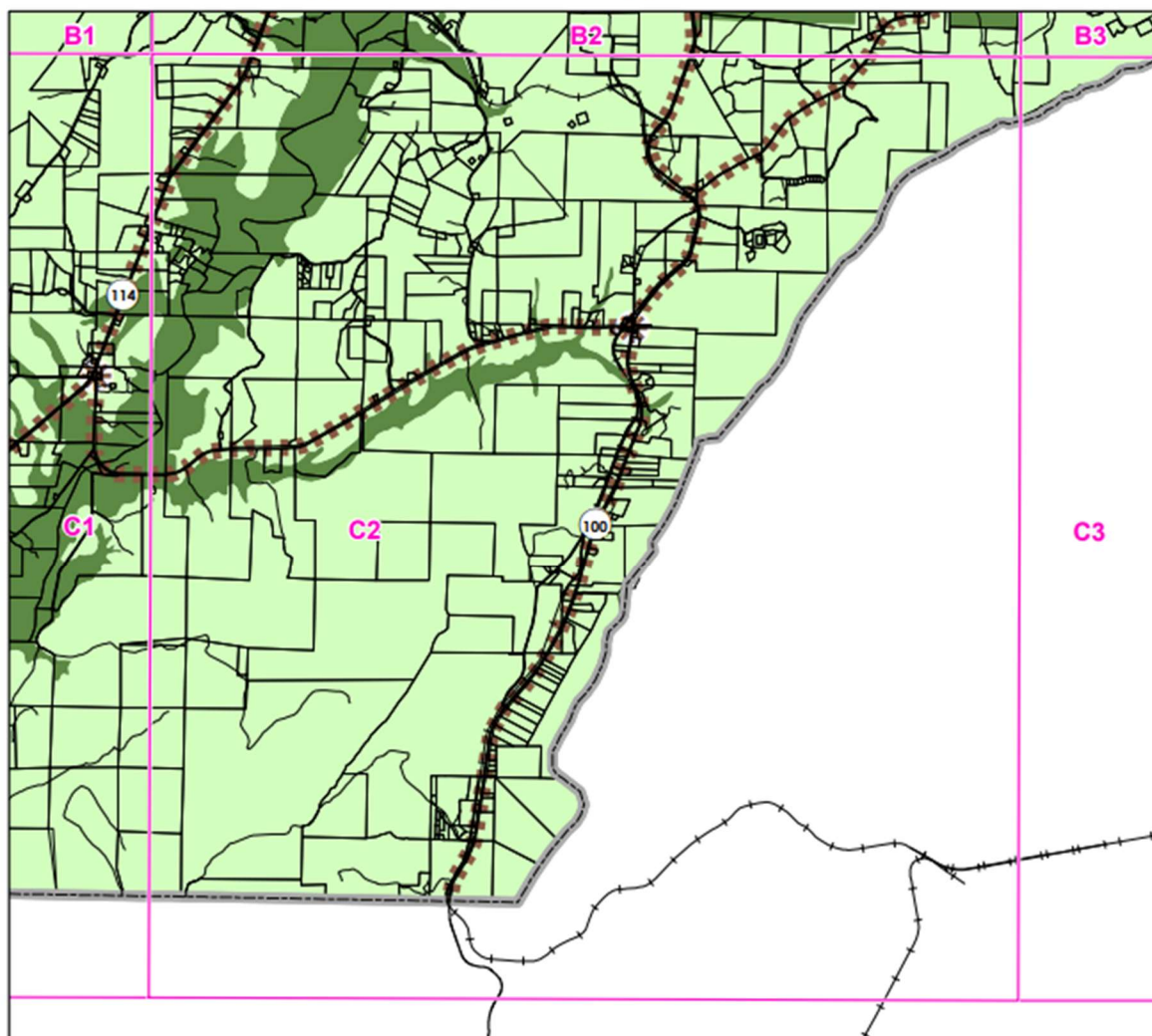
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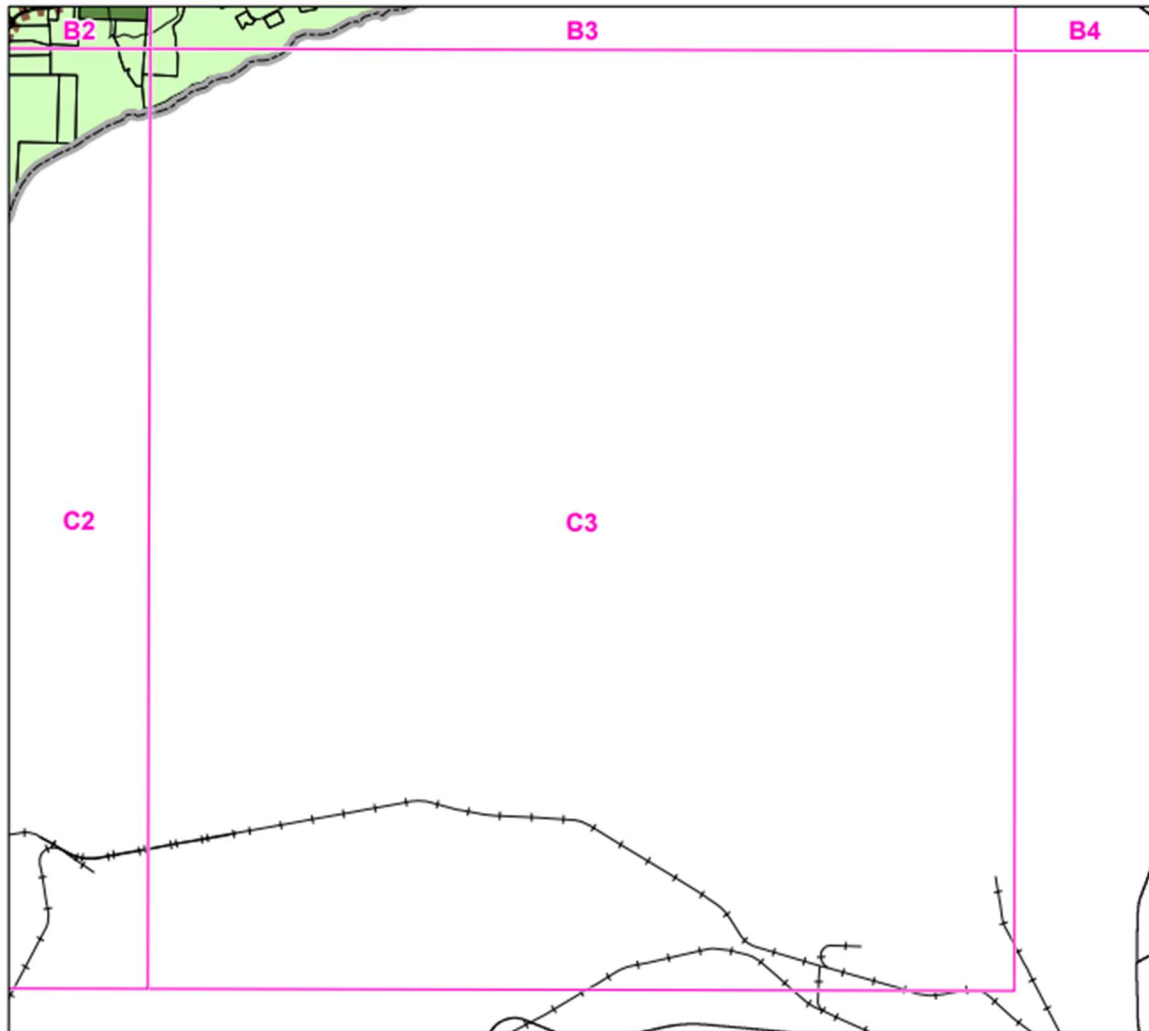
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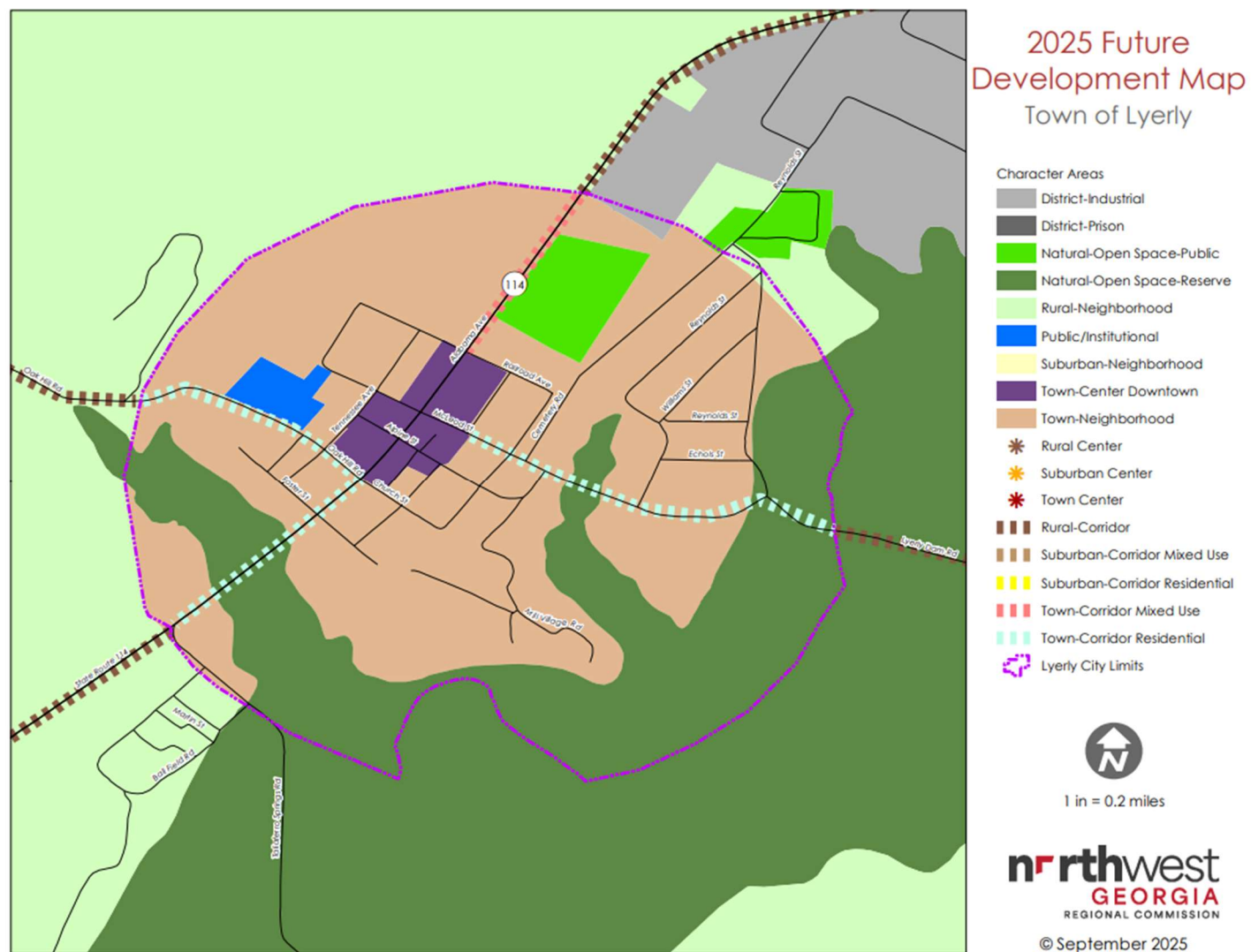


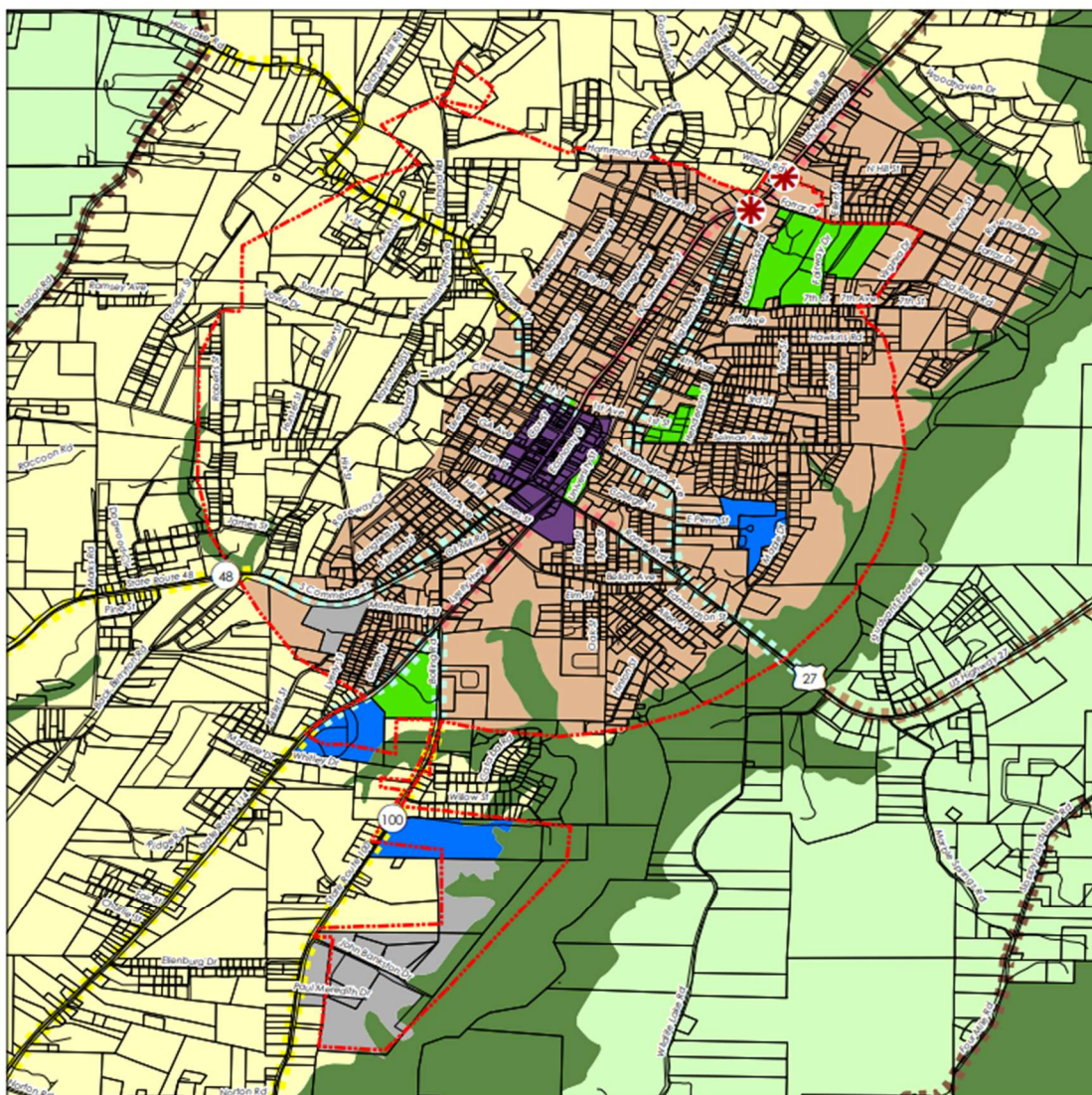
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2025 Future Development Map City of Summerville

Character Areas

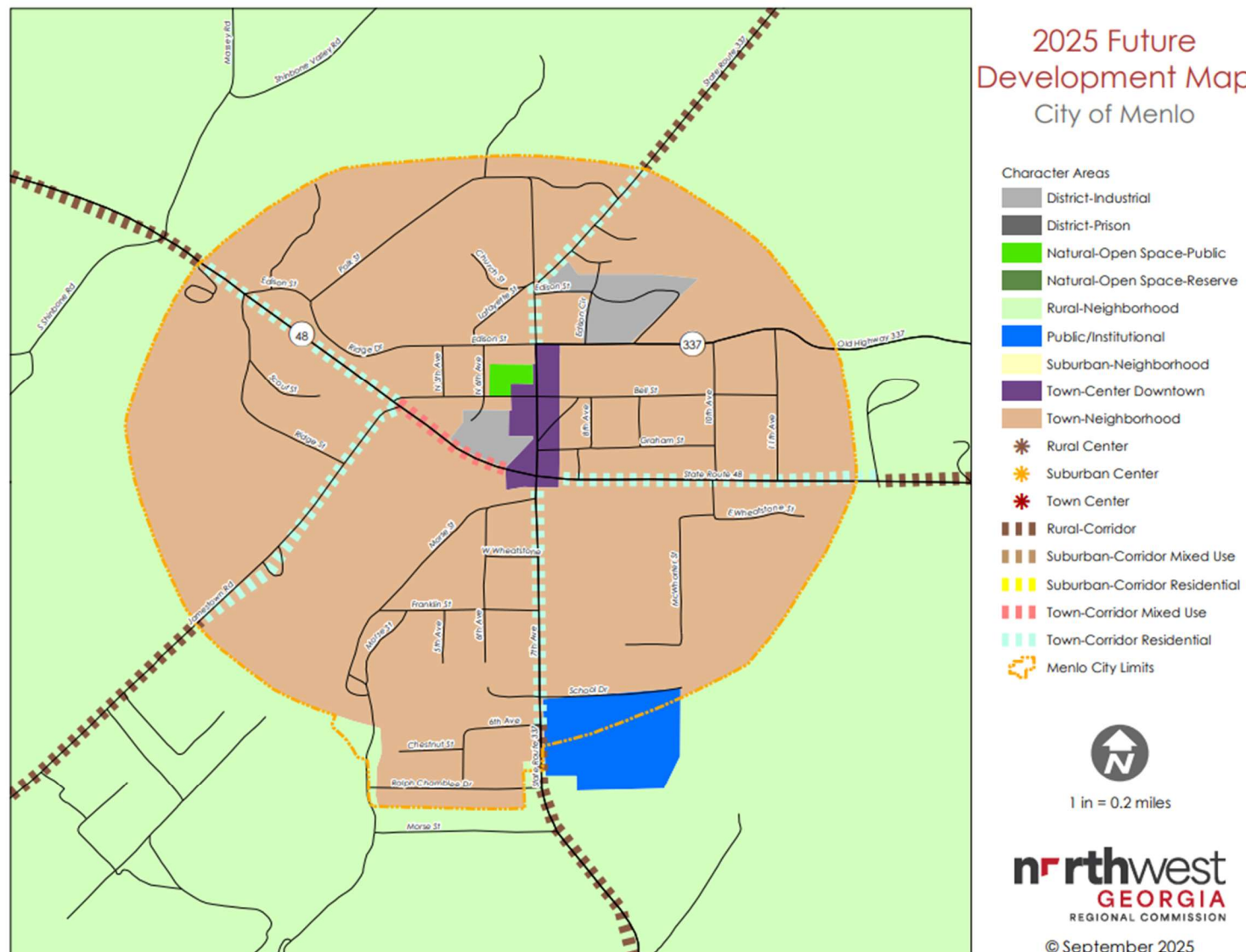
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- Town-Corridor Mixed Use
- Town-Corridor Residential
- Summerville City Limits



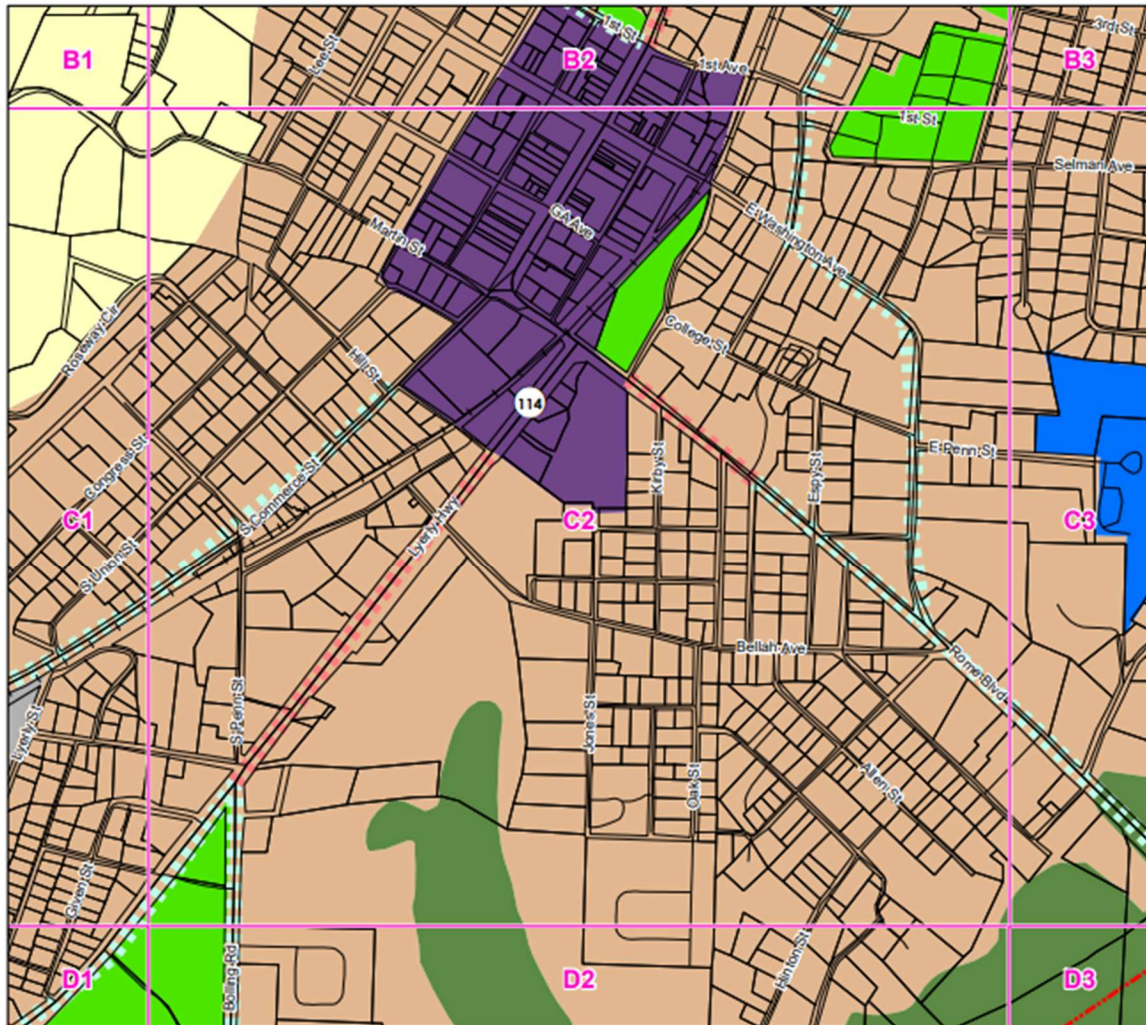
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City of Summerville, Georgia - Future Land Use



Character Areas

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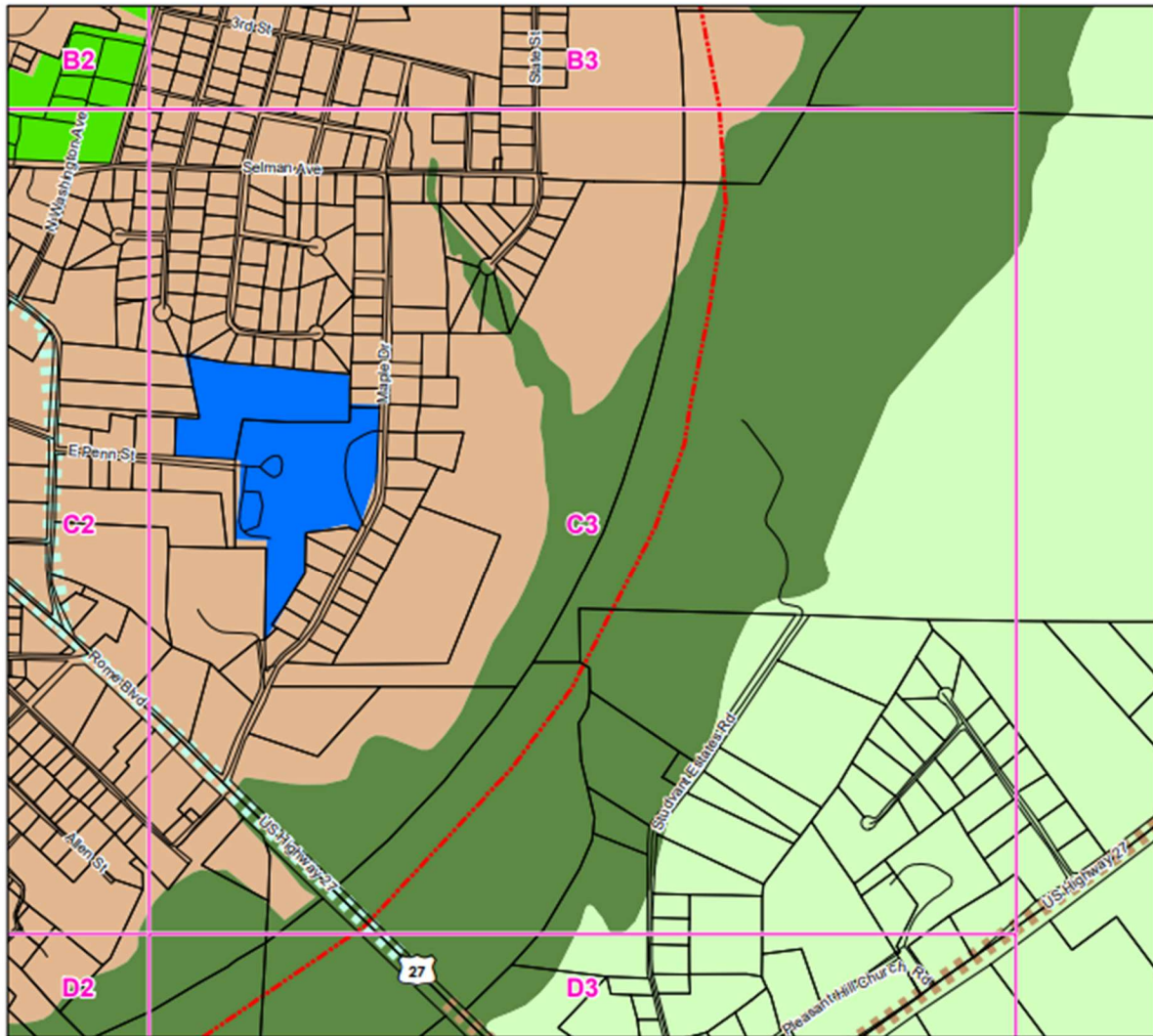
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City of Summerville, Georgia - Future Land Use



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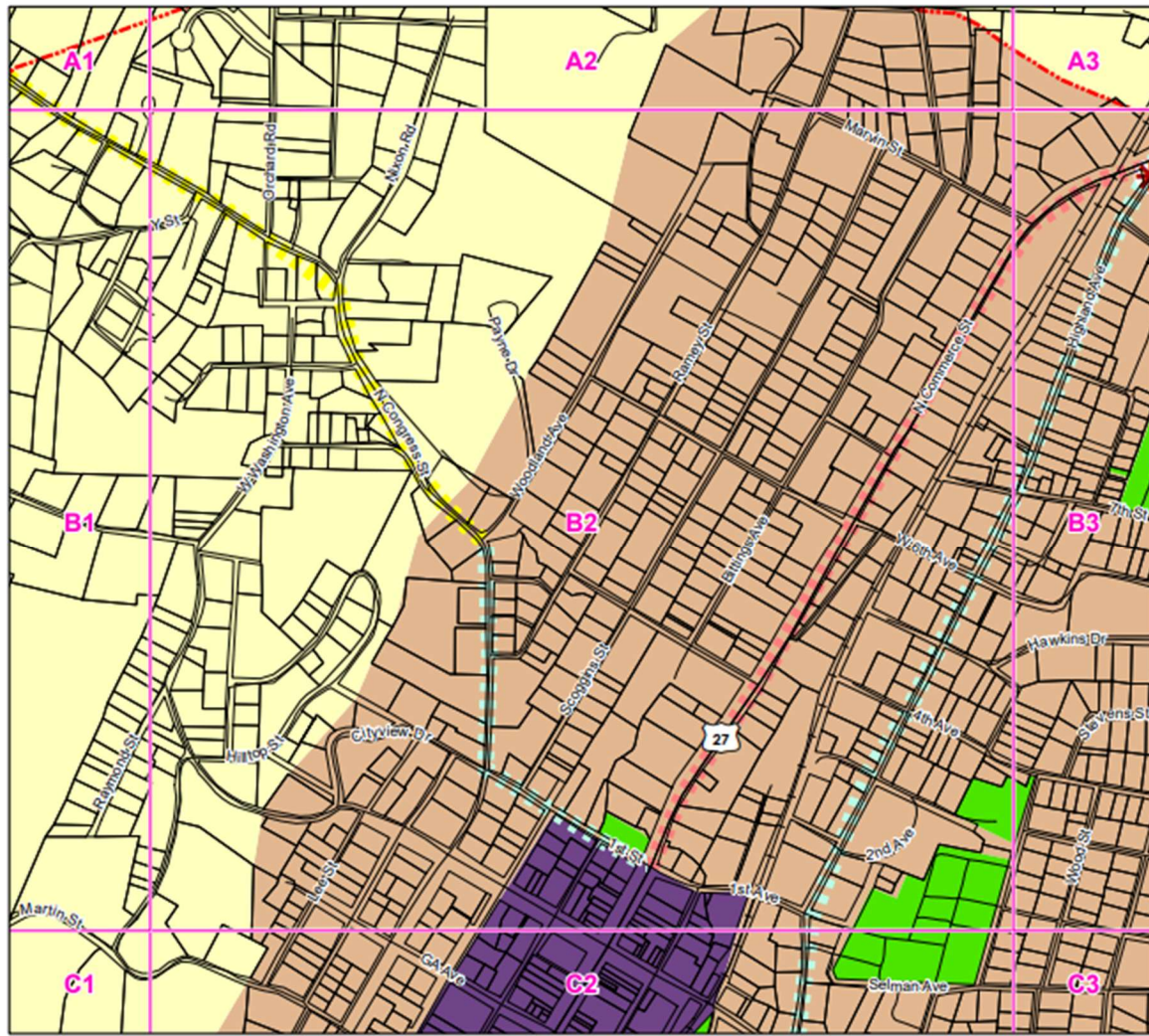
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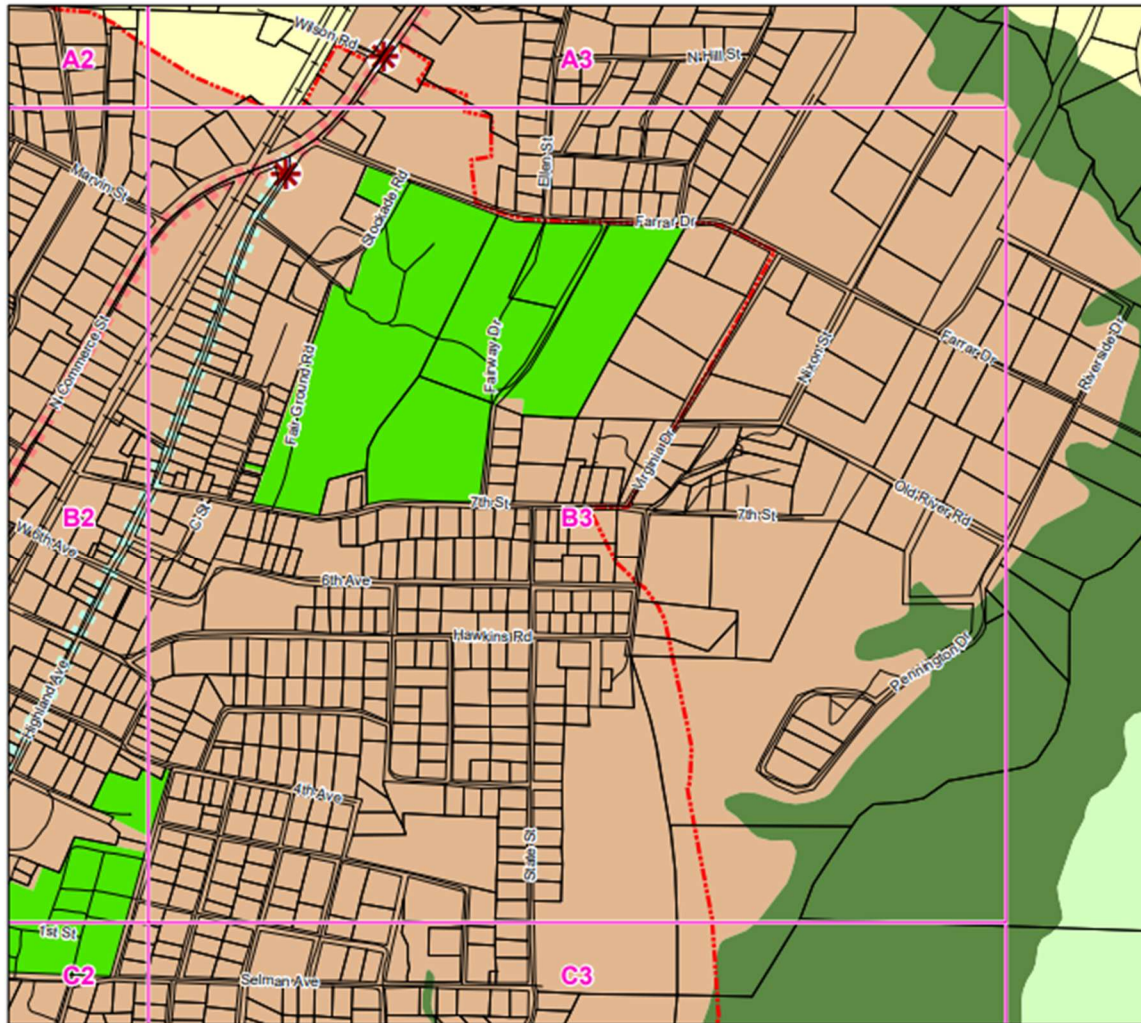
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- Summerville City Limits
- Rural-Corridor
- Suburban-Corridor Mixed Use
- Suburban-Corridor Residential
- Town-Corridor Mixed Use
- Town-Corridor Residential

- District-Industrial
- District-Prison
- Natural-Open Space-Public
- Natural-Open Space-Reserve
- Rural-Neighborhood
- Public/Institutional
- Suburban-Neighborhood
- Town-Center Downtown
- Town-Neighborhood



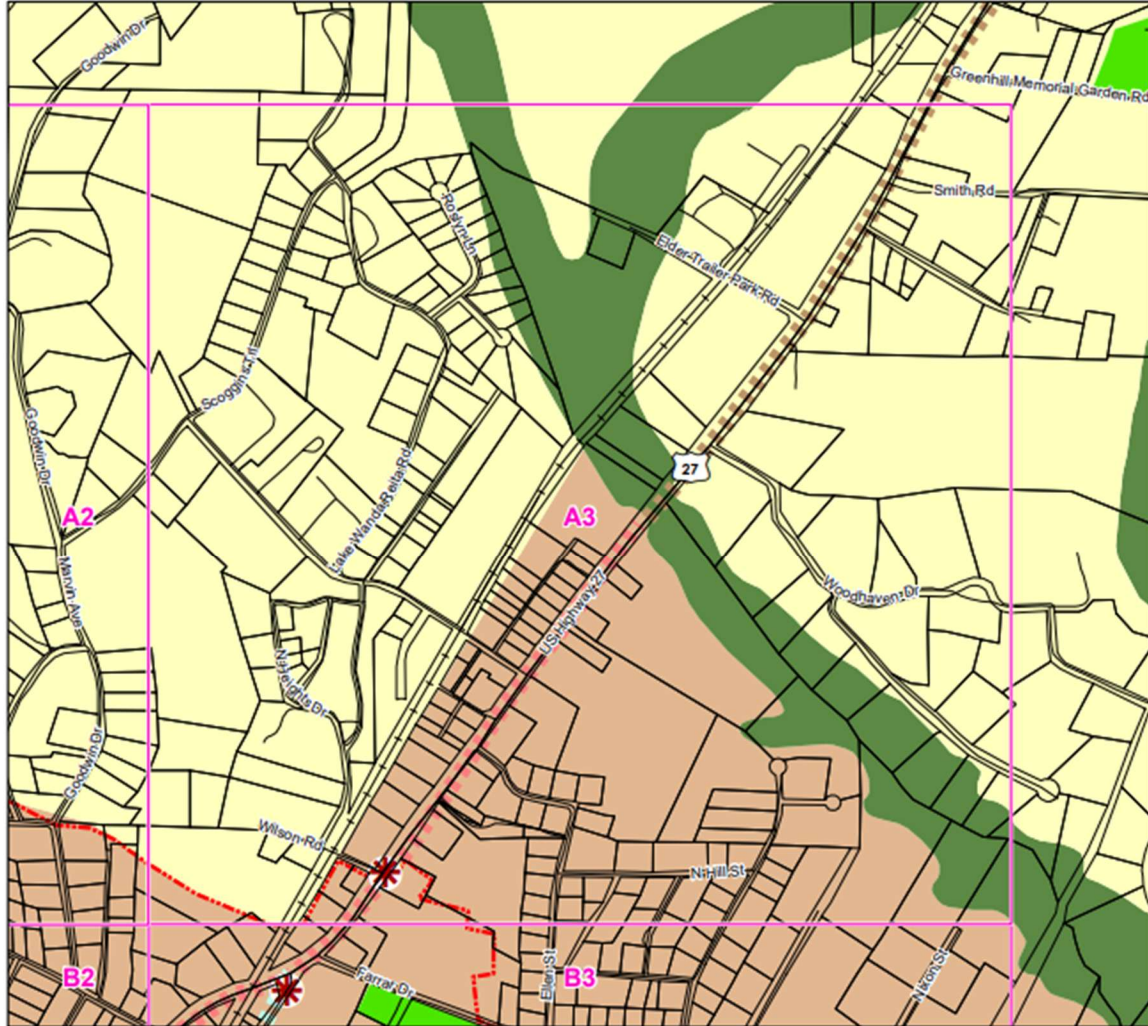
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City of Summerville, Georgia - Future Land Use



Character Areas

- Rural Center
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- Rural-Corridor
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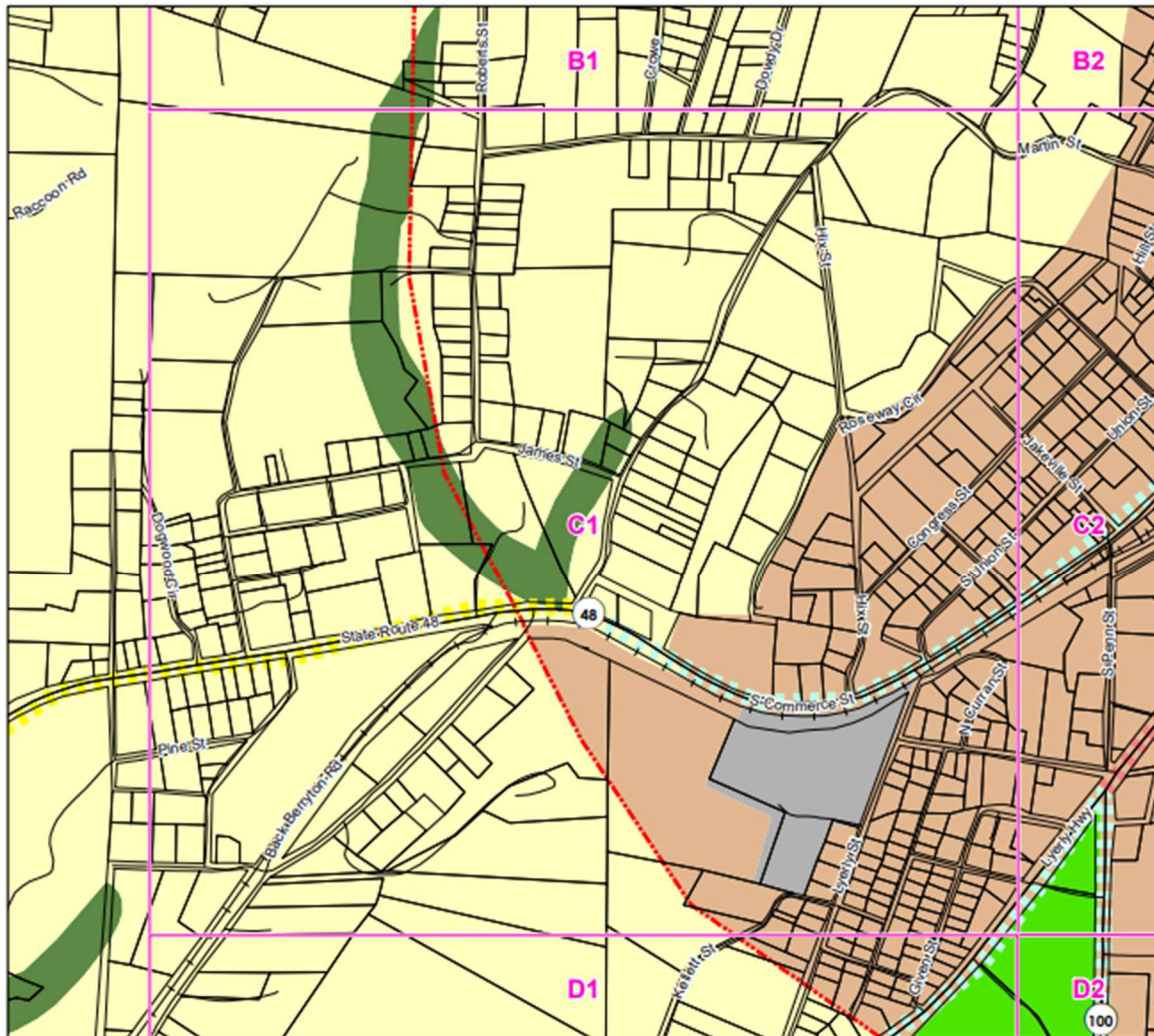
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City of Summerville, Georgia - Future Land Use



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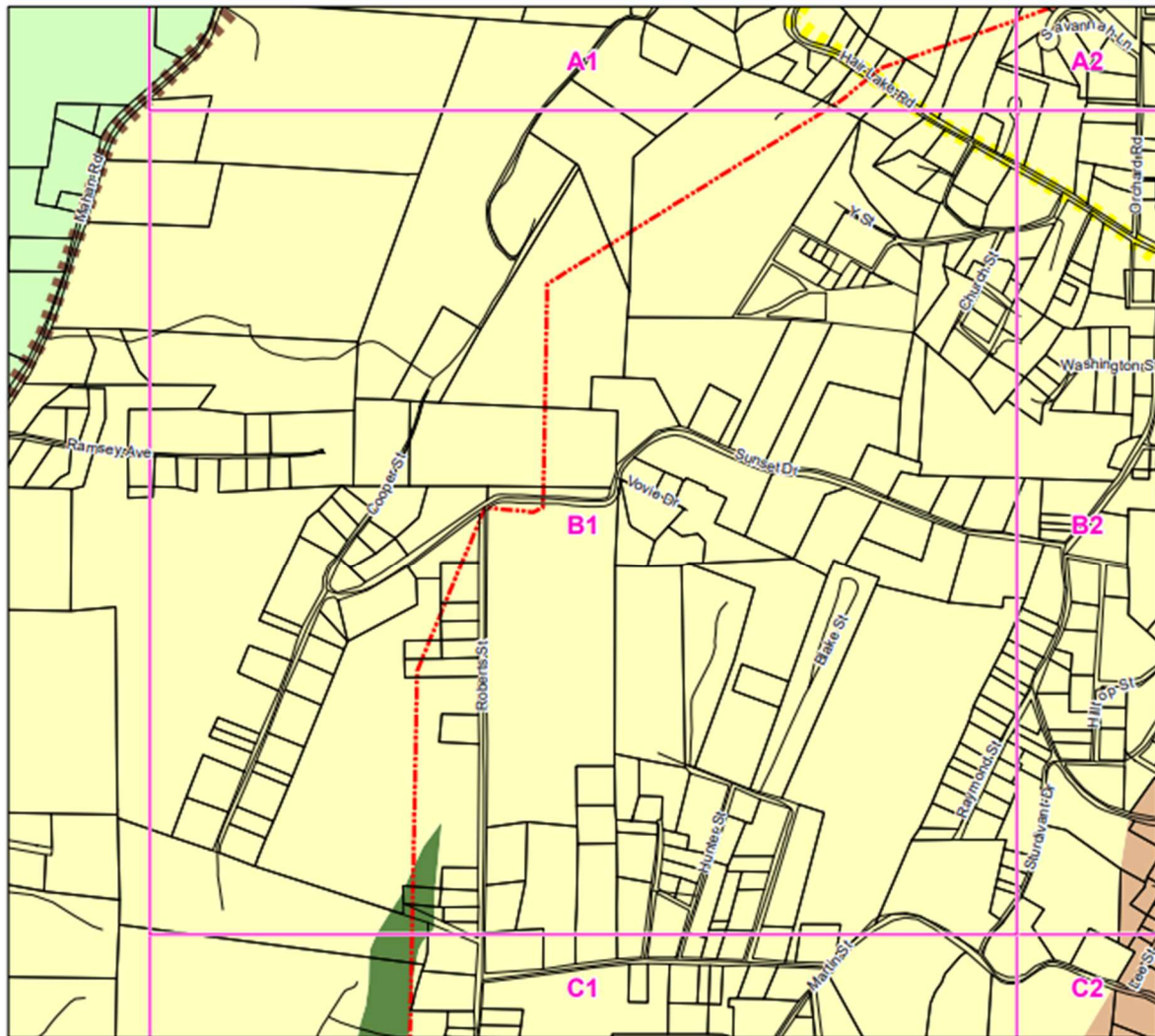
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City of Summerville, Georgia - Future Land Use



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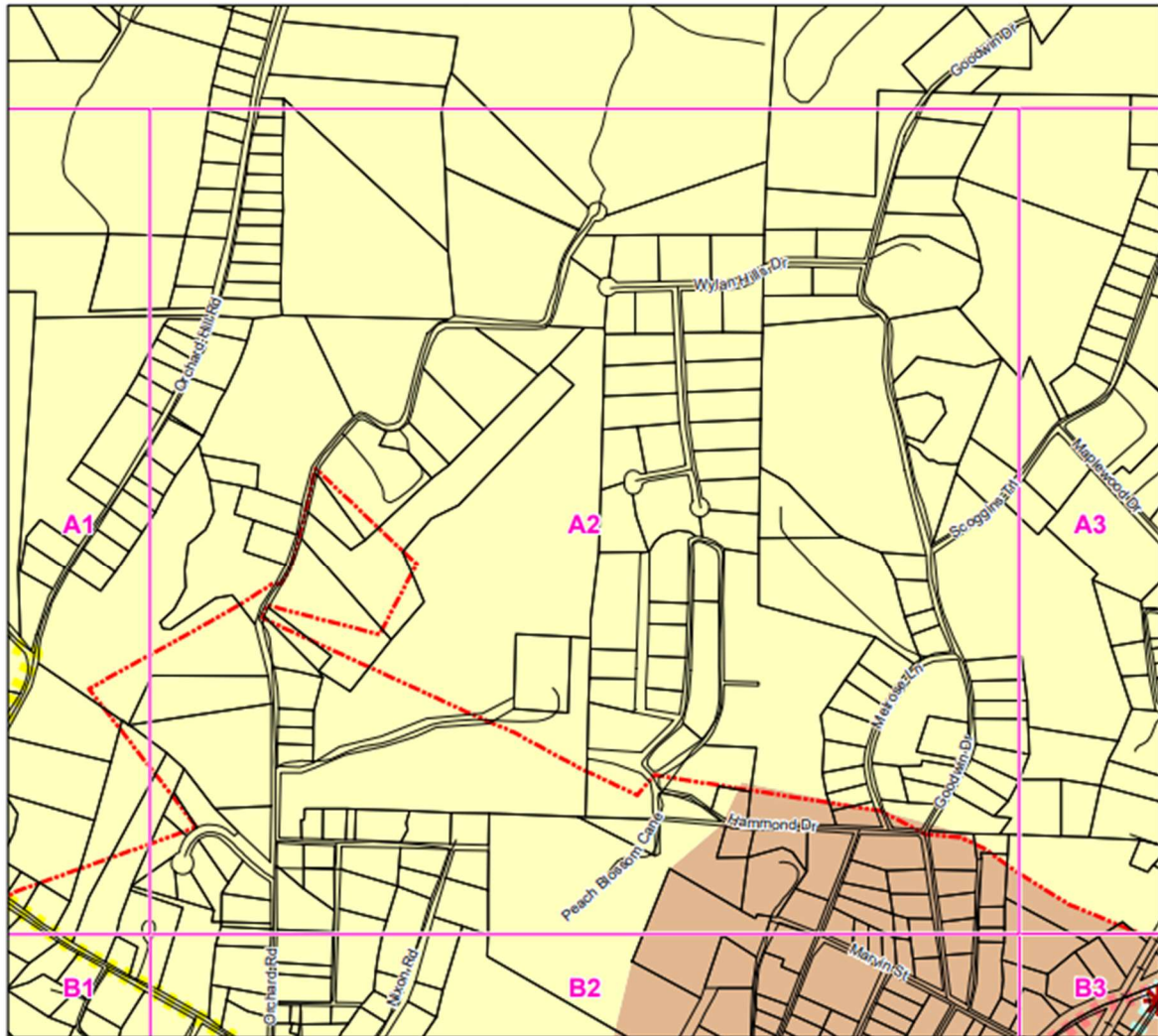
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City of Summerville, Georgia - Future Land Use



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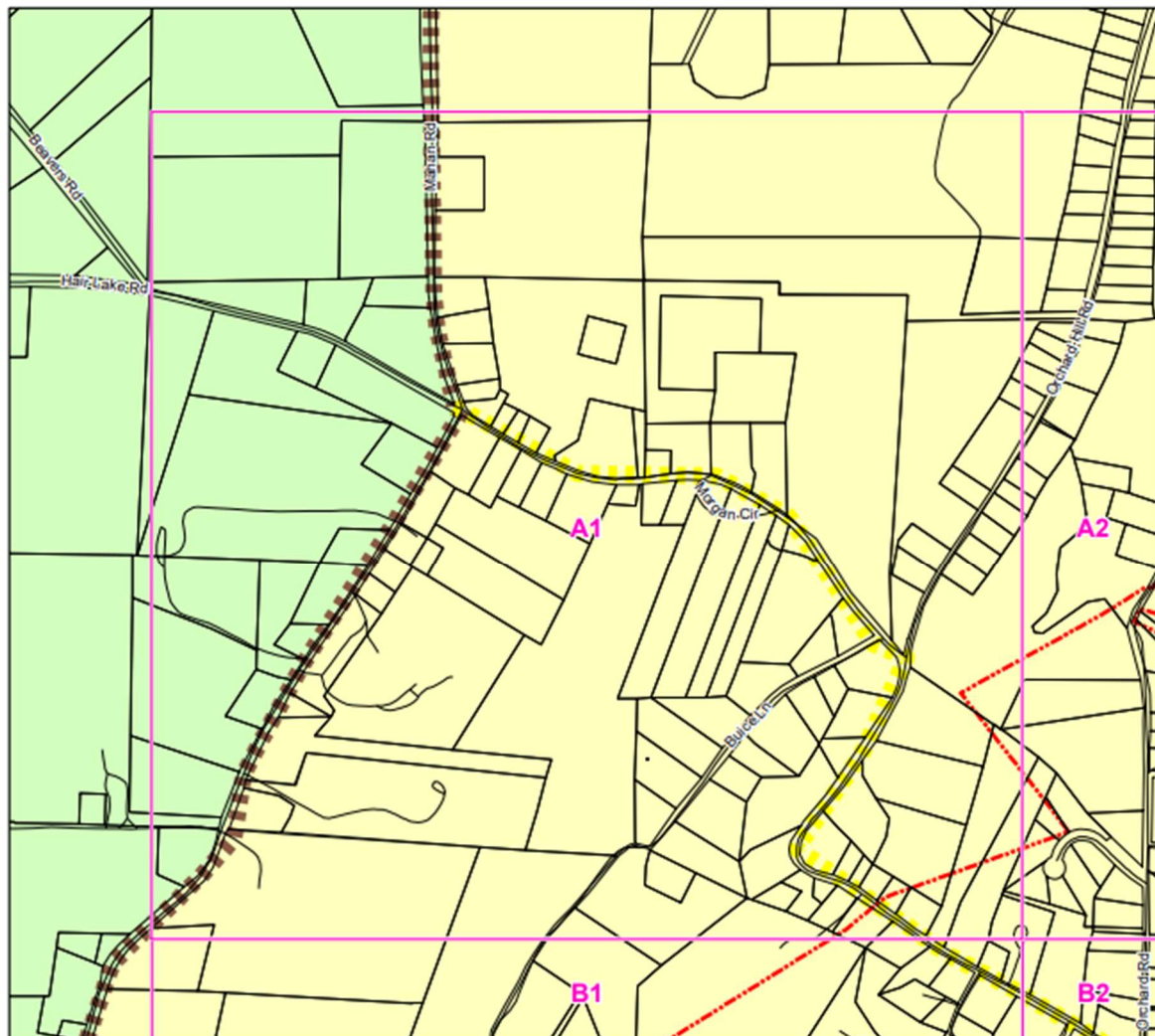
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City of Summerville, Georgia - Future Land Use



Character Areas

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-  **Summerville City Limits**
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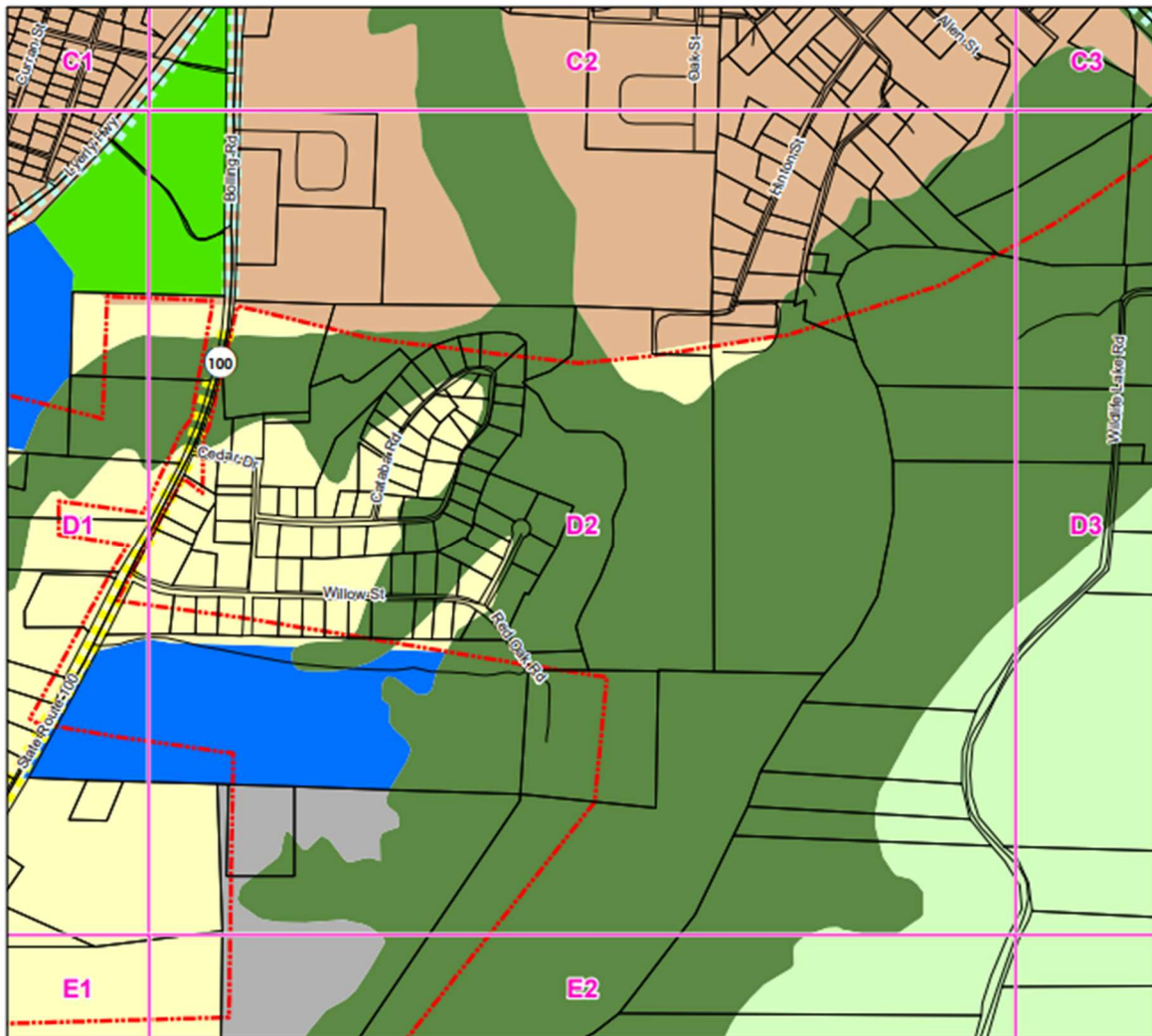
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City of Summerville, Georgia - Future Land Use



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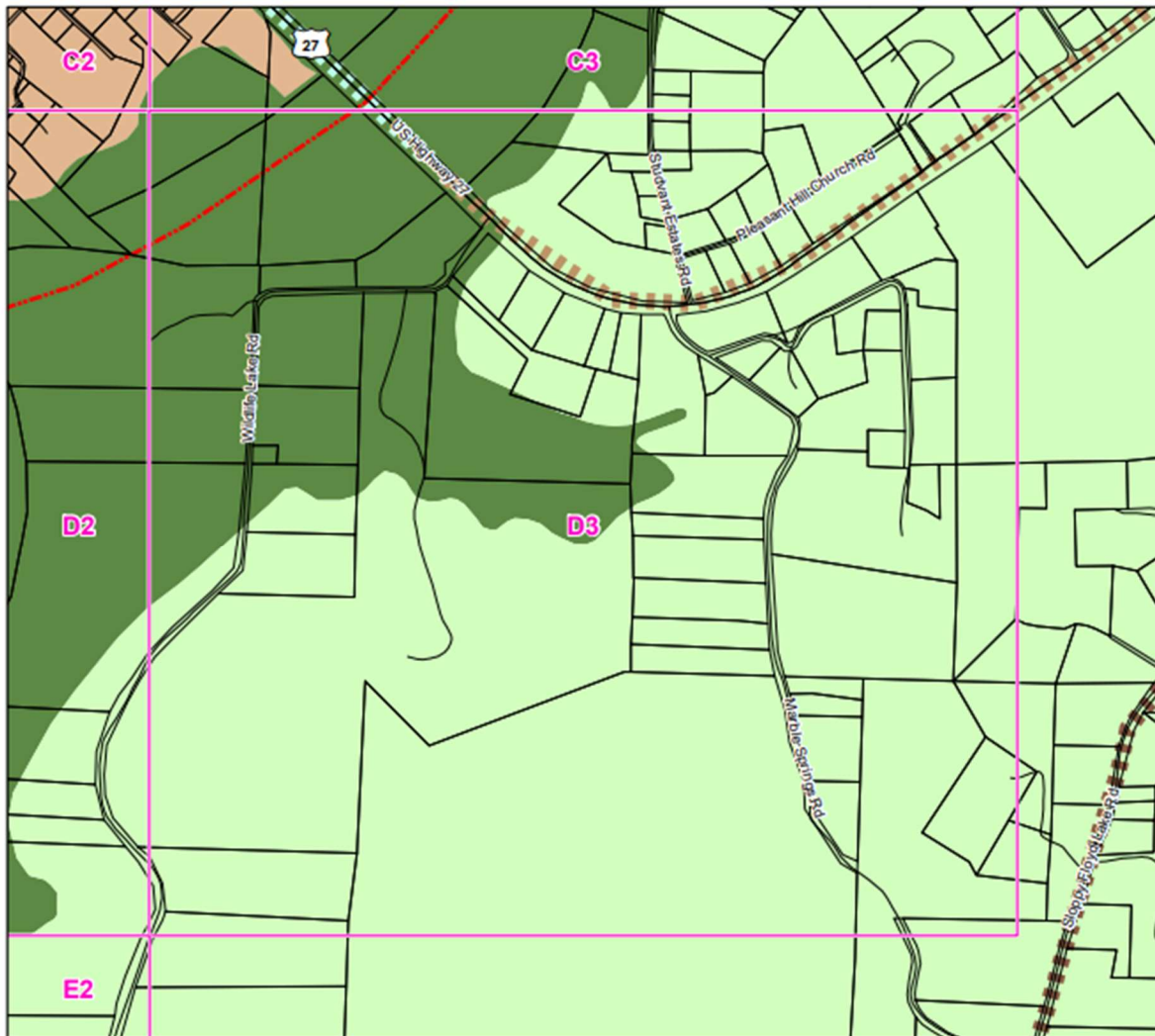
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City of Summerville, Georgia - Future Land Use



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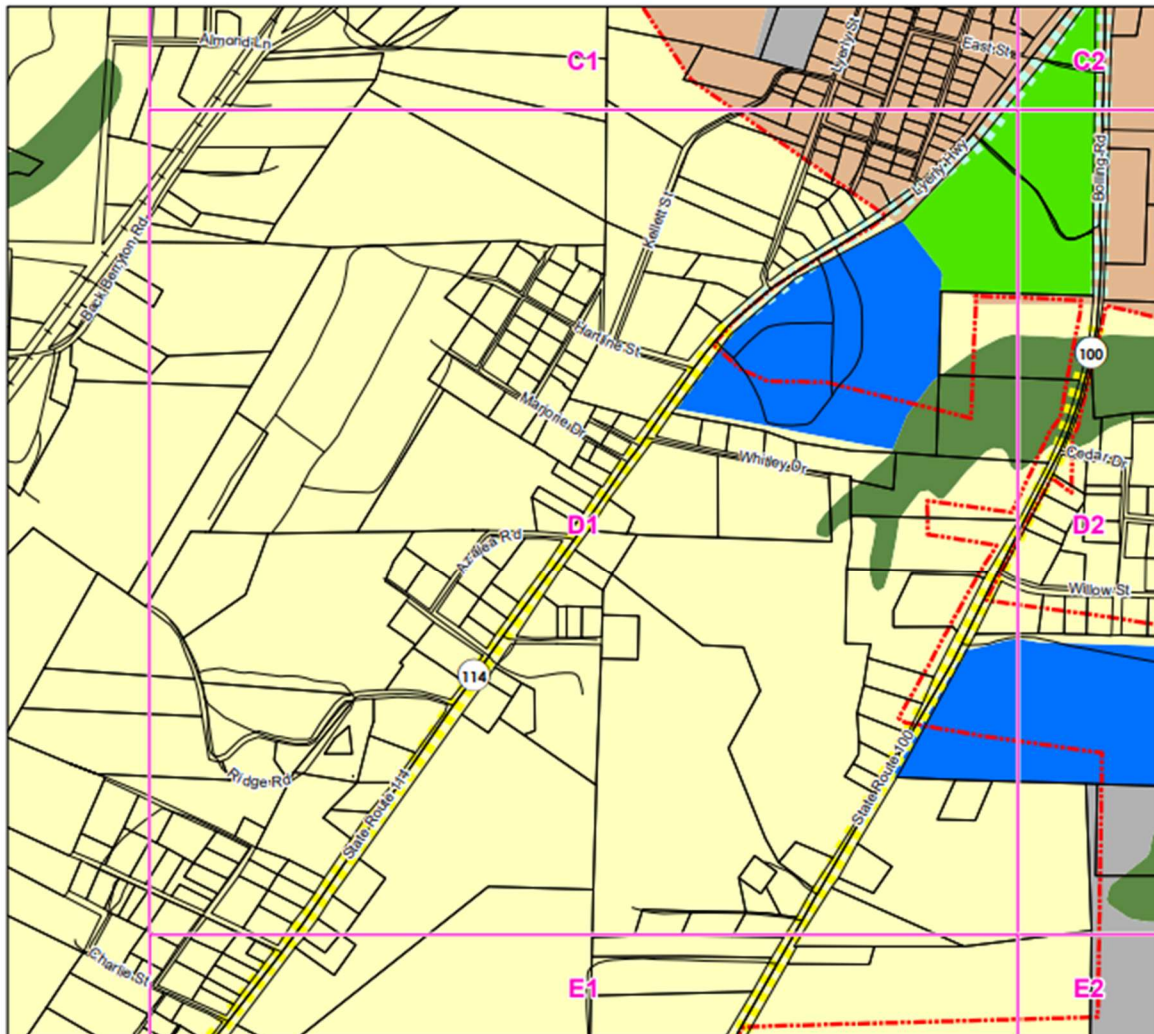
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City of Summerville, Georgia - Future Land Use



Character Areas

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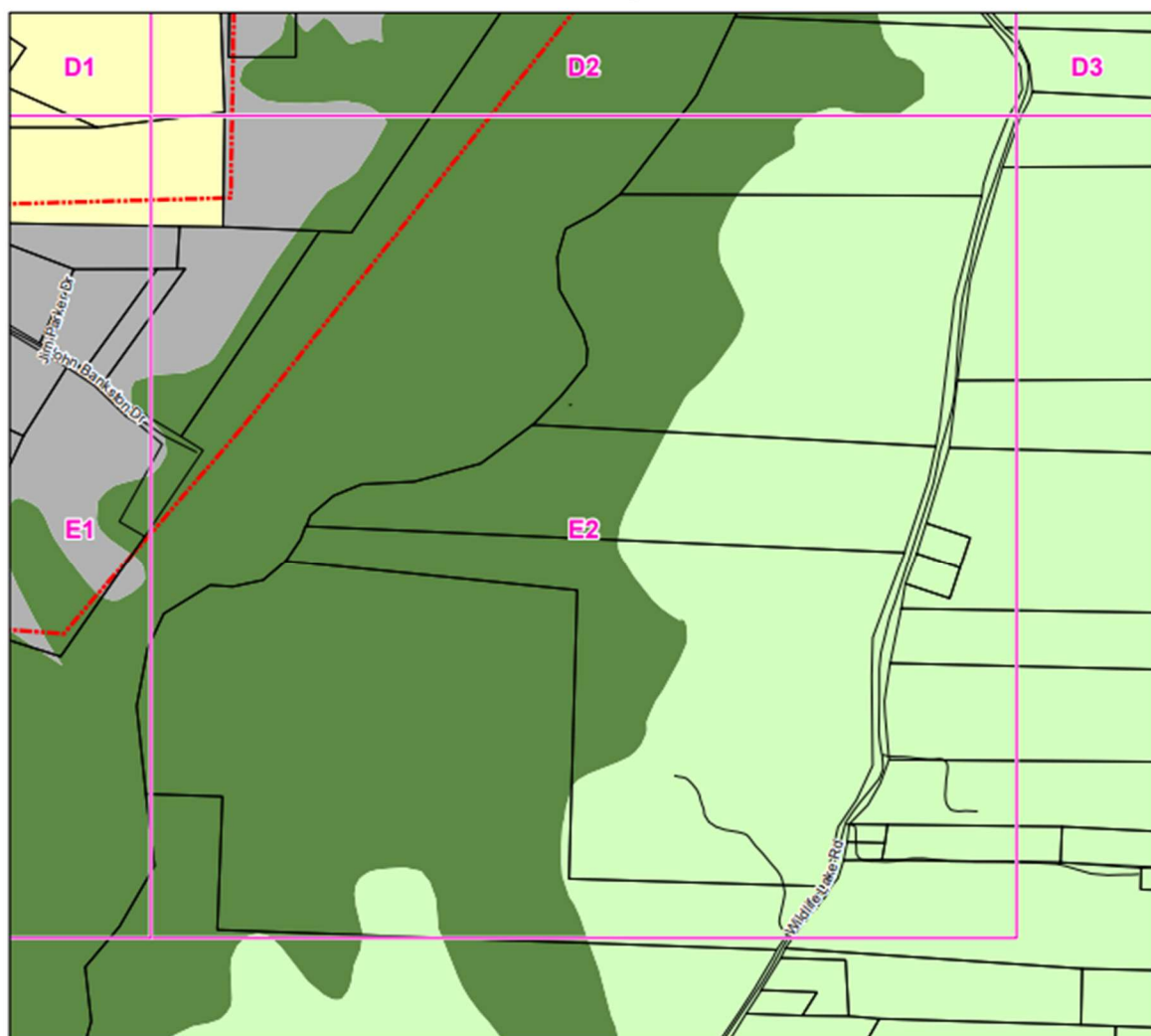
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City of Summerville, Georgia - Future Land Use



Character Areas

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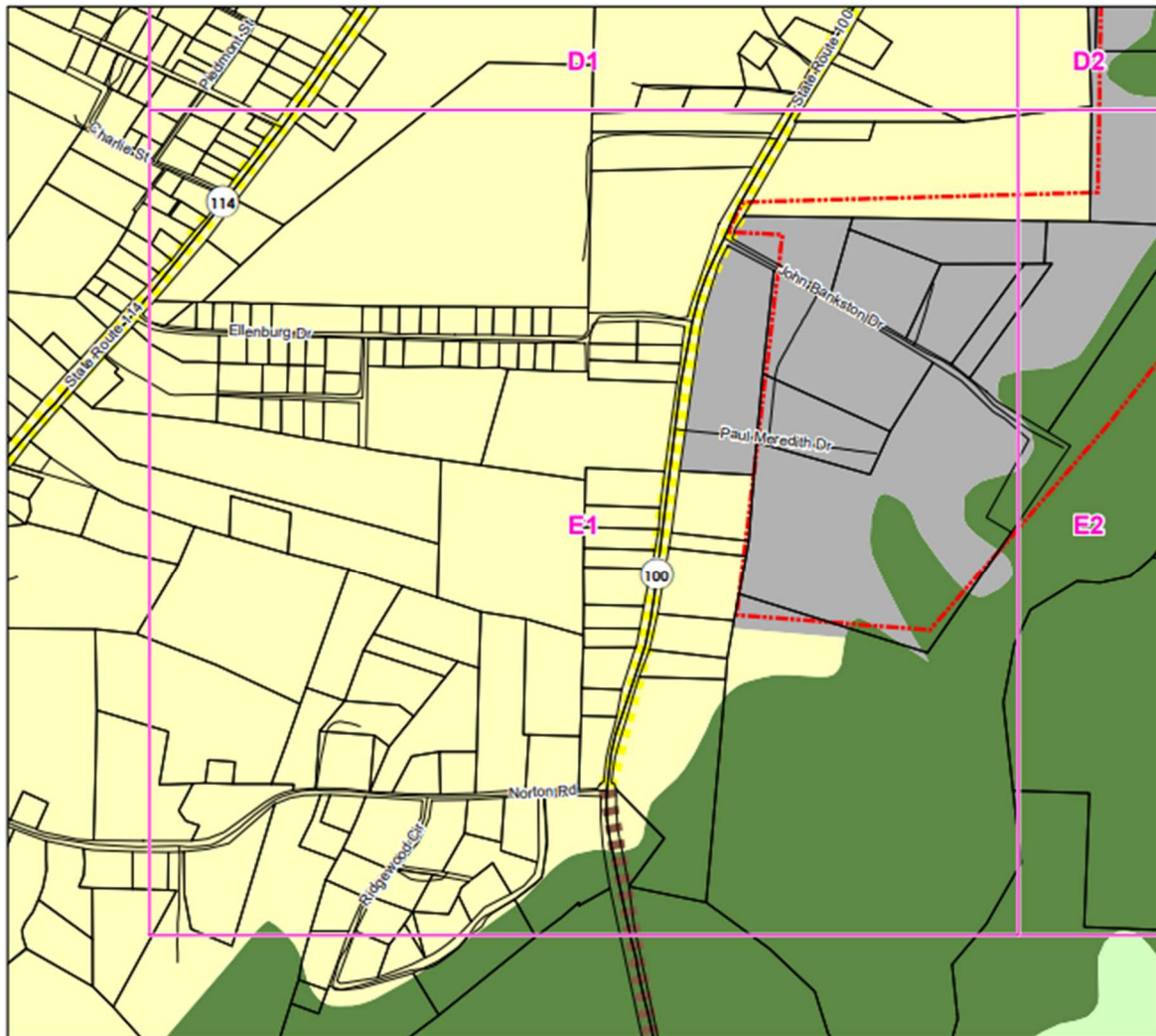
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City of Summerville, Georgia - Future Land Use



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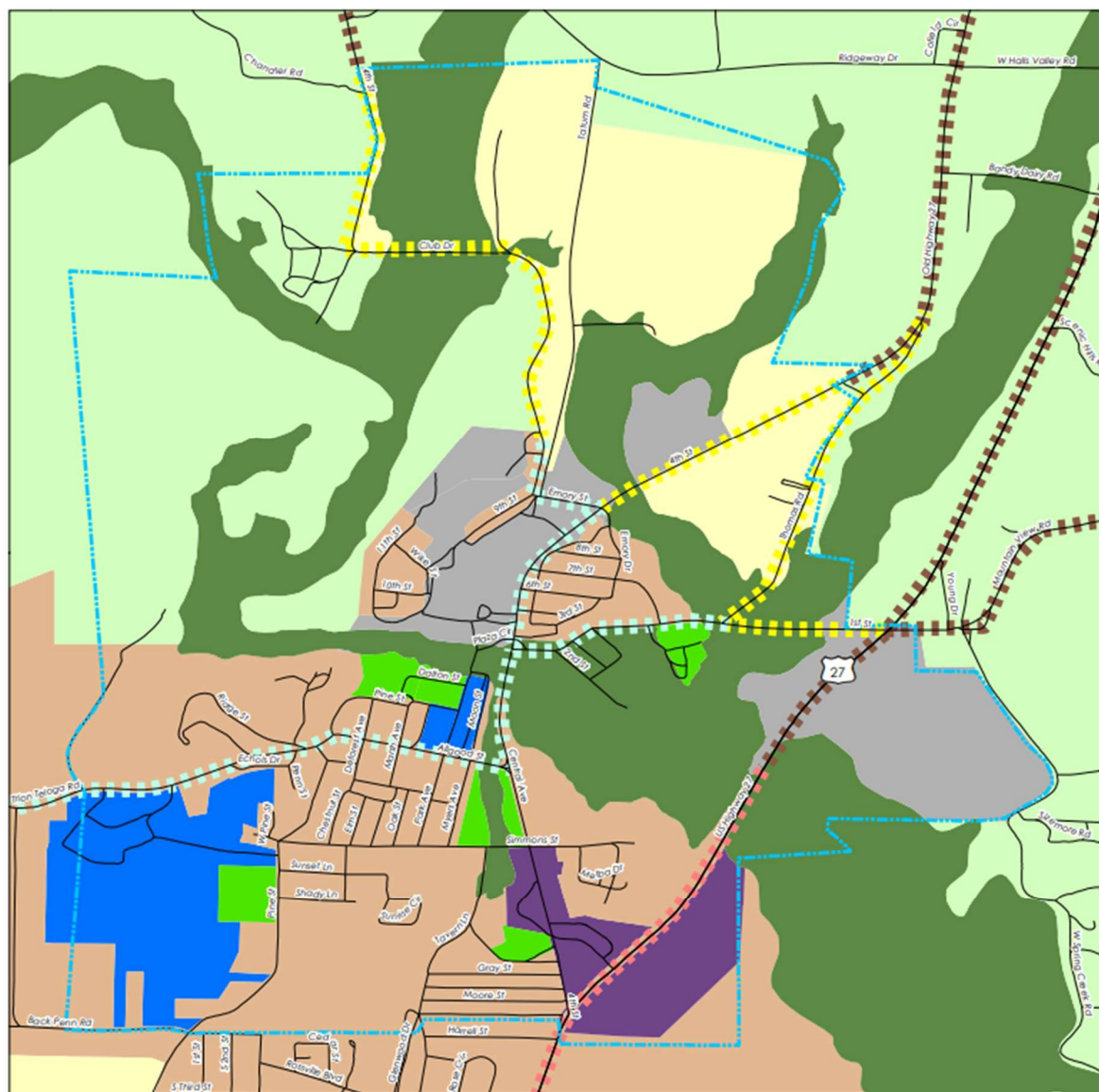


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2025 Future Development Map Town of Trion

Character Areas

- District-Industrial
- District-Prison
- Natural-Open Space-Public
- Natural-Open Space-Reserve
- Rural-Neighborhood
- Public/Institutional
- Suburban-Neighborhood
- Town-Center Downtown
- Town-Neighborhood
- Rural Center
- Suburban Center
- Town Center
- Rural-Corridor
- Suburban-Corridor Mixed Use
- Suburban-Corridor Residential
- Town-Corridor Mixed Use
- Town-Corridor Residential
- Trion City Limits



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Community Elements and Development


The future development map consists of five community elements categories, each with corresponding character areas. Community elements describe scale, character, and intensity of development. These elements are:


- Open space
- Neighborhood
- Districts
- Centers
- Corridors

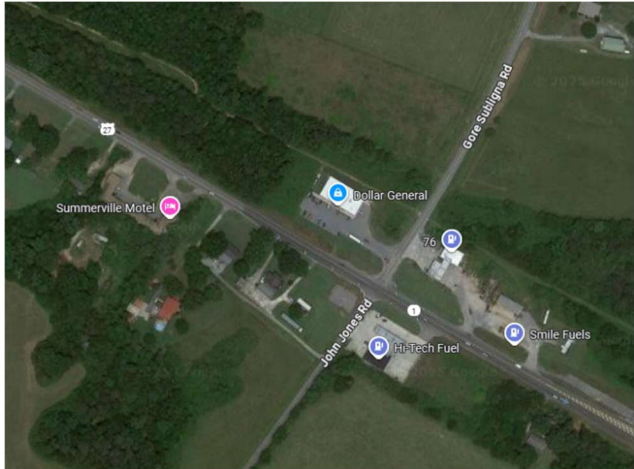
Community Element	Summary	Corresponding Character Areas
Open Space/ Natural	Preserves natural features and functions; it provides places for connecting with nature. Examples of this include natural wildlife habitats, bodies of water, public preserves, and parks. These areas can be both public and private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

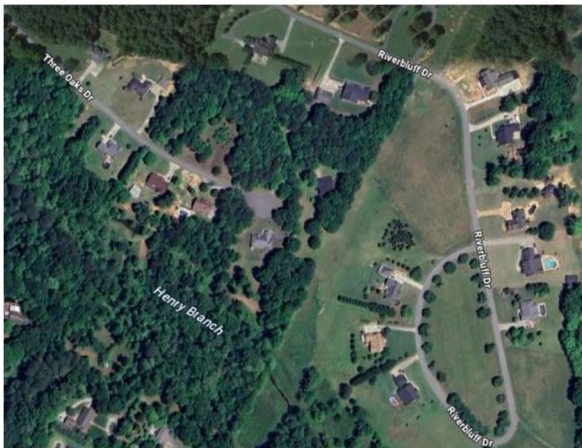
	Future Development Map Narrative	
	Locations: Chattooga County, Summerville, Trion, and Lyerly	
	Character area: Natural – Open Space Reserve	
	Quality Community Objectives	Implementation Measures
	<p>Development Patterns</p> <ul style="list-style-type: none"> • Sense of place • Regional identity <p>Resource Conservation</p> <ul style="list-style-type: none"> • Heritage preservation • Open space preservation • Environmental protection • Social and Economic Development • Growth Preparedness 	<ol style="list-style-type: none"> 1. Not allowing any new developments 2. Promoting conservation easements 3. Widen roadways when necessary 4. Design Roadways to minimize visual impacts 5. Promote passive use of tourism and recreation
Description	Land Use	
Preserve existing undisturbed natural areas and open space not suitable for development, in addition to the protection of areas that have already been developed or have the potential to develop due to existing zoning. Natural-Open Space Reserve areas are important in the preservation of natural, ecological functions of the environment and the preservation of the natural environment for current and future generations to enjoy.	Passive recreation, parks, conservation areas, easements set-aside to protect the natural character of the site and its role in enhancing water and air quality, and providing breeding and migration space for wildlife, and in some cases, public hunting and fishing access.	


 <p>Sloppy Floyd State Park</p>	Future Development Map Narrative	
	Locations: Chattooga County, Summerville, Trion, and Lyerly	
	Character area: Natural – Open Space Public	
	Quality Community Objectives	Implementation Measures
	<p>Development Patterns</p> <ul style="list-style-type: none"> • Sense of place • Regional identity <p>Resource Conservation</p> <ul style="list-style-type: none"> • Heritage preservation • Open space preservation • Environmental protection • Economic Development • Active & passive recreation 	<p>6. Make public investments into parks, recreational complexes, and civic centers</p> <p>7. Promote pedestrian and bike safety</p> <p>8. Develop connectivity between recreation areas and other destinations, such as schools and neighborhoods</p>
Description	Land Use	
<p>Characterized by active and passive land uses that may serve the immediate neighborhoods or the greater community. Active land uses support public-benefit activities such as playgrounds, picnic areas, sports fields, and multi-use paths.</p>	<p>Community centers, parks, recreational complexes, and passive recreation areas (greenways and trails)</p>	


	Future Development Map Narrative	
	Locations: Chattooga County and Trion	
	Character area: Rural Neighborhood	
	Quality Community Objectives	Implementation Measures
	Development Patterns <ul style="list-style-type: none"> • Low-density • Single Family • Conservation 	<ol style="list-style-type: none"> 1. Restrict commercial and residential development to protect farms. 2. Promote conservation easements. 3. Require cluster or conservation subdivision. 4. Widen roadways when necessary.
Description	Land Use	
Characterized by open or cultivated lands, agricultural activities, and wooded areas. These areas are sparsely settled with low-density residential development.	Agriculture, forestry, limited subdivisions, limited commercial, and limited industrial development, places of worship, parks or preserves.	


	Future Development Map Narrative	
	Locations: Chattooga County	
	Character area: Rural Center	
	Quality Community Objectives	Implementation Measures
Development Patterns <ul style="list-style-type: none">• Public services• Commercial development• Single-family housing	1. Encourage commercial and retail development at nodes 2. Invest in beautification projects and signage	
Description	Land Use	
Locations of rural character that provide commercial and civic services that serve adjacent residential or agricultural areas with limited goods and services. Rural-Centers are characterized by clustered commercial and residential development around the intersection of prominent rural roads.	Agricultural, agricultural-related businesses (supply stores, feed stores, and seed stores), Small town retail or grocery stores, rural residential single-family housing.	

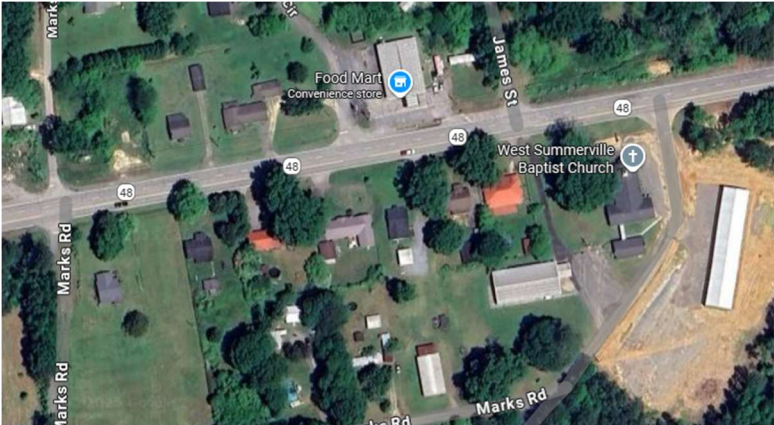
		Future Development Map Narrative	
		Locations: Chattooga County and Summerville	
		Character area: Rural Corridor	
		Quality Community Objectives	Implementation Measures
Description <p>Rural Corridor areas are intended to preserve the rural lifestyle that is compatible with surrounding agricultural uses, benefiting from the scenic rural landscape, accommodating limited residential growth, and located along the primary rural transportation thoroughways.</p>		Land Use <p>Residential, Limited Commercial, Agricultural, Rural Residential, Greenspace Preservation, Infill Development within proximity to cities, Tourist Businesses, undeveloped areas in their natural state, civic benefit uses (places of worship, municipal parks, preserves, greenways, and trails.)</p>	<p>Development Patterns</p> <ul style="list-style-type: none"> • Buffer rural and urban areas • Recreation <p>Maintain scenic atmosphere by:</p> <ol style="list-style-type: none"> 1. Encouraging moderate building setbacks 2. Maintaining scenic cohesiveness by limiting the widening of roadways and minimum impact with new infrastructure 3. Public investments into beautification projects.


	Future Development Map Narrative	
	Locations: Chattooga County, Summerville, and Trion	
	Character area: Suburban Neighborhood	
	Quality Community Objectives	Implementation Measures
	Development Patterns <ul style="list-style-type: none"> • Single-use development • Single-family housing 	1. Encourage infill, rehabilitation of property, and open space design 2. Retrofit traditional neighborhood development principles, including walkability 3. Welcome accessory housing units and small-scale infill multifamily residences
Description	Land Use	
Characterized by residential development and neighborhoods. The general development pattern is defined by single-use activity on individual lots, predominantly single-family residential housing. These areas have public water and sewer availability or proximity to it.	Residential, neighborhood commercial	

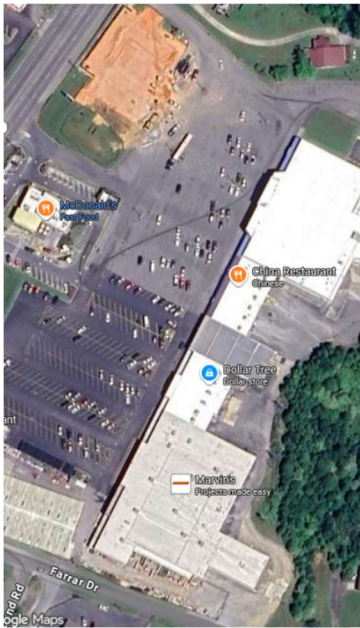
	Future Development Map Narrative	
	Locations: Chattooga County	
	Character area: Suburban Center	
	Quality Community Objectives	Implementation Measures
Description Characterized by commercial development at the intersection of major transportation corridors. The general development pattern is in proximity to the intersection with single-use commercial and office development.	Development Patterns <ul style="list-style-type: none"> The intersection of single-use commercial and office development 	1. Create and apply landscaping standards 2. Provide uniform sign standards 3. Provide shading by landscaping for parking areas
	Land Use Commercial, offices, places of worship, schools, municipal services, community centers, or parks.	

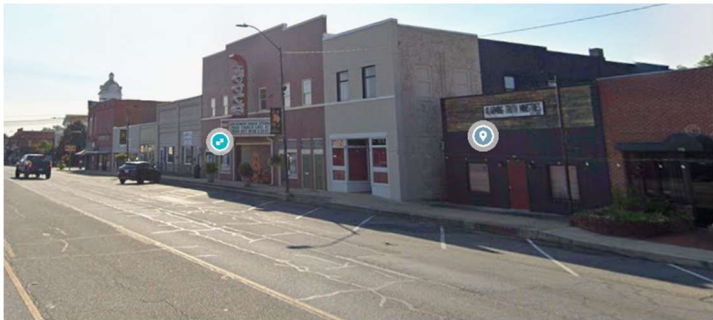
		Future Development Map Narrative	
		Locations: Chattooga County and Summerville	
		Character area: Suburban Corridor Mixed Use	
		Quality Community Objectives	Implementation Measures
		Development Patterns <ul style="list-style-type: none"> Mixed housing options Commercial and office development 	<ol style="list-style-type: none"> 1. Emphasize connectivity, housing diversity, site design standards 2. Provide opportunities for moderate intensity mixed use along major roadways. 3. Apply landscaping standards to provide shaded parking areas 4. Reduce impervious surfaces.
Description		Land Use	
Characterized by residential and commercial development along major transportation corridors, where there is a mix of housing types as well as the presence of commercial and office development types.		Commercial, subdivisions, industrial	


	Future Development Map Narrative	
	Locations: Chattooga County, Lyerly, Menlo, Summerville, and Trion	
	Character area: Public/Institutional	
	Quality Community Objectives	Implementation Measures
	Development Patterns	
Description	Land Use	
Characterized by state, federal, and local government uses, institutional land uses, and nonprofit institutions. Public uses include city halls, government buildings/complexes, police stations, fire stations, libraries, prisons, post offices, schools, etc. Examples of institutional land uses include colleges, churches, cemeteries, and hospitals.	Government facilities, institutional facilities, community facilities	


	Future Development Map Narrative	
	Locations: Chattooga County, Summerville, and Trion	
	Character area: Suburban Corridor Residential	
	Quality Community Objectives	Implementation Measures
<p>Description</p> <p>The general development pattern is linear along the corridor and is defined by compact, pedestrian-scaled mixed-use development.</p>	<p>Development Patterns</p> <ul style="list-style-type: none"> • Compact • Pedestrian-minded • Mixed-use 	<ol style="list-style-type: none"> 1. Limit curb cuts, frontage roads, and side streets. 2. Uniform sign standards and landscaping 3. Future development should emphasize connectivity and housing diversity
	Land Use	
	<p>Single-family housing, townhomes, multi-family housing, places of worship. Schools, municipal services, community centers, parks, greenways, and trails.</p>	


	Future Development Map Narrative	
	Locations: Chattooga County, Lyerly, Menlo, Summerville, and Trion	
	Character area: Town Neighborhood	
	Quality Community Objectives	Implementation Measures
	Development Patterns <ul style="list-style-type: none"> • Residential and Civic • Neighborhood commercial • Some mixed-use 	<ol style="list-style-type: none"> 1. Provide streetscape elements and shade to contribute to the neighborhood's town character and to frame the street. 2. Emphasize and housing diversity by accommodating a mix of housing types and sizes 3. Corridors and centers should support pedestrian and bicycle infrastructure
Description	Land Use	
<p>Compact, walkable development in proximity to a community or neighborhood center. The general development pattern is defined by residential and civic uses such as schools. Neighborhood-oriented commercial uses may be present when there is a mixed-use development. A neighborhood with relatively well-maintained housing possesses a distinct identity through architectural styles, lot and street design, and has higher rates of home ownership.</p>	<p>Residential uses such as single-family attached and detached homes, townhomes, live/work units, and multifamily development. Civic uses such as places of worship, schools, municipal services, community centers, parks, or passive recreation.</p>	

	Future Development Map Narrative	
	Locations: Summerville	
	Character area: Town Center	
	Quality Community Objectives	Implementation Measures
	Development Patterns <ul style="list-style-type: none"> • Small-scale commercial • Mixed-use development 	<ol style="list-style-type: none"> 1. Integrate new development site design, building placement, lighting, landscaping, and sidewalks into surrounding neighborhoods. 2. With all new developments encourage connectivity, pedestrian, and bicycling accessibility. 3. Limit parking to on-street and behind buildings.
Description	Land Use	
Defined by compact, one-to-three-story mixed-use development that typically includes small-scale commercial uses such as a bank, produce markets, drug stores, cleaners, or similar uses, along with multi-family residential arranged in a pedestrian-friendly village setting.	Mixed-use development (residential, office, and commercial uses), office space, and multi-family development. Civic uses such as places of worship, schools, municipal services, community centers, parks, and passive recreation.	

	Future Development Map Narrative	
	Locations: Lyerly, Menlo, Summerville, and Trion	
	Character area: Town Center (Downtown)	
	Quality Community Objectives	Implementation Measures
	Development Patterns <ul style="list-style-type: none"> • Small-scale commercial • Mixed-use development 	<ol style="list-style-type: none"> 1. Emphasize connectivity and a high level of activity 2. Reinforce pedestrian-scaled development pattern 3. Encourage mixed-use development 4. Develop a connection to nearby greenspaces 5. Minimize visual clutter and provide wayfinding signs 6. Encourage bicycling with bike lanes
Description	Land Use	
Is a compact, walkable development typical of town centers. The general development pattern is mixed-use in character.	Mixed-use residential, office, and commercial uses. Residential uses are mostly single-family attached and multifamily. This area also contains churches, schools, municipal services, community center, and public parks.	

	Future Development Map Narrative	
	Locations: Lyerly, Menlo, Summerville, and Trion	
	Character area: Town Corridor Mixed-use	
	Quality Community Objectives	Implementation Measures
	Development Patterns <ul style="list-style-type: none"> • Compact • Pedestrian-minded • Mixed-use development 	<ol style="list-style-type: none"> 1. Contribute to the town's corridor character and frame the streets with streetscape elements 2. Emphasize connectivity and provide an opportunity for a high-intensity mix of acceptable uses. 3. When appropriate, provide green spaces in the form of community parks and recreational areas.
Description	Land Use	
Characterized by compact, walkable development patterns along major town corridors. The general development pattern is linear along the corridor and is defined by compact, pedestrian-scaled mixed-use development.	Single-family attached and multi-family housing, office spaces, and commercial development. Mixed-use developments, churches, schools, municipal services, community centers, and public parks.	

	Future Development Map Narrative	
	Locations: Chattooga County, Lyerly, Menlo, Summerville, and Trion	
	Character area: District Industrial	
	Quality Community Objectives	Implementation Measures
	Development Patterns <ul style="list-style-type: none"> • Industrial development • Development specific to each development 	<ol style="list-style-type: none"> 1. Future development should reflect a campus or unified development 2. Include on-site stormwater detention or retention 3. Sign standards to prevent visual clutter 4. Include commercial uses to serve workers 5. Include pedestrian circulation to allow for walking from building to building
Description	Land Use	
Intended to incorporate many aspects of commerce, such as industrial parks, professional office campuses, high-tech industry, and research facilities. Building development should be variable to promote the specific needs of each development.	Manufacturing, technology parks, research facilities, business parks, distribution, and wholesale trade.	

	Future Development Map Narrative	
	Locations: Lyerly, Menlo, Summerville, and Trion	
	Character area: Town Corridor Residential	
	Quality Community Objectives	Implementation Measures
	<p>Development Patterns</p> <ul style="list-style-type: none">• Provides a buffer between high and low-density developments• Pedestrian-minded• Compact	<ol style="list-style-type: none">1. Contribute to the area's character and frame the streets with streetscaping2. Emphasize connectivity3. Provide an opportunity for a high-intensity mix of uses4. Provide green space by allowing for public parks and recreation areas
Description	Land Use	
Development pattern is linear along the corridor and is defined by compact, pedestrian-scaled residential development. Development along the corridor should serve as a buffer between the major roadway and the surrounding neighborhoods by providing a transition from higher intensity to lower intensity development.	Residential uses include single-family attached, townhomes, and multi-family housing. Civic uses such as churches, schools, municipal services, community centers, or public parks.	

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 established the definition of high-speed internet at 25 megabits per second download speed and 3 megabits per second for upload speed. The State of Georgia used this definition as a benchmark for high-speed internet service in Senate Bill 403, which was passed as the “Achieving Connectivity Everywhere (ACE)” Act in 2018. This act has allowed for the creation of the Broadband Ready Program to help communities bring high-speed internet to rural areas of the state. Chattooga County and the City of Summerville are designated as Broadband Ready Communities. This helps them to be able to facilitate upgrades to the broadband infrastructure to allow for access to everyone. Broadband coverage has become an essential tool for quality of life and economic development. Broadband development allows more people to work in different fields and in different areas. Broadband enables prosperity by allowing for modern communications regardless of where one lives.



Figure 15: Modern broadband technology relies primarily on terrestrial-based infrastructure such as fiber optic cable, pictured above.

Windstream and Spectrum are the primary providers of broadband in Chattooga County. Windstream provides approximately 94.2% of broadband coverage in the county, with the vast majority of that being at least 25 Mbps.

The lack of internet access has a significant impact on rural communities. These effects can harm educational outcomes in these areas. Rural students without adequate internet access are at risk of falling behind their peers due to a lack of access. As seen during and after the COVID-19 Pandemic, technology and internet access have become inseparable from primary and secondary education. Many teachers assign homework that requires broadband access to complete. If students do not have broadband at home, they will have to find alternative ways of completing assignments, which puts them at a disadvantage compared to their peers.

Though Chattooga County is not deemed as an unserved community, there are still some areas where broadband access is limited/insufficient. For those communities that are in pursuit of improved broadband access, they will work to achieve the Broadband-Ready community

certification. It is possible to increase internet speeds in the current coverage areas through the promotion and deployment of broadband services by adopting the model ordinance for broadband, as well as working with local providers to ensure connectivity is achieved everywhere. These kinds of public private collaborations are vital for the expansion of broadband to every resident in the county.

A broadband availability map follows this narrative to show the areas with good internet access and those with poor coverage. This map was developed using data from the State of Georgia that was updated in June 2025. This map shows the availability of broadband across Chattooga County. The purple locations on this map show areas that are BEAD (Broadband Equity, Access, and Deployment) served locations meaning these areas have at least 100 mbps. The orange areas meet 25 mbps broadband speeds. Pink and red areas show places that are underserved or unserved (<10 mbps or less). This information shows that 92% of service is BEAD served areas. This means that 6.3% of areas are underserved, and 1.7% of areas are unserved. Overall, Chattooga County has 187 unserved locations and 9,717 served locations according to the Georgia Broadband Program.

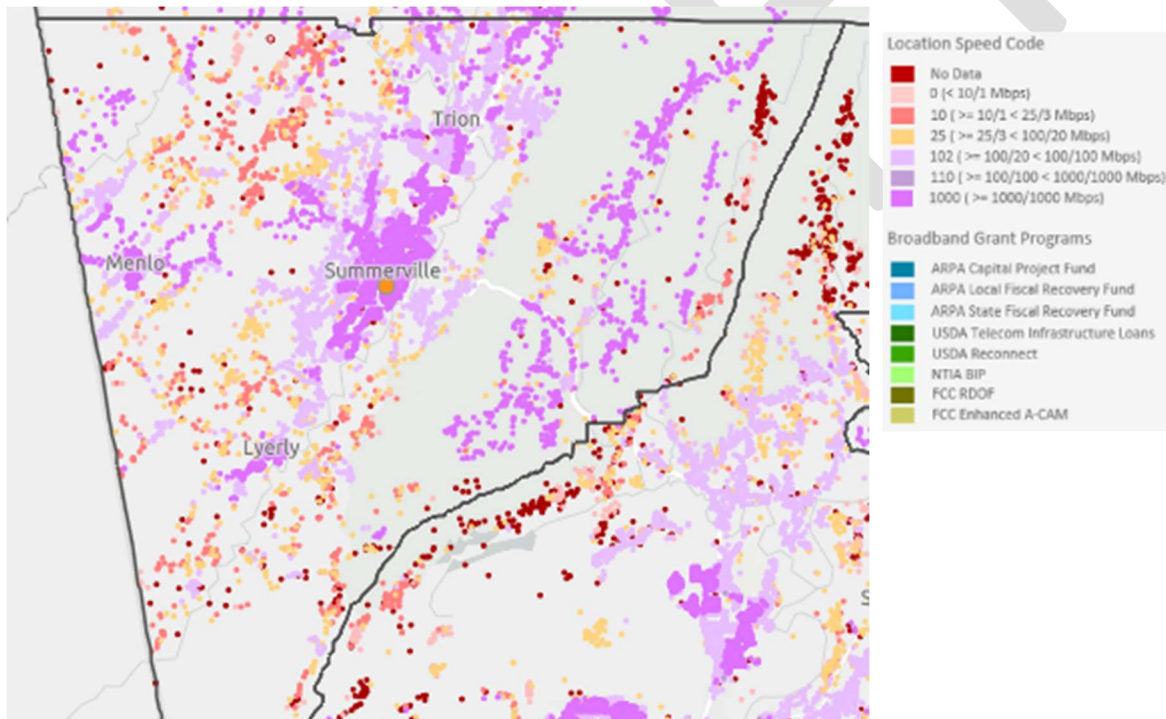


Figure 16: Georgia Broadband Availability Map

Public Participation using the SWOT Process

Involving the public in the decision-making process of comprehensive planning is required by Georgia planning rules because the plans should reflect the interests of the people being served. Residents experience the benefits of democracy at the local level when they can provide input for a comprehensive plan. When people are invited to the table to help make decisions, they have a higher level of ownership in the results. Local governments can use this planning process to build transparency. When the plan update process began in Spring 2025, elected and appointed government officials selected a group of invested residents to serve as the stakeholder committee. They come from varying backgrounds such as teachers, judges, business owners, and church organizations. The stakeholder committee had two meetings that the public was invited to attend. This was done in addition to the two required public hearings, which were held to alert the public of the beginning and the end of the planning process.



Figure 18: NWGRC Planner Tyler White and Community Economic Development Representative Sam Bishop work through the SWOT Analysis.

The first stakeholder meeting served as an opportunity to complete the SWOT analysis (Strengths, Weaknesses, Opportunities, Threats). The NWGRC planner assisting with the comprehensive plan worked through this process by asking for what the stakeholders thought would fall into each category. A scribe wrote all the suggestions from the stakeholder committee on large poster sheets to document what was stated. After working through all four categories, the NWGRC planner gave out small stickers to the stakeholders to place them next to the most important statements in each category. After this was done, there was a short group discussion about the results.

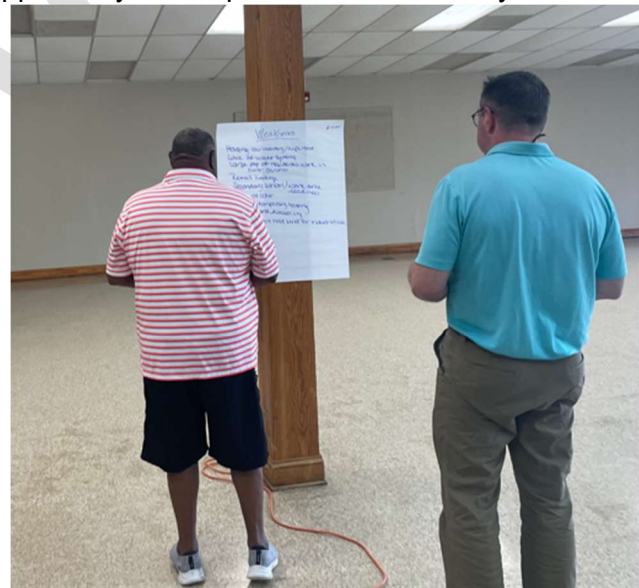


Figure 17: Stakeholders working through the SWOT analysis.

At the second stakeholder meeting the NWGRC planner presented information

about the Future Land Use maps to determine if the stakeholders and government officials saw any need to make any changes. This meeting was structured as an open house, so the stakeholders and members of the public could make their way through the maps at their own pace. NWGRC staff was in attendance to answer any questions that were posed.

To gain additional public input, the NWGRC planner prepared a Community Vision Survey which was available online with links posted on government websites, Facebook, and newsletters. Paper copies were also made available at stakeholder meetings. The survey was ran from July, 29th, 2025 to October 10th, 2025. A total of 605 people responded to the survey, and although the results cannot be analyzed statistically because participants were not randomly selected, it still shows the opinions of a wider range of county residents beyond the stakeholder group. Appendix B contains the tabulated results of the survey and a discussion of how the survey results relate to the Needs and Opportunities developed with the steering committee and stakeholder meetings.

Appendix A, Community Participation Documentation, lists the dates of public hearings, stakeholder committee meetings and other activities involved in preparing the plan.



Figure 19: NWGRC Planner Tyler White discussing the SWOT analysis with Commissioner Andy Allen along with a member of the public.

Implementation Programs

Going forward, the plan will focus on the individual needs of each community as previously stated in the “HOW TO USE THIS PLAN” section. Each entity will provide a community statement and/or a list of goals, policies, a report of accomplishments from the 2021-2025 planning period, a list of current Needs and Opportunities, and a new Community Work Program for the 2026-2030 planning period.

Chattooga County

Chattooga County, along with its municipalities, embodies strong community pride and commitment towards enhancing living standards and economic vitality. Our communities focus on creating a livable and sustainable environment that promotes a healthy rural quality of life. By valuing our historical, cultural, and natural assets, we foster a cooperative atmosphere that encourages economic growth and development. Chattooga County looks to achieve this vision by pursuing the following goals:



Figure 20: Celebrations at the Tooga Theater after being awarded a Fox Theater Grant

- Foster a diverse economy integrating small businesses, industrial sectors, commercial enterprises, agriculture, and tourism to enhance overall quality of life while responsibly managing community resources.
- Educational and Workforce Development:
 - Strengthen partnerships between educational institutions and industry, providing valuable training, tools, and resources to invest in youth and economic health.
 - Ensure access to adequate, attainable housing for all citizens.
- Technology and Connectivity:
 - Expand broadband access countywide.
- Transportation:
 - Develop and implement a multi-modal transportation plan.

Policy Statements

Economic Development

- Support the Northwest Georgia Joint Development Authority.

- Facilitate economic development and infrastructure financing through SPLOST-funded projects.
- Protect existing businesses and address the needs of small businesses and commercial enterprises to enhance workforce development.
- Encourage educational opportunities for high school students and young adults to learn trades and high value professions. This will include initiatives with Georgia Northwestern Technical College, and the Chattooga Chamber of Commerce leadership program.
- Implement the Digital Region One Plan and the Northwest Georgia Advanced Manufacturing Strategy.
- Actively pursue Community Development Block Grant (CDBG) projects to secure funding for infrastructure improvements, community facilities, and essential services that benefit low and moderate-income residents.



Figure 21 Gov. Brian Kemp visits Chattooga County

Housing Development Strategies

- Promote the development of young professional and senior housing.
- Encourage the use of Federal Historic Housing Rehabilitation tax credits.
- Continue to engage in civic programs such as the Georgia Initiative for Community Housing (GICH)

Transportation Objectives

- Collaborate with GDOT and NWGRC for a comprehensive countywide multi-modal Transportation Plan.
- Support the planned enhancements to SR-140/Adairsville Road in Floyd County.
- Foster relationships with Bike Walk Northwest Georgia.
- Continue to support the Highway 27 Bypass.

Natural and Cultural Resource Management

- Coordinate with water planning districts and the Coosa River Basin Initiative.
- Promote regional partnerships to safeguard the natural environment while enforcing sediment and erosion control to protect waterways.
- Community Facilities and Services Enhancement:
- Advance infrastructure in identified development areas; expand and rehabilitate water and sewer services.

- Follow the Future Development Guide for sewer expansion.
- Locate and extend public water access to well-reliant areas.
- Implement solid waste reduction and recycling initiatives across local government properties.
- Execute the Hazard Mitigation Plan to enhance safety around critical facilities.
- Continue to expand, repair, and improve the water systems for residents. This is necessary to keep water systems functioning properly, and to expand access to attract new residents/businesses.

Land Use

- Coordinate with the School Board and planning officials for school site selections.
- Utilize the Regional Agenda and Resource Plan for project reviews.

Intergovernmental Coordination

- Conduct regular joint meetings among local governments to address current and future issues.
- Collaborate with the Chattooga County Cooperative Extension office.
- Engage in public outreach and implement community agendas.
- Pursue a joint service delivery study for potential efficiency and cost-saving opportunities in city and county services.
- Promote intergovernmental agreements for shared resources in planning, land use regulation, building inspection, and code enforcement.
- Explore joint opportunities to create a better quality of life for all residents in Chattooga County.

REPORT OF ACCOMPLISHMENTS, 2021-2025

UNINCORPORATED CHATTOOGA COUNTY

WORK PROGRAM ACTIVITY	YEAR		STATUS			Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Revitalizing the Tooga Theatre to utilize as an upscale office space, a long-term revenue source for the county and as a tourism & community hub	2021-2025			X		Not an administrative priority at the time, carried over to new work program.
Update current fiber and broadband services to increase speeds in served areas and add coverage in unserved areas.	2021-2025			X		Not an administrative priority at the time, carried over to new work program.
Improve and update capital assets for the county including county courthouse and public works	2021-2025			X		Not an administrative priority at the time, carried over to new work program.
Pass a broadband ordinance	2021	X				
Participate in the Broadband Ready Community Program with its adopted ordinance	2021-2022	X				
Commitment to complete the application for funding under the Broadband Ready program	2023-2025	X				
Develop a countywide master plan for economic development.	2023-2024				X	Change in administrative priorities.

REPORT OF ACCOMPLISHMENTS, 2021-2025						
UNINCORPORATED CHATTOOGA COUNTY						
WORK PROGRAM ACTIVITY	YEAR		STATUS			Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
HOUSING						
Complete needs assessment of potential site for the development of workforce housing (Phase 1)	2021-2022				X	Change in administrative priorities.
Complete planning criteria of development of workforce housing (Phase 2)	2023-2025			X		Not an administrative priority at the time, carried over to new work program. This item is reworded and combined with the below item,
Implementation of phase 3. Development of workforce housing	2024-2025			X		Not an administrative priority at the time, carried over to new work program. This item is reworded and combined with the above item.
TRANSPORTATION						
Develop a Joint Countywide Multi-modal Transportation Plan, in coordination with GDOT and NWGRC.	2021-2023				X	Change in administrative priorities.
Apply for “Safe Routes to School” funds.	2021-2025			X		Change in administrative priorities. Carried forward to the new work plan.

Two-mile Industrial Connector to bypass US Highway 27 corridor in downtown Summerville	2021-2025		X			Currently in the land acquisition phase.
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REPORT OF ACCOMPLISHMENTS, 2021-2025

UNINCORPORATED CHATTOOGA COUNTY

WORK PROGRAM ACTIVITY	YEAR		STATUS			Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
NATURAL AND CULTURAL RESOURCES						
Initiate Chattooga River Festival	2021-2025	X				
Develop overlook on HWY 27 into Park/ Greenspace by adding trails, walkways, and staircase for recreation to assist with quality of life for residents	2021-2025			X		Not an administrative priority at the time, carried over to new work program.
Create long-term maintenance and site master plan for the Howard Finster home in the Pennville area.	2021-2025			X		Not an administrative priority at the time, carried over to new work program.
COMMUNITY FACILITIES AND SERVICES						
Coordinate infrastructure expansion to areas identified as appropriate for new development and redevelopment.	2021-2025			X		Not an administrative priority at the time, carried over to new work program.

Continue to expand provision of public water to areas of the county that currently rely on wells.	2021-2025			X		Not an administrative priority at the time, carried over to new work program.
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WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway. Projected Completion Date	Postponed	Dropped	
COMMUNITY FACILITIES AND SERVICES						
Consider expanding municipal recycling to include placing recycling receptacles in public spaces such as government buildings, public parks, and downtown areas.	2021-2025				X	Change in administrative priorities.
Adopt measures to reduce solid waste and encourage recycling at all local-government-maintained properties.	2021-2025			X		Not an administrative priority at the time, carried over to new work program.
Update and implement the adopted Hazard Mitigation Plan including mitigation measures for frequent hazards and preventive measures to improve safety around identified critical facilities or infrastructure.	2021-2025			X		Not an administrative priority at the time, carried over to new work program.
LAND USE						
Seek Grant Funding to acquire land for Industrial Park	2021-2025			X		Not an administrative priority at the time, carried over to new work program.
Work with municipalities to help with development of industrial sites.	2021-2025			X		Not an administrative priority at the time, carried over to new work program.

Adopt the DCA's "Alternatives to Conventional Zoning Starter Code."	2021-2025				X	Change in administrative priorities.
Develop a vacant site/lot inventory; identify those that are suitable for infill development.	2022-2024			X		Not an administrative priority at the time, carried over to new work program.

REPORT OF ACCOMPLISHMENTS, 2021-2025

UNINCORPORATED CHATTOOGA COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
INTERGOVERNMENTAL COORDINATION						
Establish Monthly meetings with local constitutional officers to discuss monthly budgets and monthly operations	2021-2025			X		Not an administrative priority at the time, carried over to new work program.
Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services	2021-2025		X			Currently working with Code Enforcement and IT to develop this.
Enhance government websites to improve communication with citizens, businesses, visitors, and potential investors (including posting of ordinances, development regulations, guidelines, zoning maps, etc.).	2021-2025			X		Not an administrative priority at the time, carried over to new work program.

Chattooga County Needs and Opportunities

ECONOMIC DEVELOPMENT

<u>CODE:</u> ED 1	ISSUE: The need to revitalize the downtowns of communities within the county. The need or opportunity is to: Continue revitalization efforts of the Tooga Theater.
ED 2	ISSUE: Support access to high-speed internet options in all areas of the county. The need or opportunity is to: Update current fiber and broadband services to increase speeds in served areas and add coverage in unserved areas.
ED3	ISSUE: Adequately maintain and preserve municipal assets and increase of capital for both public works and facility maintenance. The need or opportunity is to: Improve and update capital assets for the county including the courthouse and public works.
ED 4	ISSUE: Residents and industry need more access to water resources in the county. The need or opportunity is to: Water improvements to Elsie Street, Carolyn Street, Mildred Street, and Chandler Road Target Area. Continued improvement and expansion of the Chattooga County Water Authority System in areas with wells or to repair or replace aging infrastructure.

Intergovernmental Coordination

<u>CODE:</u> IC 1	ISSUE: The county has recognized the need to limit waste in the county and city budgets. The need or opportunity is to: Establish monthly meetings with local constitutional officers to discuss monthly budgets and daily operations. Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county governmental services.
IC2	ISSUE: Residents desire better lines of communication between themselves and the government. The need or opportunity is to: Enhance government websites to improve communication with citizens, businesses, visitors, and potential investors (including posting of ordinances, development regulations, guidelines, zoning maps, etc.)

Housing

<u>CODE:</u> H 1	ISSUE: There is an urgent need to have affordable housing in the county. The need or opportunity is to: Continuing GICH work to address housing issues.
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Transportation

CODE:	ISSUE:
T1	<p>There is a need to have more access to non-emergency transportation.</p> <p>The need or opportunity is to:</p> <p>Non-emergency transport and ambulance study to increase access across the community.</p>
T2	<p>ISSUE:</p> <p>There is a need to create safe routes for children to go and from school.</p> <p>The need or opportunity is to:</p> <p>Apply for "Safe Routes to School" funding.</p>
T3	<p>ISSUE:</p> <p>Heavy commercial traffic is congesting downtown Summerville and creating an unsafe environment for motorists and pedestrians.</p> <p>The need or opportunity is to:</p> <p>Two-mile Industrial Connector to bypass US Highway 27 corridor in downtown Summerville.</p>

Natural and Cultural Resources

CODE:	ISSUE:
NC 1	<p>The county has identified the need for an official overlook on Highway 27 as many people already utilize it in that manner.</p> <p>The need or opportunity is to:</p> <p>Develop an overlook on Highway 27 into Park/Greenspace by adding trails, walkways, and a staircase for recreation to assist with quality of life for residents.</p>
NC 2	<p>ISSUE:</p> <p>There is a need to create long range maintenance plans for some county properties.</p> <p>The need or opportunity is to:</p> <p>Create a long-term maintenance and site master plan for the Howard Finster Home in the Pennville Area.</p>

Community Facilities and Services

CODE:	ISSUE:
CFS 1	<p>There is a need to continue to expand essential infrastructure.</p> <p>The need or opportunity is to:</p> <p>Continue infrastructure expansions to areas identified as appropriate for new development and industry. Continue to expand provision of public water to areas of the county that currently rely on wells.</p>
CFS 2	<p>ISSUE:</p> <p>There is an urgent need to find alternative solutions to solid waste in the county.</p> <p>The need or opportunity is to:</p> <p>Adopt measures to reduce solid waste and encourage recycling at all local-government-maintained properties.</p>
CFS 3	<p>ISSUE:</p> <p>The county needs to be more proactive in disaster planning efforts.</p>

The need or opportunity is to:

Update and implement the adopted Hazard Mitigation Plan including mitigation measures for frequent hazards and preventative measures to improve safety around identified critical facilities or infrastructure.

Land Use

LU 1	<p>The county has identified a need to create more opportunity for industrial development.</p> <p>The need or opportunity is to:</p> <p>Seek grant funding to acquire land for Industrial Park.</p> <p>Work with municipalities to help with development of industrial sites.</p>
LU2	<p>There is a need to continue to expand water services to provide water to industry and residents.</p> <p>The need or opportunity is to:</p> <p>Continue to expand provision of public water to areas of the county that currently rely on wells.</p>

2026 - 2030 Chattooga County Community Work Program

Code	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
<i>ECONOMIC DEVELOPMENT</i>									
ED 1	Continue revitalization efforts of the Tooga Theatre.	X	X	X	X		\$1,500,000	Appalachian Regional Commission	Chattooga County
ED 2	Update current fiber and broadband services to increase speeds in served areas and add coverage in unserved areas.	X	X	X	X	X	\$5,000,000	Local and Grants	Chattooga County, Internet Service Providers
ED 3	Improve and update capital assets for the county, including the county courthouse and public works.	X	X	X	X	X	\$10,000,000	SPLOST	Chattooga County
ED 4, CFS 1	Water improvements to Elsie Street, Carolyn Street, Mildred Street, and Chandler Road Target Area	X	X				\$1,000,000	CDBG Funding	Chattooga County
ED4	Continued improvement and expansion of the Chattooga County Water Authority System in areas with wells or to repair or replace aging infrastructure.	X	X	X	X	X	\$1,500,000	CDBG Funding, General Fund, Utility Fund	Chattooga County
<i>Intergovernmental Coordination</i>									
IC 1	Establish monthly meetings with local constitution officers to discuss monthly budgets and daily operations.	X	X	X	X	X	Staff Time	N/A	Chattooga County
IC 1	Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county governmental services.	X	X	X	X	X	\$30,000	General Fund	Chattooga County

IC 2	Enhance government websites to improve communication with citizens, businesses, visitors, and potential investors (including posting of ordinances, development regulations, guidelines, zoning maps, etc.)	X	X	X	X	X	\$5,000	General Fund	Jointly with cities
Code	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
HOUSING									
H1	Continuing GICH work to address housing issues.	X	X	X	X	X	Staff Time	N/A	Chattooga County GICH Team
TRANSPORTATION									
T1	Non-emergency transport and ambulance study to increase access across the community.	X	X	X	X	X	\$10,000	General Fund / Grant Funding	NWGRC, GDOT, and Chattooga County
T2	Apply for “Safe Routes to School” funding.	X	X	X	X	X	Variable depending on project	SPLOST / Foundations	Chattooga County and NWGRC
T3	Two-mile Industrial Connector to bypass US Highway 27 corridor in downtown Summerville.	X	X	X	X	X	\$10,000,000	SPLOST, GDOT, and Grant Funding	Chattooga County and GDOT
NATURAL AND CULTURAL RESOURCES									
NC 1	Develop an overlook on HWY 27 into Park/Greenspace with adding trails, walkways, and a staircase for recreation to assist with quality of life for residents.	X	X	X	X		\$250,000	Grants, Donations, Federal, and State Funds	Chattooga County
NC 2	Create a long-term maintenance and site master plan for the Howard Finster home in the Pennville Area	X	X	X	X	X	\$30,000	General Fund, Grants, and Staff Time	Chattooga County

COMMUNITY FACILITIES AND SERVICES									
CFS 1	Continue infrastructure expansions to areas identified as appropriate for new development and industry.	X	X	X	X	X	\$5,000,000	General Fund	Chattooga County
CFS 1	Continue to expand provision of public water to areas of the county that currently rely on wells.	X	X	X	X	X	\$3,000,000	General Fund	Chattooga County
CFS 2	Adopt measures to reduce solid waste and encourage recycling at all local-government-maintained properties.	X	X	X	X	X	Staff Time	General Fund	Chattooga County
CFS 2	Update and implement the adopted Hazard Mitigation Plan including mitigation measures for frequent hazards and preventative measures to improve safety around identified critical facilities or infrastructure.	X	X	X	X	X	\$15,000	GEMA / FEMA / HMGP / Local Match	Chattooga County, cities, GEMA, and NWGRC
CFS 2	Continue improvements and repairs for the Chattooga County Water Authority.	X	X	X	X	X	\$1,500,000	General Fund, CDBG	Chattooga County
LAND USE									
LU1	Continue infrastructure expansions to areas identified as appropriate for new development and industry.	X	X	X	X	X	\$5,000,000	General Fund	Chattooga County
LU2	Continue to expand provision of public water to areas of the county that currently rely on wells.	X	X	X	X	X	\$3,000,000	General Fund	Chattooga County
LU1	Seek grant funding to acquire land for Industrial Park.	X	X	X	X	X	\$50,000	Grant Funding	Chattooga County
LU1	Work with municipalities to help development of industrial sites.	X	X	X	X	X	\$50,000	Grant Funding	Chattooga County

Town of Lyerly

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

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



Figure 22: Copeland's, 1951. Provided by the Chattooga County Historical Society.

Policy Statements

Economic Development

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



Figure 23: Photo of Downtown Lyerly, Georgia.

Transportation

- Continue to support planned GDOT improvements of SR-140/Adairsville Road in Floyd County

- Encourage participation in the “Safe Routes to School” program
- Work with state and federal agencies to identify funding opportunities for community development and transportation needs

Natural and Cultural Resources

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



Figure 24: Welcome sign to Lyerly, Georgia.

Community Facilities and Services

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

Intergovernmental Coordination

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

REPORT OF ACCOMPLISHMENTS, 2021-2025						
TOWN OF LYERLY						
WORK PROGRAM ACTIVITY	YEAR		STATUS			Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Pass a broadband ordinance.	2021-2022			X		Change in administrative priorities. Project is carried forward to the new work plan.
Participate in the Broadband Ready Community Program with its adopted ordinance.	2021-2025			X		Change in administrative priorities. Project is carried forward to the new work plan.
Commitment to complete the application for funding under the Broadband Ready Program.	2021-2025			X		Change in administrative priorities. Project is carried forward to the new work plan.
‘Repurpose” vacant store fronts through partnerships with downtown business owners of vacant buildings.	2021-2025			X		Change in administrative priorities. Project is carried forward to the new work plan.
Establish a Downtown Development Authority.	2021-2022			X		Change in administrative priorities. Project is carried forward to the new work plan.
Create an Urban Redevelopment Plan for the downtown.	2022			X		Change in administrative priorities. Project is carried forward to the new work plan.
Apply for the State Opportunity Zone	2021			X		Change in administrative priorities. Project is carried forward to the new work plan.

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
TRANSPORTATION						
Sidewalk extension from downtown to the Chattooga River Canoe load/launch site along Lyerly Dam Road.	2025			X		Change in administrative priorities. Project is carried forward to the new work plan.
Sidewalk extension from Hwy. 114 along McLeod St. to Tennessee Ave.	2022			X		Change in administrative priorities. Project is carried forward to the new work plan.
Sidewalk extension from Hwy. 114 along Hammond St. and Lyerly Dam Rd. to N. Chattooga Ave.	2023			X		Change in administrative priorities. Project is carried forward to the new work plan.
Sidewalk extension from Hwy. 114 along Alpine St. one block east and west.	2023			X		Change in administrative priorities. Project is carried forward to the new work plan.
Sidewalk extension from Hwy. 114 along Church St. to Chattooga Ave.	2023			X		Change in administrative priorities. Project is carried forward to the new work plan.
Sidewalk extension from Hwy. 114 along Foster St. one block to the east and west.	2023			X		Change in administrative priorities. Project is carried forward to the new work plan.
Four-mile expansion of Oak Hill/Alpine Road.	2023-2024			X		Change in administrative priorities. Project is carried forward to the new work plan.
NATURAL AND CULTURAL RESOURCES						
Resurface the track in the Town's park	2025			X		Change in administrative priorities. Project is carried forward to the new work plan.
Handicap access to the Town park playground.	2022			X		Change in administrative priorities. Project is carried forward to the new work plan.

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Repave the parking lot at the Town park.	2022			X		Change in administrative priorities. Project is carried forward to the new work plan.
COMMUNITY FACILITIES AND SERVICES						
Building an addition to the existing Town Hall and maintenance building for the water and sewer department.	2025			X		Change in administrative priorities. Project is carried forward to the new work plan.
Water source study including test wells to create a sustainable and source of drinking water for the Town as well as a redundancy measure.	2021-2025			X		Change in administrative priorities. Project is carried forward to the new work plan.

Town of Lyerly Needs and Opportunities

ECONOMIC DEVELOPMENT

CODE: ED 1	ISSUE: There is a need to provide access to broadband for all residents. The need or opportunity is to: Pass a broadband ordinance. Participate in the Broadband Ready Community Program with its adopted ordinance. Commitment to complete the application for funding under the Broadband Ready Program.
ED 2	ISSUE: There is a need to revitalize downtown Lyerly The need or opportunity is to: "Repurpose" vacant store fronts through partnerships with downtown business owners of vacant buildings. Establish a Downtown Development Authority. Create an Urban Redevelopment Plan for downtown. Apply for a State Opportunity Zone.

Transportation

CODE: T1	ISSUE: There is a need to increase walkability in the town. The need or opportunity is to: Sidewalk extension from downtown to the Chattooga River Canoe load/launch site along Lyerly Dam Road. Sidewalk extension from Hwy. 114 along McLeod St. to Tennessee Ave. Sidewalk extension from Hwy. 114 along Hammond St. and Lyerly Dam Rd. to N. Chattooga Ave. Sidewalk extension from Hwy. 114 along Alpine St one block east and west. Sidewalk extension from Hwy. 114 along Church St. to Chattooga Ave, Sidewalk extension from Hwy. 114 along Foster St. one block to the east and west.
T2	ISSUE: There is a need to expand some roads in the town. The need or opportunity is to: Four-mile expansion of Oak Hill/Alpine Road.

Natural and Cultural Resources

CODE: NC 1	ISSUE: There is a need to make town parks accessible to all residents. The need or opportunity is to: Handicap access to the town park playground.
	ISSUE:
NC 2	There is a need to make upgrades to city buildings. The need or opportunity is to: Building an addition to the existing town hall and maintenance building for the water and sewer department.

Community Facilities and Services

<u>CODE:</u> CFS 1	ISSUE: There is a need to find a sustainable source of drinking water for the town. The need or opportunity is to: Water source study including test wells to create a sustainable and source of drinking water for the town as well as a redundancy measure.
CFS 2	ISSUE: Expand essential services to town owned facilities. The need or opportunity is to: Add plumbing and electricity to the Ragland Building.

2026 - 2030 Lyerly Community Work Program									
Code	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
ED1	Pass a broadband ordinance.	X	X				\$1,000 / Staff Time	General Fund	NWGRC, Mayor, and Council
ED1	Participate in the Broadband Ready Community Program with its adopted ordinance	X	X	X	X	X	\$1,000 / Staff Time	General Fund	NWGRC, Mayor, and Council
ED1	Commitment to complete the application for funding under the Broadband Ready Program.	X	X	X	X	X	\$1,000 / Staff Time	General Fund	NWGRC, Mayor, and Council
ED2	"Repurpose" vacant store fronts through partnerships with downtown business owners of vacant buildings.	X	X	X	X	X	\$10,000	General Fund	City Administrator & Mayors Office
ED2	Establish a Downtown Development Authority.	X	X	X	X	X	\$5,0000	Staff time and legal fees.	Mayor & Council
ED2	Create an Urban Redevelopment Plan for the downtown.	X	X	X	X	X	\$10,000	Staff time for City and RC Staff	NWGRC, Mayor, and Council
ED2	Apply for a State Opportunity Zone.	X	X	X	X	X	\$5,000	Staff time for City and RC Staff	NWGRC, Mayor, and Council

Code	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
TRANSPORTATION									
T1	Sidewalk extension from downtown to the Chattooga River Canoe load/launch site along Lyerly Dam Road.	X	X	X	X	X	\$55,000	LMIG	Mayor & Council
T1	Sidewalk extension from Hwy. 114 along McLeod St. to Tennessee Ave.	X	X	X	X	X	\$10,000	LMIG	Mayor & Council
T1	Sidewalk extension from Hwy. 114 along Hammond St. and Lyerly Dam Rd. to N. Chattooga Ave.	X	X	X	X	X	\$10,000	LMIG	Mayor & Council
T1	Sidewalk extension from Hwy. 114 along Alpine St. one block east and west.	X	X	X	X	X	\$10,000	LMIG	Mayor & Council
T1	Sidewalk extension from Hwy. 114 along Church St. to Chattooga Ave.	X	X	X	X	X	\$10,000	LMIG	Mayor & Council
T1	Sidewalk extension from Hwy. 114 along Foster St. one block to the east and west.	X	X	X	X	X	\$10,000	LMIG	Mayor & Council
T2	Four-mile expansion of Oak Hill/Alpine Road.	X	X	X	X	X	\$250,000	SPLOST	Mayor's Office

Code	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
NATURAL AND CULTURAL RESOURCES									
NC1	Handicap access to the town park playground.	X	X	X	X	X	\$5,000	LWCF, Local Match	Mayor & Council
NC1	Resurface the track in the Town's park.	X	X				\$15,000	LWCF, Local Match	Mayor & Council
COMMUNITY FACILITIES AND SERVICES									
CFS1	Water source study including test wells to create a sustainable and source of drinking water for the Town as well as a redundancy measure.			X			\$50,000	General Fund	Mayor & Council
CFS2	Add plumbing and electricity to the Ragland Building.					X	\$20,000	General Fund	Mayor & Council
CFS2	Building an addition to the existing Town Hall and maintenance building for the water and sewer department	X	X	X	X	X	\$30,000	General Fund	Mayor & Council

City of Menlo

The City of Menlo, known for its close-knit community, shares a unified vision. Working alongside Chattooga County and nearby local governments, we aim to enhance quality of life while maintaining our small-town principles, values, and community pride. Embracing our charming, intimate atmosphere, Menlo has outlined a future vision with the following goals:

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



Figure 25: Alpine Community Church, Menlo, Georgia.

Policy Statements

Economic Development

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

Transportation

- Continue to strengthen relationships with Bike Walk Northwest Georgia
- Continue to support the coordination with GDOT and NWGRC in the development of a Joint Countywide Multi-modal Plan

Natural and Cultural Resources

- Continue the enforcement of sediment and erosion control requirements to mitigate negative impacts of construction site run-off on waterways

- Promote regional-level partnerships to protect and enhance the natural environment, without being tied to political boundaries
- Promote coordination with water planning districts
- Promote the utilization of the Regional Agenda and the Regional Resource Plan in reviewing development projects
- Continue coordination with Coosa River Basin Initiative (CRBI)/ Upper Coosa Riverkeeper, and the Conservation Fund
- Conduct and carry out appropriate plans and measures, as well as incorporate best management practices for stormwater management, site development, and landscaping

Community Facilities and Services

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



Figure 26: Menlo City Hall.

Land Use

- Continue coordination of school site selection between planning officials, neighborhoods, and the School Board

REPORT OF ACCOMPLISHMENTS, 2021-2025

CITY OF MENLO

WORK PROGRAM ACTIVITY	YEAR		STATUS			Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
More lighting at the park for evening activities.	2021-2025			X		Change in administrative priorities. Project is carried forward to the new work plan.
Pass a broadband ordinance.	2021-2023			X		Change in administrative priorities. Project is carried forward to the new work plan.
Participate in the Broadband Ready community program with adopted ordinance.	2022-2024			X		Change in administrative priorities. Project is carried forward to the new work plan.
Expand broadband coverage within the city limits of Menlo.	2021-2024			X		Change in administrative priorities. Project is carried forward to the new work plan.
Adopt a measure to assist with the upkeep of alleyways between buildings and housing structures.	2021-2025			X		Change in administrative priorities. Project is carried forward to the new work plan.
HOUSING						
Attract an assisted living/retirement home to locate within the city.	2021-2025				X	Change in administrative priorities. Project is carried forward to the new work plan.

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
TRANSPORTATION						
Add a speed breaker or flashing light on the entrance of Hwy 37 & Hwy 48 to slow traffic for safety, and to ensure commuters are stopping at the four way stop sign.	2021-2025			X		Change in administrative priorities. Project is carried forward to the new work plan.
Develop a Joint Countywide Multi-modal Plan, in coordination with GDOT and NWGRC.	2021-2025				X	Change in administrative priorities.
NATURAL CULTURAL RESOURCES						
Develop picnic areas around historic sites within the City of Menlo.	2021-2025				X	Change in administrative priorities.
COMMUNITY FACILITIES AND SERVICES						
Add new building inside the park to host indoor climate-controlled community events and activities.	2021-2025				X	Change in administrative priorities.
Building a city garage to house city owned equipment.	2021-2025	X				
INTERGOVERNMENTAL COORDINATION						
Enhance and create government social media outlets to inform citizens about community services and projects and enhance public participation in government.	2021-2025			X		Change in administrative priorities. Project is carried forward to the new work plan.
Develop a joint service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services.	2021-2025				X	Change in administrative priorities.

Town of Menlo Needs and Opportunities

Economic Development

<u>CODE:</u> ED 1	ISSUE: There is a need for there to be better lighting at city parks. The need or opportunity is to: Creating more lighting at the park for evening activities.
ED 2	ISSUE: There is a need to fight blight in the city. The need or opportunity is to: Adopt a measure to assist with the upkeep of alleyways between buildings and housing structures.
ED3	ISSUE: There is a need to provide broadband service to all residents. The need or opportunity is to: Participate in the Broadband Ready Community Program. Pass a Broadband Ordinance.
ED 4	ISSUE: There is a need to expand critical infrastructure in the city. The need or opportunity is to: Upgrade and expand water lines throughout the city limits. Renovate McWhorter Well to increase water capacity in the city. Renovate city reservoirs. Begin upgrades on the Alpine Well.

Intergovernmental Coordination

<u>CODE:</u> IC 1	ISSUE: There is a need to more effectively communicate with residents. The need or opportunity is to: Continue to enhance and create social media outlets to inform the community about services and projects, and to enhance public participation in government.
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Transportation

<u>CODE:</u> T1	ISSUE: There is a need to increase awareness of the four-way stop at the entrance of Hwy. 337 and Hwy 48. The need or opportunity is to: Add a speed breaker or flashing lights on the entrance of Hwy. 337 & Hwy 48 to slow traffic for safety and to ensure commuters stop at the four-way stop.
T2	ISSUE: There is a need to ensure people slow down in the school zone. The need or opportunity is to: Add flashing lights to slow traffic in the school zone.

T3	<p>ISSUE:</p> <p>There is a need to make the city more walkable.</p> <p>The need or opportunity is to:</p> <p>Sidewalk expansion and repairs in the city limits to ensure walkability for residents.</p>
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Natural and Cultural Resources

<p>CODE:</p> <p>NC 1</p>	<p>ISSUE:</p> <p>There is a need to remodel and repair city owned recreation assets.</p> <p>The need or opportunity is to:</p> <p>Resurface the walking track at the City Park</p> <p>Make the playground at the City Park handicap accessible.</p> <p>Modernize The playground equipment at the City Park.</p> <p>Remodel the pavilion at the City Park.</p>
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Community Facilities and Services

CFS 1	<p>ISSUE:</p> <p>There is a need to expand water services in the city.</p> <p>The need or opportunity is to:</p> <p>Renovate McWhorter Well to increase water capacity in the city.</p> <p>Renovate city reservoirs.</p> <p>Repair the filter at the wastewater plant.</p> <p>Renovate Spring Pump House.</p> <p>Begin Upgrades on the Alpine Well.</p>
CFS 2	<p>ISSUE:</p> <p>There is a need to expand recreation options in the city.</p> <p>The need or opportunity is to:</p> <p>Expand of recreation facilities.</p>
CFS 3	<p>ISSUE:</p> <p>The parking lots for community facilities need repair.</p> <p>The need or opportunity is to:</p> <p>Resurface parking lots for community facilities (i.e. parks, recreation facilities, and City Hall)</p>
CFS 4	<p>ISSUE:</p> <p>Residents need a more convenient way to pay bills at City Hall.</p> <p>The need or opportunity is to:</p> <p>Establish a system for debit card payments for utility bills at City Hall.</p>
CFS 5	<p>ISSUE:</p> <p>City Hall needs to be remodeled.</p> <p>The need or opportunity is to:</p> <p>Begin remodeling City Hall.</p>
CFS 6	<p>ISSUE:</p> <p>There is a need for there to be better surveillance around city owned facilities.</p> <p>The need or opportunity is to:</p>

	Add security cameras to city parks, City Hall, and the city garage.
	ISSUE:
CFS 7	The city needs new heavy equipment for public services.
	The need or opportunity is to:
	Purchase a new city dump truck. Purchase a new tractor for roadside mowing.

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2026 - 2030 Menlo Community Work Program									
Code	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
ED1	Creating more lighting at the park for evening activities.	X	X	X	X	X	\$1,000 / Staff Time	General Fund	Mayor's Office
ED2	Adopt a measure to assist with the upkeep of alleyways between buildings and housing structures.	X	X	X	X	X	\$1,000 / Staff Time	General Fund	Mayor's Office
ED3	Participate in the Broadband Ready Community Program.	X	X	X	X	X	\$1,000 / Staff Time	General Fund	Mayor's Office
ED4	Upgrading and expanding water lines throughout the city limits.	X	X	X	X	X	\$100,000	General Fund / Grant Funding	Mayor's Office & NWGRC
ED3	Expand broadband coverage within the city limits of Menlo.	X	X	X	X	X	\$2,000 / Staff Time	General Fund	Mayor's Office & NWGRC
ED3	Pass a Broadband Ordinance.	X	X				\$1,000 / Staff Time	General Fund	Mayor's Office
Intergovernmental Coordination									
IC1	Continue to enhance and create social media outlets to inform communities about community services, community projects, and enhance public participation in government.	X	X	X	X	X	Staff Time	General Fund	Mayor's Office, County Offices, and other municipal offices

Code	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
TRANSPORTATION									
T1	Add a speed breaker or flashing lights on the entrance of Hwy 337 & Hwy 48 to slow traffic for safety, and to ensure commuters stop at the four way stop.	X	X				\$5,000	GDOT	Mayor & Council
T2	Add flashing lights to slow traffic in the school zone.	X	X	X			\$5,000	GDOT	Mayor & Council
T3	Sidewalk expansion and repairs in the city limits to ensure walkability for residents.	X	X	X	X	X	\$10,000	General Fund / Grant Funding	Mayor & Council
NATURAL AND CULTURAL RESOURCES									
NC1	Resurface the walking track at the City Park.	X	X	X	X	X	\$5,000	General Fund / Grant Funding	Mayor & Council
NC1	Make the playground at the City Park handicap accessible.	X	X	X	X	X	\$50,000	Grant Funding	Mayor & Council
NC1	Modernize the playground equipment at the City Park.	X	X	X	X	X	\$10,000	Grant Funding	Mayor & Council

NC1	Remodel the pavilion at the City Park.	X	X	X	X		\$5,000	Grant Funding	Mayor & Council
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Code	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
COMMUNITY FACILITIES AND SERVICES									
CFS1	Renovate McWhorter Well to increase water capacity in the city.	X	X	X	X	X	\$50,000	General Fund	Mayor & Council
CFS1	Renovate city reservoirs.	X	X	X	X	X	\$20,000	General Fund	Mayor & Council
CFS1	Repair the filter at the waste water plant.	X	X	X	X	X	\$100,000	General Fund / Grant Funding	Mayor & Council
CFS1	Renovations at Spring Pump House	X	X	X	X	X	\$10,000	General Fund	Mayor & Council
CFS1	Begin upgrades on Alpine Well.	X	X	X	X	X	\$20,000	General Fund / Grant Funding	Mayor & Council
CFS2	Expansion of recreation facilities.	X	X	X	X	X	\$100,000	General Fund / Grant Funding	Mayor & Council
CFS3	Resurface parking lots for community facilities (i.e. parks, recreation facilities, and City Hall)	X	X	X	X	X	\$10,000	General Fund	Mayor & Council

CFS4	Establish a system for debit card payments for utility bills at City Hall.	X	X	X	X	X	\$1,000 & Staff Time	General Fund	Mayor & Council
CFS5	Begin remodeling City Hall.	X	X	X	X	X	\$30,000	General Fund	Mayor & Council
CFS6	Add security cameras to city parks, City Hall, and the city garage.	X	X				\$2,000	General Fund	Mayor & Council
CFS7	Purchase a new city dump truck.	X	X	X	X	X	\$100,000	General Fund & Grant Funding	Mayor & Council
CFS7	Purchase a new tractor for roadside mowing.	X	X	X	X	X	\$50,000	General Fund & Grant Funding	Mayor & Council

City of Summerville

The City of Summerville, collaborating with Chattooga County and neighboring local governments, aims to enhance growth, economic opportunities, development, and quality of life for all residents. With strong community pride and foundational principles, Summerville has outlined a future vision with the following goals:

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



Figure 27: Summerville Fire Trucks, Provided by the Chattooga County Historical Society.

Policy Statements

Economic Development

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



Figure 28: Historic Downtown Depot, Summerville, Georgia.

Housing

- Work to demolish substandard and blighted structures.

Land Use

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

Transportation

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

Natural and Cultural Resources

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



Figure 29: Friendship Pocket Park near downtown Summerville, Georgia

Community Facilities and Services

- Continuing coordination of infrastructure expansion to areas identified as appropriate for new development.
- Continue to promote the Chattooga County Solid Waste Management Plan and establish supporting programs.
- Consider jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection, and code enforcement.
- Apply for CDBG funding for sewer improvements to replace old sewer lines in the city.
- Continue to improve water and sewer services through the repair and replacement of aging water infrastructure.

Intergovernmental Coordination

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

REPORT OF ACCOMPLISHMENTS, 2021-2025

CITY OF SUMMERVILLE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Identify new land for industrial development.	2021-2025			X		Continued in the new work program.
Increase use and capacity of water, sewer, and gas line system.	2021-2025			X		Continued in the new work program.
Increase broadband technology access. Work to provide internet access in parks, depots, downtown, recreation centers	2021-2025			X		Continued in the Community Facilities and Services portion of the work program.
Pass a broadband ordinance	2021	X				
Participate in the Broadband Ready Community Program with its adopted ordinance	2021-2022	X				
Commitment to complete the application for funding under the Broadband Ready program	2021-2023			X		Continued in the new work program.
HOUSING						
Demolish substandard and blight structures	2021-2025			X		Continued in the new work program.
TRANSPORTATION						
Seek funding opportunities through Bike! Walk! Northwest Georgia	2021-2023			X		Continued in the new work program.

Develop a Joint Countywide Multi-modal Transportation Plan, in coordination with GDOT and NWGRC.	2021-2024			X		Continued in the new work program.
Apply for funding opportunities to Build and repair, trails, bike paths and sidewalks	2021-2025			X		Continued in the new work program.
Improve functionality and safety of traffic in downtown Summerville	2021-2025	X				

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
NATURAL AND CULTURAL RESOURCES						
Improvement of Willow Springs Park and the Depot	2021-2025			X		Continued in the new work program.
Increase access to the river for recreational and tourism purposes.	2021-2025			X		Continued in the new work program.
Improvements of streams and waterways.	2021-2025			X		Continued in the new work program.
COMMUNITY FACILITIES AND SERVICES						
Construct a new fire station	2021-2025			X		Continued in the new work program.
Development of a new facility for public works and utilities	2021-2025			X		Continued in the new work program.
Expansion of outdoor recreational facilities. (tennis courts, soccer fields and softball fields)	2021-2025			X		Semi-continued in the new work program under multiple entries.
LAND USE						
Improvement of zoning & building codes. Develop a vacant site/lot inventory, identify those that are suitable for infill development.	2021-2025			X		Continued in the new work program.

Summerville Needs and Opportunities

Economic Development

<u>CODE:</u>	<u>ISSUE:</u>
ED 1	<p>There is a need to seek and attract new industry to the City.</p> <p>The need or opportunity is to:</p> <p>Identify new land for industrial development. Increase use and capacity of water, sewer, and gas line systems. Continue efforts to recruit new industries to create more opportunities for residents.</p>
ED 2	<p>ISSUE:</p> <p>There is a need to increase broadband availability in the City.</p> <p>The need or opportunity is to:</p> <p>Continue to expand broadband access to all residents. Continue to apply for funding from the Broadband Ready program.</p>
ED3	<p>ISSUE:</p> <p>There is a need to revitalize downtown Summerville.</p> <p>The need or opportunity is to:</p> <p>Seek a partnership with First National Bank to administer New Market Tax Credits. Implementation of the Rural Zone Program. (If accepted into the program) Implementation of a Downtown Revolving Loan Fund to help attract business downtown.</p>
ED 4	<p>ISSUE:</p> <p>There is a need to provide more healthcare options for residents.</p> <p>The need or opportunity is to:</p> <p>Continue to seek partnerships to provide healthcare to residents.</p>

Intergovernmental Coordination

<u>CODE:</u>	<u>ISSUE:</u>
IC 1	<p>There is a need to have better communication among all the cities and county governments.</p> <p>The need or opportunity is to:</p> <p>Schedule meetings with other municipalities and other county officials to seek opportunities for collaboration. Work with the County to schedule events in the Tooga Theater when renovations are completed.</p>
IC2	<p>ISSUE:</p> <p>The City sees the need for a countywide TSPLOST.</p> <p>The need or opportunity is to:</p> <p>Continue efforts to establish a TSPLOST in the county.</p>

Housing

<u>CODE:</u>	<u>ISSUE:</u>
H 1	<p>There is a need for more affordable housing options in the City.</p> <p>The need or opportunity is to:</p> <p>Expand efforts to create more single-family housing options. Expand efforts to create more multi-family housing options.</p>

H 2	<p>ISSUE: Blighted properties need to be addressed.</p> <p>The need or opportunity is to: Continue efforts to demolish or renovate blighted properties.</p>
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Transportation

CODE: T1	<p>ISSUE: There is a need to make alternative transportation options more available and safe in the city.</p> <p>The need or opportunity is to: Seek funding from Bike! Walk! Northwest Georgia. Continue to seek a Joint Countywide Multi-modal Transportation Plan, in coordination with GDOT and NWGRC.</p>
T2	<p>ISSUE: Repair and expand existing trails.</p> <p>The need or opportunity is to: Continue to apply for funding opportunities to build and repair trails, bike paths, and sidewalks.</p>
T3	<p>ISSUE: There is a need to divert heavy commercial traffic away from downtown Summerville.</p> <p>The need or opportunity is to: Continue to support efforts to construct the Hwy. 27 Bypass.</p>

Natural and Cultural Resources

CODE: NC 1	<p>ISSUE: There is a need to repair and improve City-owned green spaces and historic sites.</p> <p>The need or opportunity is to: Continue to improve Willow Springs Park and the Depot Seek grant funding for renovations of the Depot.</p>
	ISSUE:
NC 2	<p>There is a need to utilize the Chattooga River as a source of recreation.</p> <p>The need or opportunity is to: Increase access to the Chattooga River for recreational and tourism purposes.</p>
	ISSUE:
NC 3	<p>There is a need to protect and promote safe use of the City's waterways.</p> <p>The need or opportunity is to: Increase access to the Chattooga River for recreational and tourism purposes. Improvements of streams and waterways.</p>
	ISSUE:
NC 4	<p>There is a need for the City to be more proactive in fighting flooding in the City.</p> <p>The need or opportunity is to: Seek Hazard Mitigation Funding to help with flooding and stormwater drainage.</p>

	ISSUE:
NC 5	There is a need to expand recreation options at City-owned facilities.
	The need or opportunity is to:
	Add pickleball courts to Willow Springs Park Acquire new lighting for ballfields in the City. Create a soccer pitch for residents' use. Add awnings for outdoor basketball courts. Create a splashpad in the City. Establish a dog park in the City.
	ISSUE:
NC 6	There is a need to utilize nearby outdoor assets for event planning.
	The need or opportunity is to:
	Continue to utilize Sloppy Floyd State Park for event planning.

Community Facilities and Services

CODE:	ISSUE:
CFS 1	The city needs a new fire station. The need or opportunity is to: Continue to seek funding to construct a new fire station.
CFS 2	ISSUE: There is a need to expand City facilities for essential services. The need or opportunity is to: Continue to develop a new facility for public works and utilities. Continue to seek funding to construct a new fire station.
CFS 3	ISSUE: The tourism department needs to be able to reach audiences with more ease. The need or opportunity is to: Expand marketing for the tourism office.
CFS 4	ISSUE: There is a lack of public internet options in the City. The need or opportunity is to: Provide high speed internet at all government buildings.
CFS 5	ISSUE: The city needs to expand water services. The need or opportunity is to: Create a new well to increase capacity for the City. Reduce PFOS by implementing the use of GAC filters for the Raccoon Creek Treatment Plant. Continue to upgrade Wastewater Treatment Plants.
CFS 6	ISSUE: The City needs to proactively approach water safety. The need or opportunity is to: Reduce PFOS by implementing the use of GAC filters for the Raccoon Creek Treatment Plant.

	Continue to upgrade Wastewater Treatment Plants.
	ISSUE:
CFS 7	The City wants to pursue an amphitheater.
	The need or opportunity is to:
	Seek funding for an outdoor amphitheater.

Land Use

<u>CODE:</u>	ISSUE:
LU1	The City needs a system for identifying and handling blighted properties.
	The need or opportunity is to:
	Improvement of zoning & building codes. Develop a vacant site/lot inventory and identify those that are suitable for infill development.

2026 - 2030 Summerville Community Work Program									
Code	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
ED1	Identify new land for industrial development.	X	X	X	X	X	\$5,000	General Fund	Joint Development Authority and the Chattooga Chamber of Commerce.
ED1	Increase use and capacity of water, sewer, and gas line systems.	X	X	X	X	X	\$50,000	General Fund	City Manager and Staff
ED2	Continue to expand broadband access to all residents.	X	X	X	X	X	\$10,000 / Staff Time	General Fund	NWGRC, Mayor, and Council
ED2	Continue to apply for funding from the Broadband Ready program.	X	X	X	X	X	\$5,000 / Staff Time	General Fund	Mayor's Office & NWGRC
ED3	Seek a partnership with First National Bank to administer New Market Tax Credits	X	X	X	X	X	Staff Time	General Fund	City Manager and Staff
ED4	Continue to seek partnerships to provide healthcare to residents.	X	X	X	X	X	Staff Time	General Fund	City Manager and Staff
ED3	Implementation of the Rural Zone Program (if accepted into the program).	X	X	X	X	X	Staff Time	General Fund	City Manager, Staff, and Mayor

ED3	Implementation of a Downtown Revolving Loan Fund to help attract business downtown.	X	X	X	X	X	Staff Time	General Fund	City Manager, Staff, and Mayor
ED1	Continue efforts to recruit new industries to create more opportunities for residents.	X	X	X	X	X	Staff Time	General Fund	Joint Development Authority, the Chattooga County Chamber of Commerce
Code	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
Intergovernmental Coordination									
IC2	Continue efforts to establish a TSPLOT in the county.	X	X	X	X	X	Staff Time	General Fund	City Manager, Staff, and Mayor
IC1	Schedule meetings with other municipalities and county officials to seek opportunities for collaboration.	X	X	X	X	X	Staff Time	General Fund	City Manager, Staff, Mayor, and other municipalities.
IC1	Work with the County to schedule events in the Tooga Theatre when renovations are completed.	X	X	X	X	X	Staff Time	General Fund	City Manager, Staff, and Sole Commissioner's Office.
HOUSING									
H1	Expand efforts to create more single-family housing options.	X	X	X	X	X	Staff Time	General Fund	City Manager and Staff
H1	Expand efforts to create more multi-family housing options.	X	X	X	X	X	Staff Time	General Fund	City Manager and Staff
H2	Continue efforts to demolish or renovate blighted structures.	X	X	X	X	X	\$5,000 / Staff Time	General Fund	City Manager and Building Inspector

Code	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
TRANSPORTATION									
T1	Seek funding opportunities through Bike! Walk! Northwest Georgia.	X	X	X			Staff Time	General Fund	Mayor & Council
T1	Continue to seek a Joint Countywide Multi-modal Transportation Plan, in coordination with GDOT and NWGRC.	X	X	X	X	X		General Fund	Collaboration with the County and Cities
T2	Continue to apply for funding opportunities to build and repair trails, bike paths, and sidewalks.	X	X	X	X	X	\$125,000 / yr.	Grants, Awards, and General Fund	Mayor & Council
T3	Continue to support efforts to construct the Hwy 27 Bypass.	X	X	X	X		Staff Time	General Fund	City Manager and Staff
NATURAL AND CULTURAL RESOURCES									
NC1	Continue to Improve Willow Springs Park and the Depot.	X	X	X			\$50,000	General Fund / Grant Funding	City Manager, Staff, and NWGRC
NC2 NC3	Increase access to the Chattooga River for recreational and tourism purposes.	X	X	X	X		\$10,000	General Fund / Grant Funding	City Manager, Staff, and NWGRC
NC3	Improvements of streams and waterways.	X	X	X	X	X	\$5,000	General Fund	City Manager, Staff, and NWGRC

Code	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
NC1	Seek grant funding for renovations of the Depot.	X	X	X	X	X	\$20,000	ARC or another source.	City Manager, Staff, and NWGRC.
NC4	Seek Hazard Mitigation Funding to help with flooding and stormwater drainage.	X	X	X	X	X	\$10,000	GEMA / FEMA	City Manager, Staff, and NWGRC.
NC5	Add pickleball courts to Willow Springs Park.	X	X	X	X	X	\$100,000	General Fund / Grant Funding (LWCF)	City Manager, Staff, and NWGRC.
NC5	Acquire new lighting for ballfields in the City.	X	X	X	X	X	\$50,000	General Fund / Grant Funding (LWCF)	City Manager, Staff, and NWGRC.
NC5	Create a soccer pitch for residents' use.	X	X	X	X	X	\$50,000	General Funding / Grant Funding	City Manager, Staff, and NWGRC.
NC5	Add awnings for outdoor basketball courts.	X	X				\$10,000	General Fund / Grant Funding	City Manager, Staff, and NWGRC.
NC5	Create a splashpad in the City.	X	X	X	X	X	\$100,000	General Fund / Grant Funding (LWCF)	City Manager, Staff, and NWGRC.

NC5	Establish a dog park in the City.	X	X	X	X	X	\$15,000	General Fund	City Manager and Staff
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Code	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
NC6	Continue to utilize Sloppy Floyd State Park for event planning.	X	X	X	X	X	Staff Time	General Fund	City Manager and Staff
COMMUNITY FACILITIES AND SERVICES									
CFS1 CFS2	Continue to seek funding to construct a new fire station.	X	X	X	X	X	\$450,000	General Fund and Grants	Mayor & Council
CFS2	Continue to develop a new facility for public works and utilities.	X	X				\$20,000	General Fund	Mayor & Council
CFS3	Expand marketing for the tourism office.	X	X	X	X	X	Staff Time	General Fund	City Manager and Staff
CFS4	Provide high speed internet at all government buildings.	X	X	X	X	X	\$2,000 / Staff Time	General Fund	City Manager and Staff
CFS5	Create a new well to increase capacity for the City.	X	X	X	X	X	\$75,000	General Fund / Grant Funding	City Manager, Staff, and NWGRC
CFS5 CFS6	Reduce PFOS by implementing the use of GAC filters for the Raccoon Creek Treatment Plant.	X	X	X	X	X	\$50,000	General Fund	City Manager, Staff, and NWGRC

CFS5 CFS6	Continue to upgrade Wastewater Treatment Plants.	X	X	X	X	X	\$500,000	General Fund / Grant Funding	City Manager and Staff
CFS7	Seek funding for an outdoor amphitheater.	X	X	X	X	X	\$1,000,000	General Fund / Grant Funding (ARC)	City Manager, Staff, and NWGRC
CFS5	Apply for CDBG funding for sewer projects on Highland Ave, Sixth St., C St., and Seventh Street to replace old sewer lines. (Phase III 2026, Phase IV 2028)	X	X	X			1,500,000 per phase	CDBG and General Fund	City Manager and Staff
CFS5	Continue water and sewer improvements and repairs to improve water and sewer services for residents.	X	X	X	X	X	\$1,500,000	CDBG and General Fund	City Manager and Staff

Land Use									
LU1	Improvement of zoning & building codes. Develop a vacant site/lot inventory and identify those that are suitable for infill development.	X	X	X	X	X	Staff Time	General Fund	City Manager, Staff, and NWGRC

Town of Trion

The town of Trion, a community steeped in history, is dedicated to fostering growth, economic opportunities, and enhancing residents' quality of life. In line with this commitment, Trion has outlined a future vision with the following goals:

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

Policy Statements

Economic Development

- Encourage new industrial development to spur diversity in the local economy.

Housing

- Promote usage of federal historic housing rehabilitation tax credits.

Transportation

- Continue to strengthen the relationship with Georgia Bikes.
- Continue to support planned GDOT improvements of SR-140/Adairsville Road in Floyd County.



Figure 30: Trion Recreation Department

Natural and Cultural Resources

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



Figure 31: The Trion Disk Golf Course near Mount Vernon Mills.

Community Facilities and Services

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



Figure 32: The AtriumHealth Trion Mini-Pitch

Land Use

- Promote zoning and subdivision regulation updates
- Promote the establishment of a land bank public authority to efficiently acquire, hold, manage, and develop tax foreclosed property.

Intergovernmental Coordination

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



Figure 33: Hurley Park Sign, Trion, Georgia.

REPORT OF ACCOMPLISHMENTS, 2021-2025

TOWN OF TRION

WORK PROGRAM ACTIVITY	YEAR		STATUS			Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
Pass a broadband ordinance	2021-2022				X	Change in administrative priorities.
Participate in the Broadband Ready Community Program with its adopted ordinance	2021-2022				X	Change in administrative priorities.
Commitment to complete the application for funding under the Broadband Ready program	2021-2023				X	Change in administrative priorities.
Road and sewer expansion for Remedium Life Science of Georgia's new location.	2021				X	Remedium did not win the bid to build, so the project will not proceed.
HOUSING						
Eliminate blight at 5 housing locations by conducting renovations.	2021	X				
Flooding along Park Street needs to be mitigated by either an additional ditch or a new stormwater culvert.	2022	X				
TRANSPORTATION						
Develop a Joint Countywide Multi-modal Transportation Plan, in coordination with GDOT and NWGRC	2022	X				

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
COMMUNITY FACILITIES AND SERVICES						
Begin construction of the new Fay and Sue Hurley Park.	2021		X, Aug. 2025			
Conduct a study for additional water sources	2024			X		Change in administrative priorities.
Chattooga River dikes need repair, and an additional 2 need to be constructed. Partnering with both the State of Georgia and the Federal government	2023			X		Change in administrative priorities.
Upgrade storm sewer system and flood control infrastructure in Trion.	2023	X				
Road access to Trion's industrial park	2021	X				
Examine building codes to identify means of introducing incentives and requirements for the use of "green" materials, systems, and practices	2023-2024			X		Change in administrative priorities.
LAND USE						
Adopt a new Zoning Map	2021-2022	X				
Adopt Subdivision Regulation Updates	2022	X				
Establish a land bank public authority to efficiently acquire, hold, manage and develop tax foreclosed property	2024			X		Change in administrative priorities.
Develop a vacant site/lot inventory, and identify those that are suitable for infill development	2025			X		Change in administrative priorities.

Trion Needs and Opportunities

Economic Development

<u>CODE:</u> ED1	ISSUE: The Town sees a need to diversify its strong industrial base to ensure economic vitality in the future. The need or opportunity is to: Identify new areas for commercial and industrial development.
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Intergovernmental Coordination

<u>CODE:</u> IC1	ISSUE: The Town has identified the need to have better lines of communication with the county and other municipalities. The need or opportunity is to: Schedule meetings with other municipalities and county officials to seek opportunities for collaboration.
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Community Facilities and Services

<u>CODE:</u> CFS1	ISSUE: There is a need to finish the construction of the Fay and Sue Hurley Park. The need or opportunity is to: Finish construction of the new Fay and Sue Hurley Park.
<u>CODE:</u> CFS2	ISSUE: Trion found there is a need to find sustainable water resources. The need or opportunity is to: Conduct a study for additional water resources.
<u>CODE:</u> CFS3	ISSUE: There is a need to repair critical river infrastructure. The need or opportunity is to: Chattooga River Dikes need repair and an additional 2 need to be constructed, partnering with both the State of Georgia and the Federal Government.
<u>CODE:</u> CFS4	ISSUE: There is a need to incentivize the use of sustainable materials in local projects. The need or opportunity is to: Examine building codes to identify means of introducing incentives and requirements for the use of "green" materials, systems, and practices.

Land Use

<u>CODE:</u>	ISSUE:
LU1	<p>There is a need for the Town to establish a land bank authority.</p> <p>The need or opportunity is to:</p> <p>Establish a land bank public authority to efficiently acquire, hold, manage, and develop tax foreclosed property.</p>
LU2	<p>ISSUE:</p> <p>There is a need for the Town to assess vacant lots.</p> <p>The need or opportunity is to:</p> <p>Develop a vacant site/lot inventory, identify those that are suitable for infill development.</p>

2026 - 2030 Trion Community Work Program									
Code	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
ECONOMIC DEVELOPMENT									
ED1	Identify new areas for commercial and industrial development.	X	X	X	X	X	Staff Time	General Fund	Mayor's office, Staff, and JDA
Intergovernmental Coordination									
IC2	Schedule meetings with other municipalities and county officials to seek opportunities for collaboration.	X	X	X	X	X	Staff Time	General Fund	Mayor's office, other municipal governments, and Sole Commissioner's Office
COMMUNITY FACILITIES AND SERVICES									
CFS1	Finish construction of the new Fay and Sue Hurley Park	X	X	X	X	X	\$10,000	SPLOST, General Fund	Mayor's Office
CFS2	Conduct a study for additional water resources.	X	X				\$50,000	SPLOST, General Fund	Mayor's Office
CFS3	Chattooga River dikes need repair and an additional 2 need to be constructed. Partnering with both the State of Georgia and the Federal Government.	X	X	X	X		\$2,000,000	Flood Mitigation Assistance (FMA)	FEMA
CFS4	Examine building codes to identify means of introducing incentives and requirements for the use of "green" materials, systems, and practices.	X	X	X			\$5,000	Staff time, General Fund	Code Enforcement

2026 – 2030 Trion Community Work Program									
Code	Activity Description	2026	2027	2028	2029	2030	Cost Estimate	Funding Source	Responsible Party
LAND USE									
LU1	Establish a land bank public authority to efficiently acquire, hold, manage, and develop tax foreclosed property.	X	X	X			\$10,000	General Fund	Mayor's Office
LU2	Develop a vacant site/lot inventory, identify those that are suitable for infill development.	X	X				\$15,000	General Fund	Mayor's Office

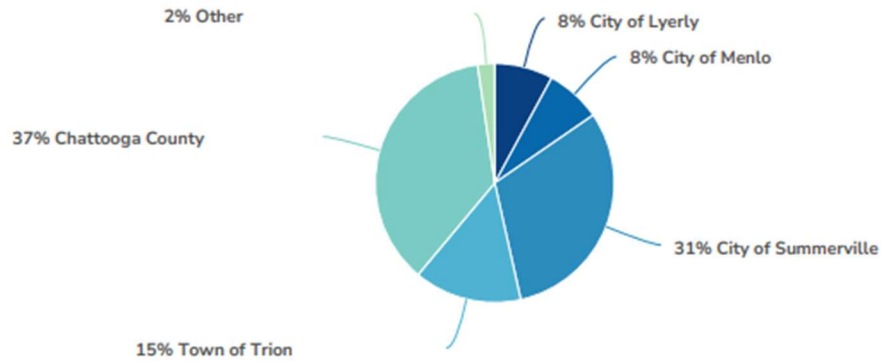
Appendix A. Community Survey Results

Response Counts



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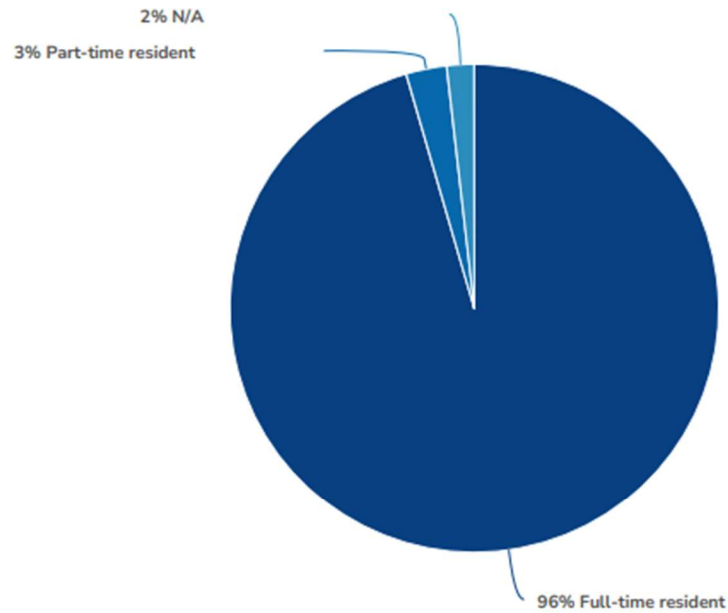
1. Which community best describes where you live? (Select one)



Value	Percent	Responses
City of Lyerly	7.9% <div><div></div></div>	48
City of Menlo	7.5% <div><div></div></div>	45
City of Summerville	31.1% <div><div></div></div>	188
Town of Trion	14.6% <div><div></div></div>	88
Chattooga County	36.6% <div><div></div></div>	221
Other	2.3% <div><div></div></div>	14

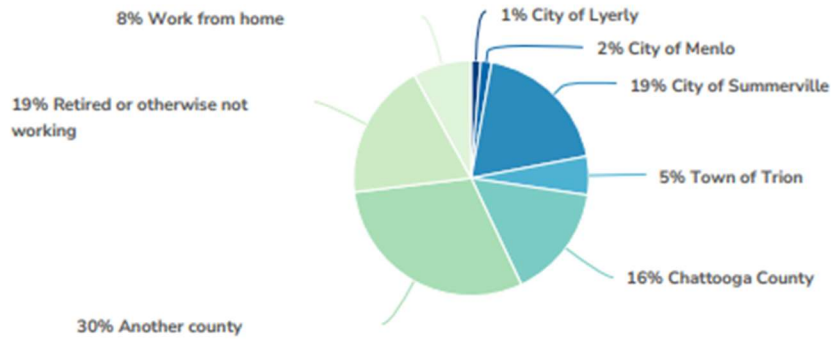
Totals: 604

2. Which best describes your residency in Chattooga County? (Select one)



Value	Percent	Responses
Full-time resident	95.5%	575
Part-time resident	2.7%	16
N/A	1.8%	11
Totals: 602		

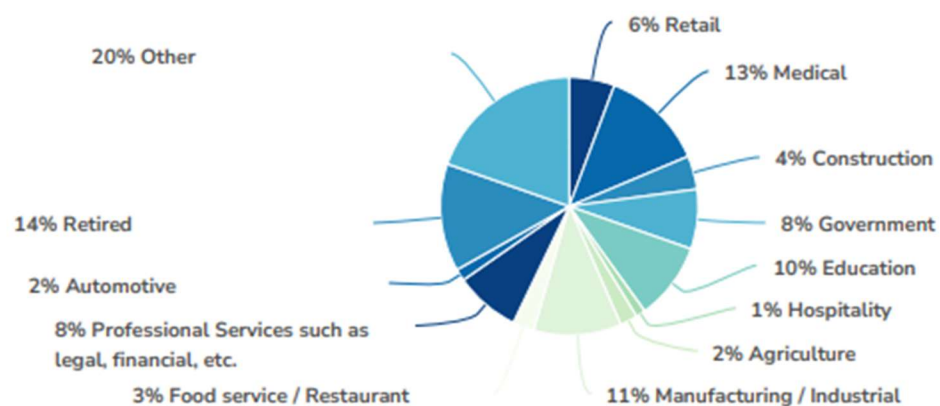
3. Which community do you work? (Select one)

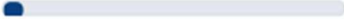
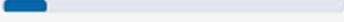

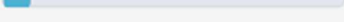
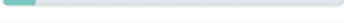
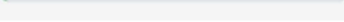

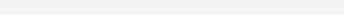
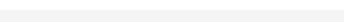

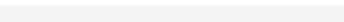




Value	Percent	Responses
City of Lyerly	1.3%	8
City of Menlo	1.5%	9
City of Summerville	19.2%	115
Town of Trion	5.3%	32
Chattooga County	15.7%	94
Another county	30.1%	180
Retired or otherwise not working	18.9%	113
Work from home	8.0%	48

Totals: 599

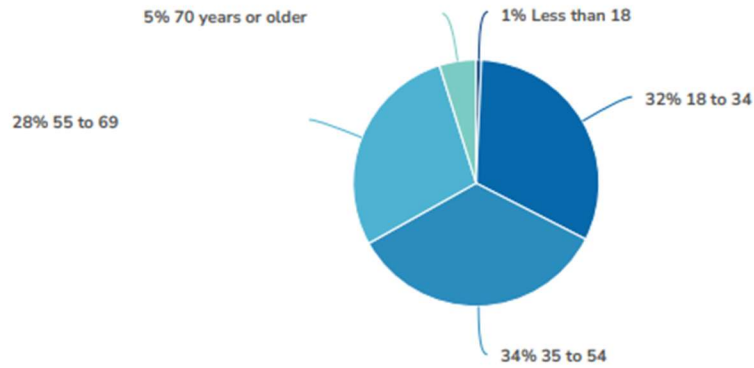
4. What best describes your employment? (Select one)



Value	Percent	Responses
Retail	5.7% 	34
Medical	13.0% 	78
Construction	4.2% 	25
Government	7.5% 	45
Education	9.7% 	58
Hospitality	1.2% 	7
Agriculture	2.2% 	13
Manufacturing / Industrial	11.0% 	66
Food service / Restaurant	2.7% 	16
Professional Services such as legal, financial, etc.	8.2% 	49
Automotive	1.5% 	9
Retired	13.5% 	81
Other	19.7% 	118

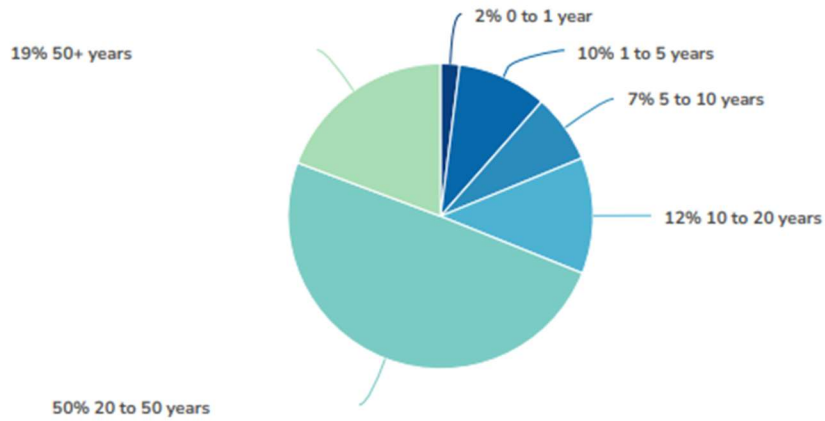
Totals: 599

5. What is your age? (Select one)



Value	Percent	Responses
Less than 18	0.7%	4
18 to 34	31.8%	191
35 to 54	34.3%	206
55 to 69	28.3%	170
70 years or older	4.8%	29
		Totals: 600

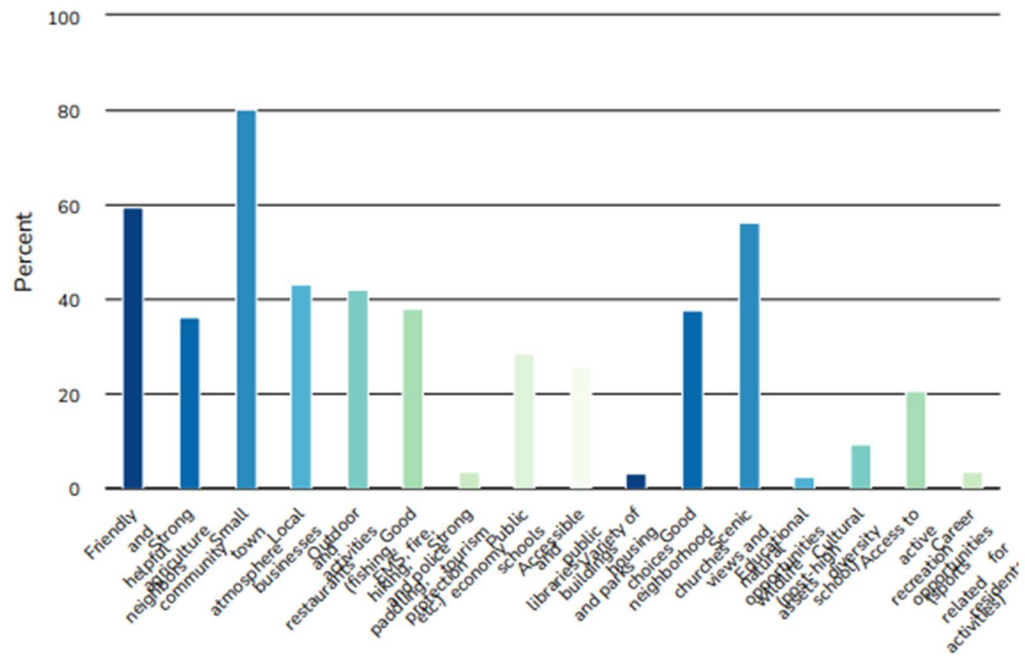
6. How long have you lived in Chattooga County? (Select one)


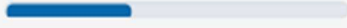

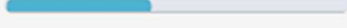
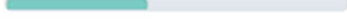
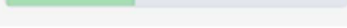
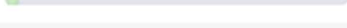
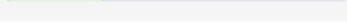

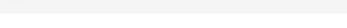
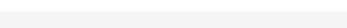

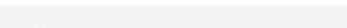

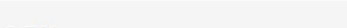



Value	Percent	Responses
0 to 1 year	2.0% <div><div></div></div>	12
1 to 5 years	9.5% <div><div></div></div>	57
5 to 10 years	7.3% <div><div></div></div>	44
10 to 20 years	12.3% <div><div></div></div>	74
20 to 50 years	49.6% <div><div></div></div>	298
50+ years	19.3% <div><div></div></div>	116

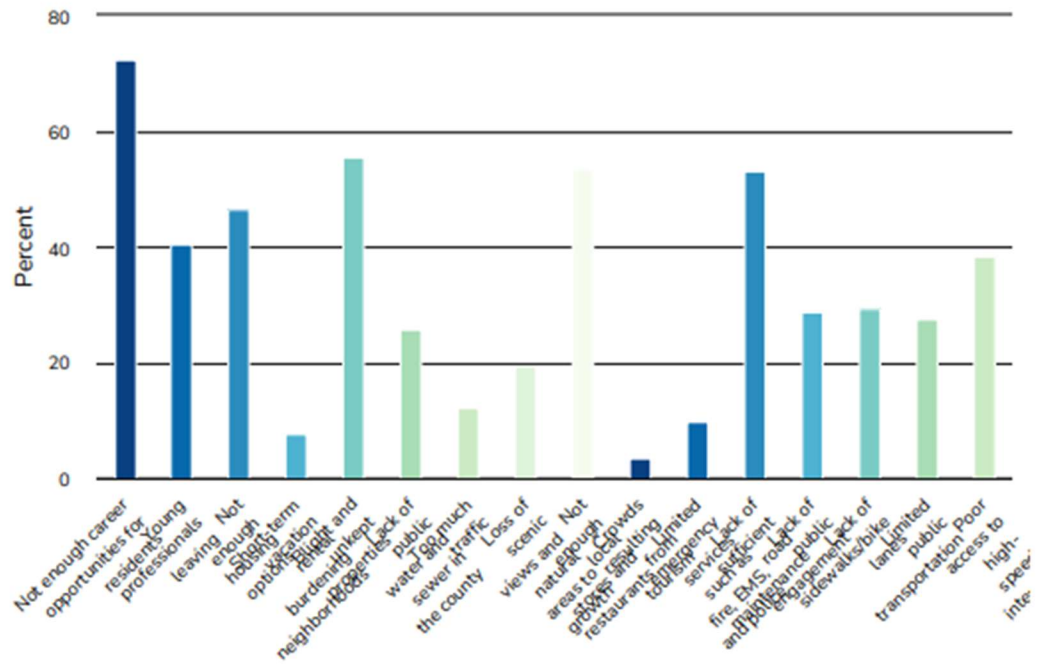
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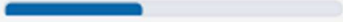

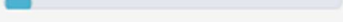

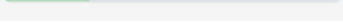


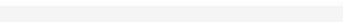

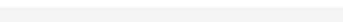

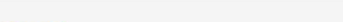

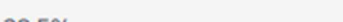

7. What do you like about Chattooga County (including the cities)? (Check all that apply)



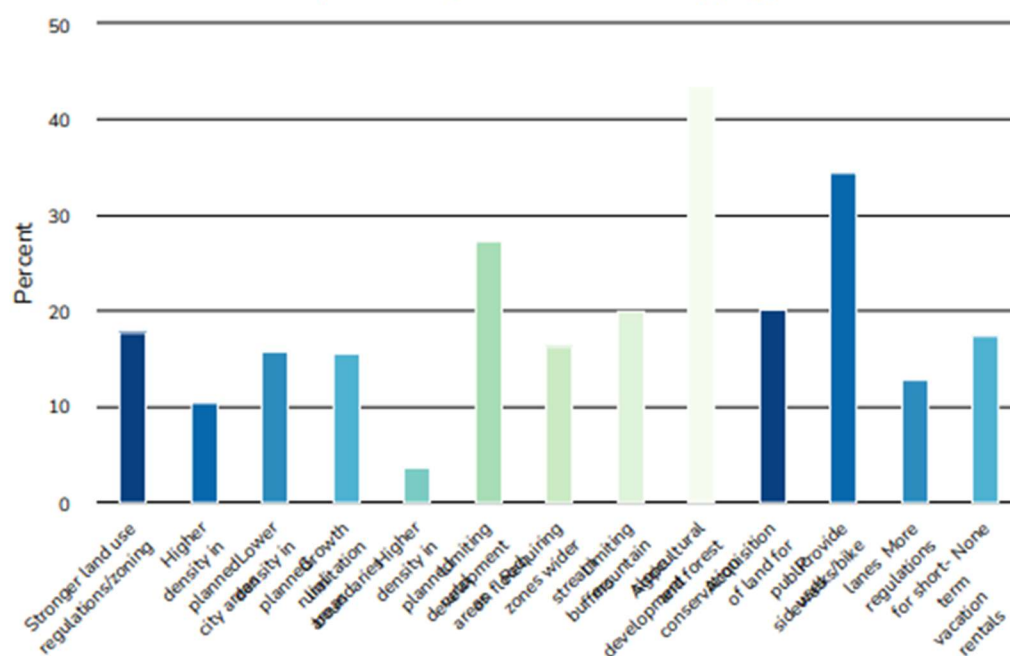
Value	Percent	Responses
Friendly and helpful neighbors	59.8% 	351
Strong agriculture community	36.5% 	214
Small town atmosphere	80.4% 	472
Local businesses and restaurants	43.1% 	253
Outdoor activities (fishing, hiking, paddling, etc.)	42.1% 	247
Good EMS, fire, and police protection	38.3% 	225
Strong tourism economy	3.7% 	22
Public schools and libraries	28.8% 	169
Accessible public buildings and parks	25.7% 	151
Variety of housing choices	3.1% 	18
Good neighborhood churches	38.0% 	223
Scenic views and natural wildlife assets	56.4% 	331
Educational opportunities (post-high school)	2.6% 	15
Cultural diversity	9.5% 	56
Access to active recreation (sports related activities)	20.8% 	122
Career opportunities for residents	3.7% 	22

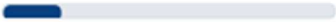
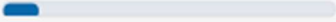

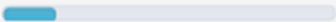
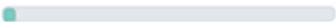

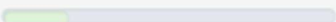
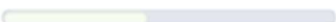




8. What don't you like about Chattooga County (including the cities)?
(Select all that apply)



Value	Percent	Responses
Not enough career opportunities for residents	72.6% 	434
Young professionals leaving	40.5% 	242
Not enough housing options	46.5% 	278
Short-term vacation rental burdening neighborhoods	7.9% 	47
Blight and unkept properties	55.5% 	332
Lack of public water and sewer in the county	25.9% 	155
Too much traffic	12.2% 	73
Loss of scenic views and natural areas to growth	19.6% 	117
Not enough local stores and restaurants	53.5% 	320
Crowds resulting from tourism	3.5% 	21
Limited emergency services such as fire, EMS, and police	10.0% 	60
Lack of sufficient road maintenance	53.3% 	319
Lack of public engagement	28.8% 	172
Lack of sidewalks/bike lanes	29.6% 	177
Limited public transportation	27.8% 	166
Poor access to high-speed internet	38.5% 	230

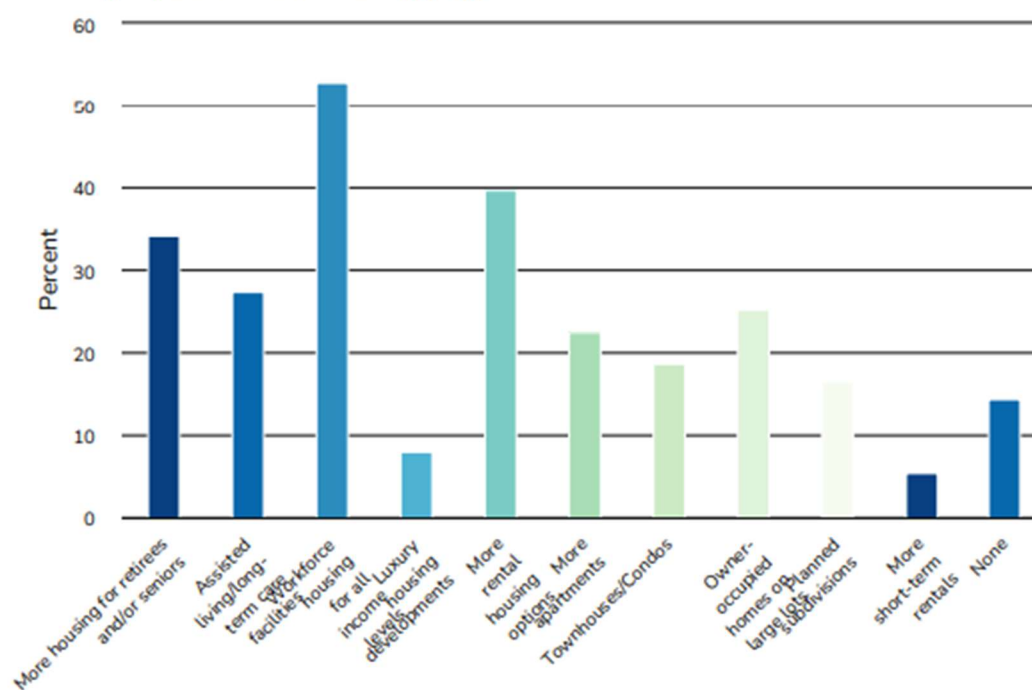
9. What types of local government management actions would you support for future development? (Select all that apply)

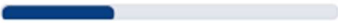
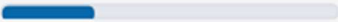

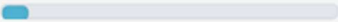

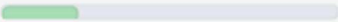

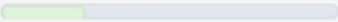

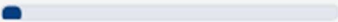



Value	Percent	Responses
Stronger land use regulations/zoning	17.8% 	102
Higher density in planned city areas	10.5% 	60
Lower density in planned rural areas	15.9% 	91
Growth limitation boundaries	15.6% 	89
Higher density in planned rural areas	3.7% 	21
Limiting development on flood zones	27.4% 	157
Requiring wider stream buffers	16.3% 	93
Limiting mountain slope development	20.1% 	115
Agricultural and forest conservation	43.5% 	249
Acquisition of land for public uses	20.3% 	116
Provide sidewalks/bike lanes	34.6% 	198
More regulations for short-term vacation rentals	12.8% 	73
None	17.5% 	100



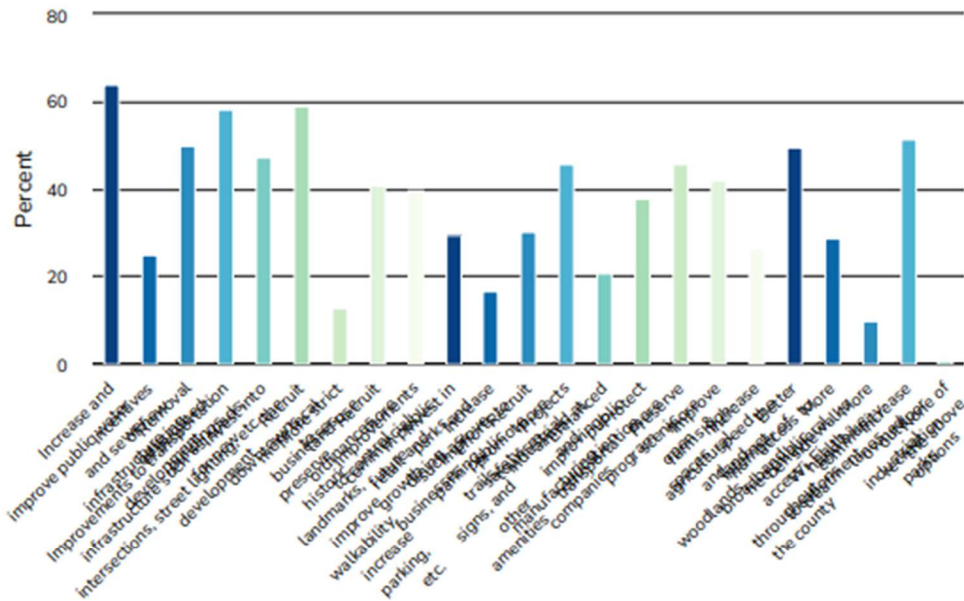
10. What type of housing are you interested in seeing developed in your community? (Select all that apply)








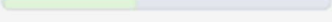



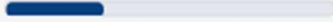
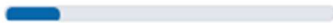


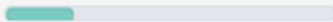



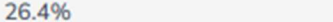


Value	Percent	Responses
More housing for retirees and/or seniors	34.2% 	202
Assisted living/long-term care facilities	27.5% 	162
Workforce housing for all income levels	52.9% 	312
Luxury housing developments	8.1% 	48
More rental housing options	39.7% 	234
More apartments	22.5% 	133
Townhouses/Condos	18.8% 	111
Owner-occupied homes on large lots	25.4% 	150
Planned subdivisions	16.6% 	98
More short-term rentals	5.6% 	33
None	14.4% 	85



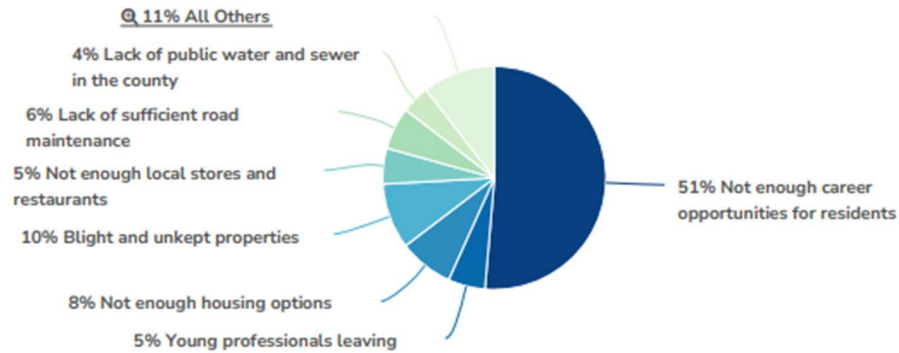
11. What types of public projects would you support to make your community a better place? (Select all that apply)

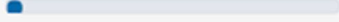
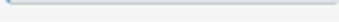
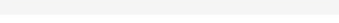

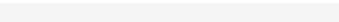

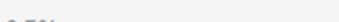


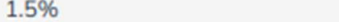



Value	Percent	Responses
Increase and improve public water and sewer infrastructure	64.0% 	379
Incentives of new housing development	25.2% 	149
Removal of blighted buildings for new development	50.2% 	297
Improvements to transportation infrastructure such as: roads, intersections, street lighting, etc.	58.4% 	346
Invest into the downtowns to preserve historic landmarks, improve walkability, increase parking, etc.	47.3% 	280
Recruit more local businesses	59.1% 	350
More strict land use ordinances to control future growth	12.8% 	76
Recruit more commercial retail and dining businesses	41.0% 	243

Value	Percent	Responses
Improvements in public parks, such as: parking, trails, signs, and other amenities	39.9% 	236
Invest in and improve public safety	29.7% 	176
Increase efforts to promote tourism	16.6% 	98
Recruit more industrial and manufacturing companies	30.2% 	179
Projects aimed at improving education	45.9% 	272
Enhanced public transportation program	20.9% 	124
Protect more scenic open spaces and woodlands	38.0% 	225
Preserve more farms & agricultural land	45.8% 	271
Improve high-speed internet broadband access throughout the county	41.9% 	248
Increase the number of free public Wi-Fi locations	26.4% 	156
Better access to behavioral health treatment	49.8% 	295
More sidewalks and bike lanes	28.9% 	171
More community-owned industrial parks	10.0% 	59
Increase outdoor recreation options	51.5% 	305
None of the above	 0.8%	5

12. In your opinion, what is the most significant issue for your community?
(Select one)



Value	Percent	Responses
Not enough career opportunities for residents	51.4% 	304
Young professionals leaving	5.4% 	32
Not enough housing options	7.9% 	47
Short-term vacation rentals burdening neighborhoods	1.4% 	8
Blight and unkept properties	9.5% 	56
Lack of scenic views and natural areas to growth	0.7% 	4
Not enough local stores and restaurants	5.2% 	31
Crowds resulting from tourism	0.3% 	2
Limited emergency services such as fire, EMS, and police	0.7% 	4
Lack of sufficient road maintenance	6.1% 	36
Lack of public engagement	2.9% 	17
Lack of sidewalks/bike lanes	0.5% 	3
Limited public transportation	0.8% 	5
Poor access to high-speed internet	1.7% 	10
Lack of public water and sewer in the county	4.1% 	24
Too much traffic	1.5% 	9
Totals: 592		

Appendix B. Chattooga Data Profile

Population

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

Total Population

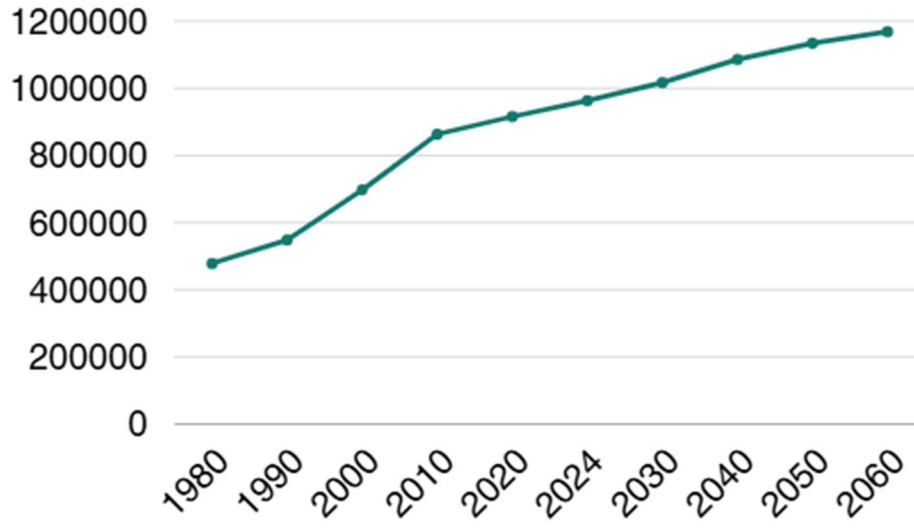
According to the U.S. Census Bureau, Chattooga County's 2023 population was 24,975. This ranks it as the 76th largest county in the state. The population of each city in Chattooga County is listed below:

Area	1990	2000	2010	2020	2023
Chattooga County	22,242	25,470	26,015	24,965	24,975
Lyerly	493	488	483	454	454
Menlo	538	485	452	480	605
Summerville	5,025	4,556	4,442	4,435	4,406
Trion	1,661	1,993	2,124	1,960	2,215

Source: U.S. Census Bureau

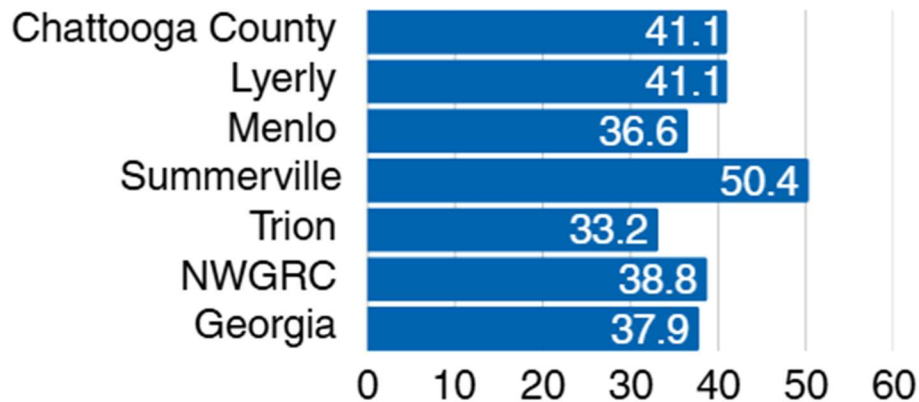
Chattooga County experienced an annual growth rate of 0.37% between 1990 and 2023. Across the region, there has been steady growth as people move from more urban areas to relocate in the northwest Georgia mountains. Overall, Chattooga County has experienced some growth with that movement, with an overall growth rate of 12.29%.

NWGRC Population 1980 to 2060



Source: U.S. Census Bureau & Governor's Office of Planning and Budget

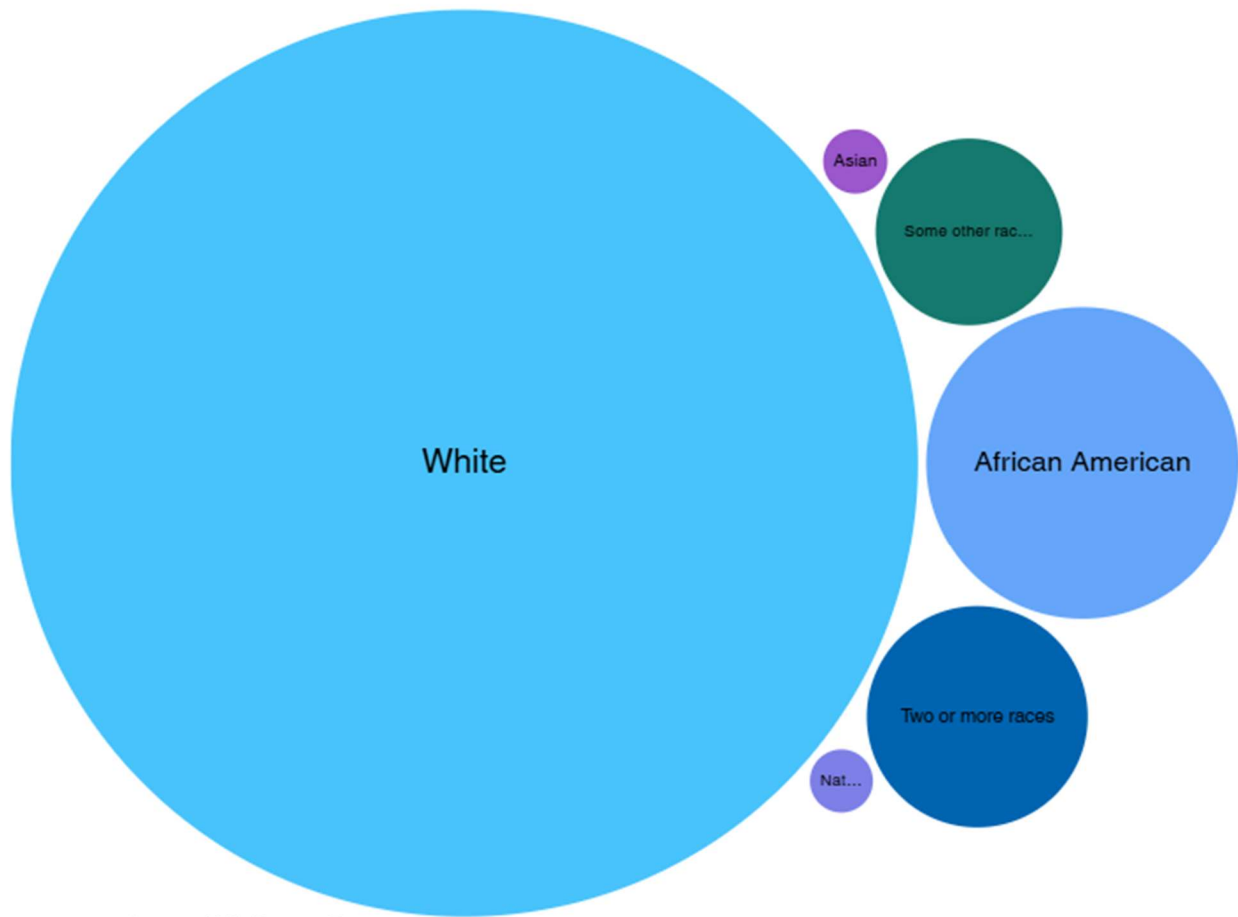
Median Age



Source: U.S. Census Bureau

The median age of persons living in the Northwest Georgia Regional Commission service area is 38.8 years old. Chattooga County is slightly older than that with a median age of 41.1 years. 2023 ACS 5 year estimates are being used in the above table.

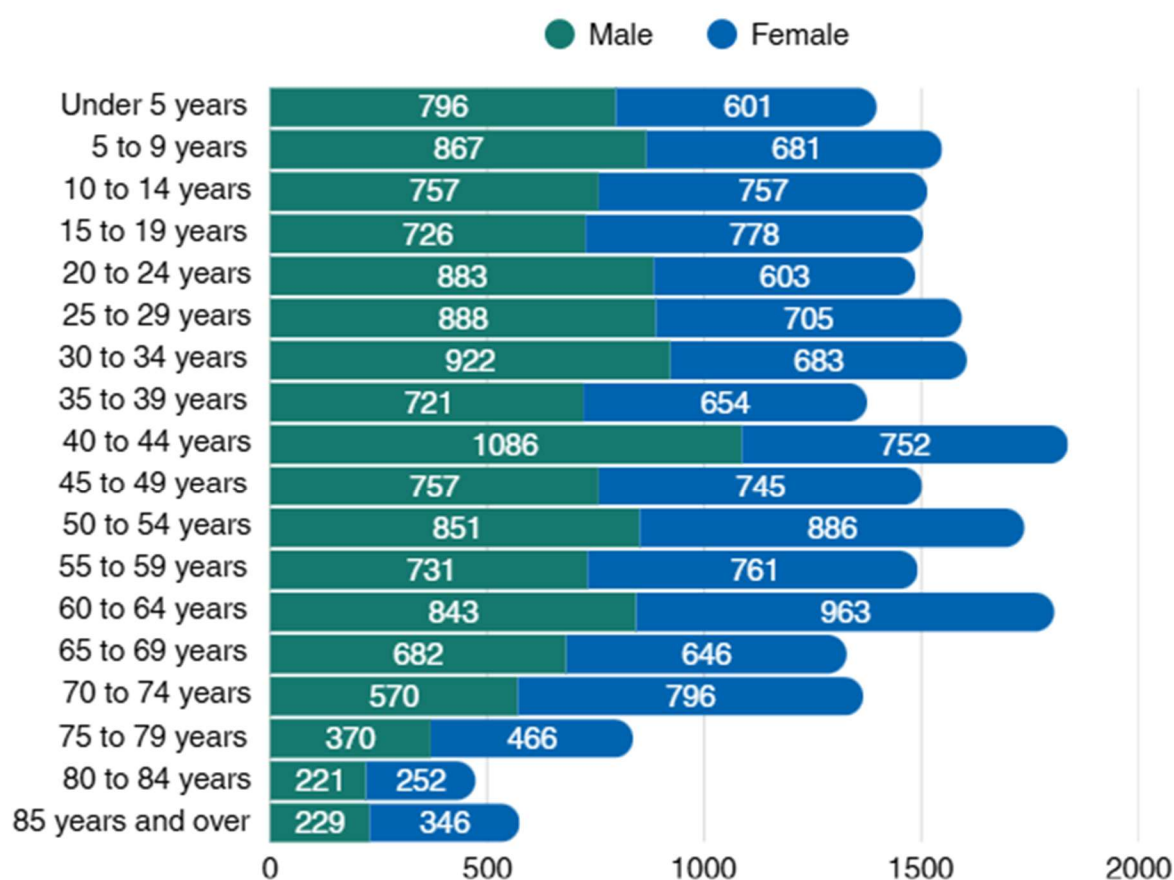
Race



Source: U.S. Census Bureau

Chattooga County's largest population sector is non-Hispanic White (81%). The African American Population is the next largest sector (9%). Hispanic, Asian, Native Americans, and people of two or more races make up the remainder of the population of Chattooga County.

Age and Sex



Source: U.S. Census Bureau

Chattooga County is an aging community. The median age is 41.1 years old. This has increased since 2010 when the median age was 38.1.

The largest share of any age group is the 40-44 year olds (1,838 residents). The chart above shows a healthy split between males and females in most age groups. A larger disparity begins to show when people reach their elder years (80 and on) where females start to greatly outnumber males.

The population of Chattooga County is split fairly evenly between men and women, 51.65% are men and the 48.35% are women. Some of the municipalities have more drastic splits, with Lysterly having 56.45% men and 43.55% women, and Menlo having the 43.14% men and 56.86% women. Summerville and Trion are more evenly split. With Summerville having 46.66% men and 53.33% women, and Trion having 53.10% men and 46.90% women.

Total Housing Units:**10,977****2010 Census**

Source: U.S. Census Bureau

**10,854****2020 Census****Average Household Size:**

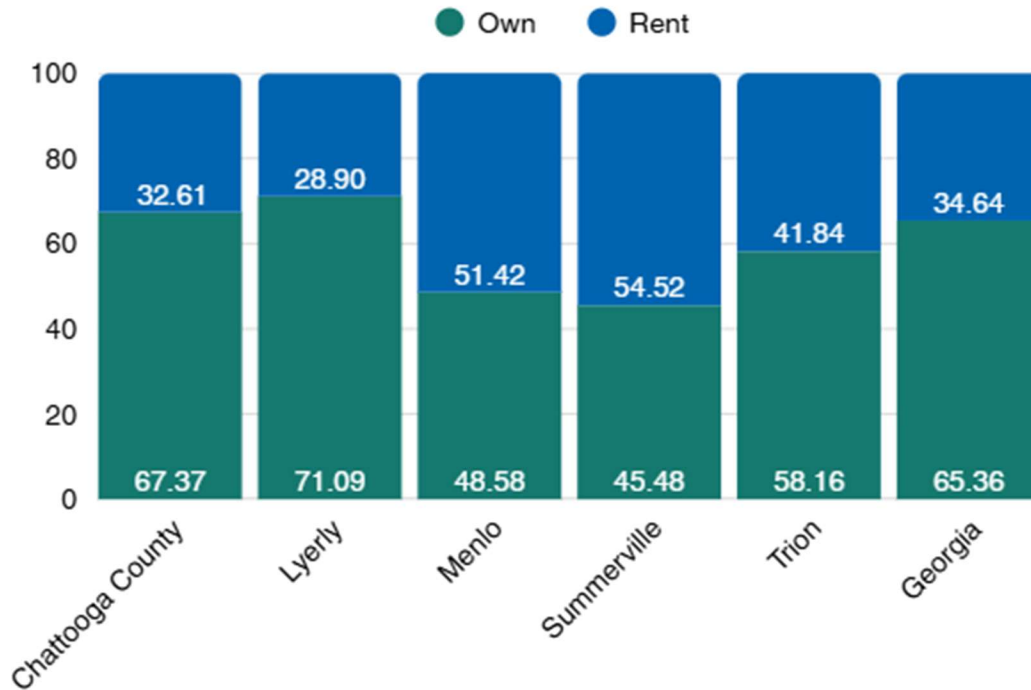
Source: U.S. Census Bureau

Chattooga County**2.56****Lyerly****3.09****Menlo****2.15****Summerville****2.08****Trion****2.64**

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

The above infographics illustrates the total number of households in Chattooga County, along with the average household sizes of each political subdivision. Each jurisdiction has experienced some growth over the past decade, which resulted in growth in households, and household sizes.

Housing Tenure



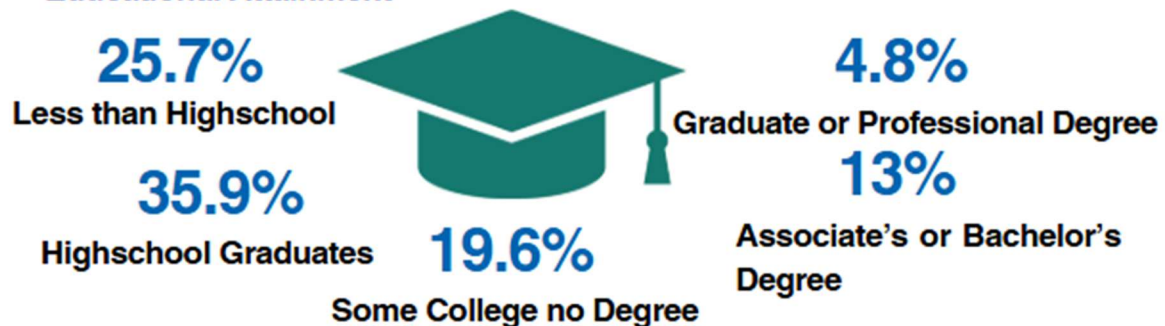
Source: U.S. Census Bureau

Housing in Chattooga County

According to the United States Census Bureau, there were 10,854 total housing units in Chattooga County. The vacancy rate in Chattooga County was 12% as of the 2020 Census.



Educational Attainment



Educational attainment has a direct correlation to standard of living and wages. A higher level of education can help attract new businesses that require a more skilled workforce. Overtime the least educated portions of the population have been steadily declining. Those with a college education have been on the rise over the past few decades, as well. Unfortunately, to date neither group has yet reached the State of Georgia levels.



Source: U.S. Census Bureau

Per Capita Income

Chattooga County - \$23,391

Lyerly - \$21,939

Menlo - \$28,036

Summerville - \$21,787

Trion - \$19,022

Median Household Income

Chattooga County - \$47,785

Lyerly - \$46,750

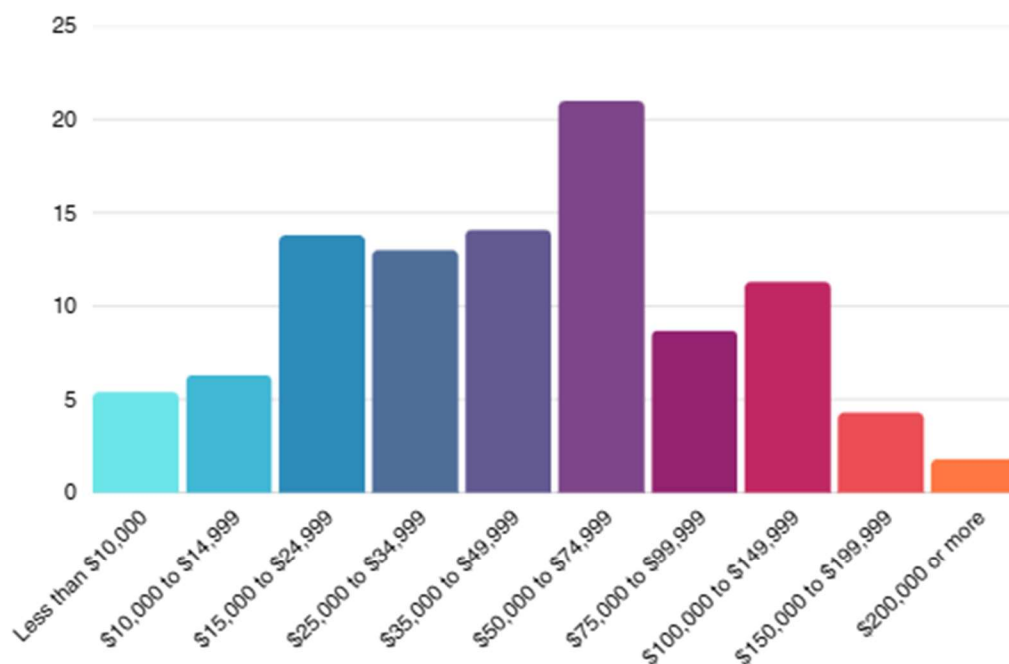
Menlo - \$70,625

Summerville - \$31,429

Trion - \$42,969

According to the United States Census Bureau for 2023, the median household income for Chattooga County is \$47,785. To the left are the Per Capita and Household incomes of the County and each municipality. Chattooga County's Median Household and Per Capita incomes places it behind the NWGRC service area. The City of Menlo has the highest income levels within the county, while Summerville is the lowest.

Income Levels for Chattooga County



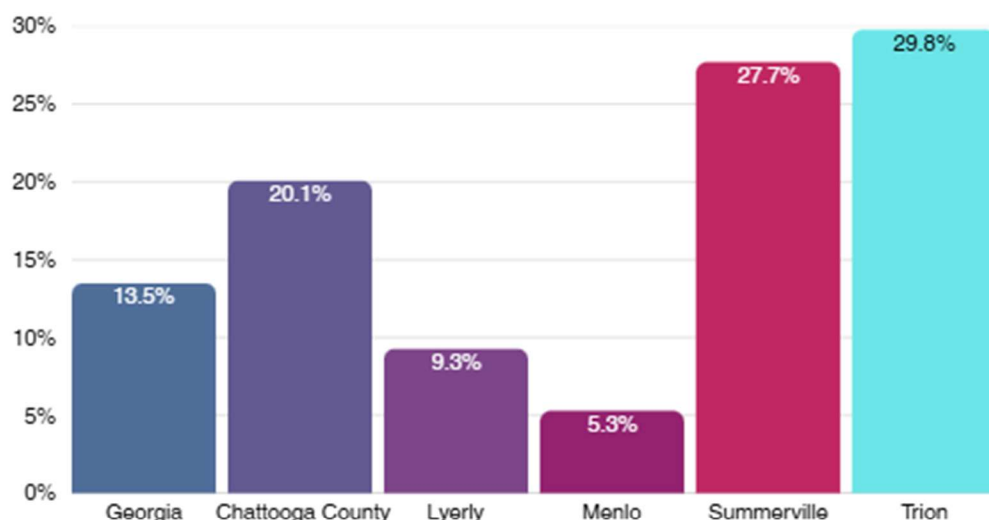
Source: U.S. Census Bureau

The household income level that is most common in Chattooga County is between \$50,000 to \$74,999 at 21.0%. Other common income levels are \$15,000 to \$24,999 at 13.8% and \$35,000 to \$49,999 at 14.4%.

61% are in the low to midrange of \$15,000 to \$74,999

- 13.8% at \$15,000 to \$24,999
- 13.0% at \$25,000 to \$34,999
- 14.4% at \$35,000 to \$49,999
- 21.0% at \$50,000 to \$74,999

Poverty Rates in Chattooga County



Source: U.S. Census Bureau

Poverty has remained an issue in Chattooga County. Its poverty rate was 20.1% as of the 2023 American Community Survey. This is higher than all of the surrounding counties (Floyd 16.8%, Walker 13.8%, and Dade 8.5%). Chattooga County remains as the only “distressed” county in the Appalachian Regional Commission service area in northwest Georgia. This means that the county ranks in the bottom 10% in the country and is economically depressed.



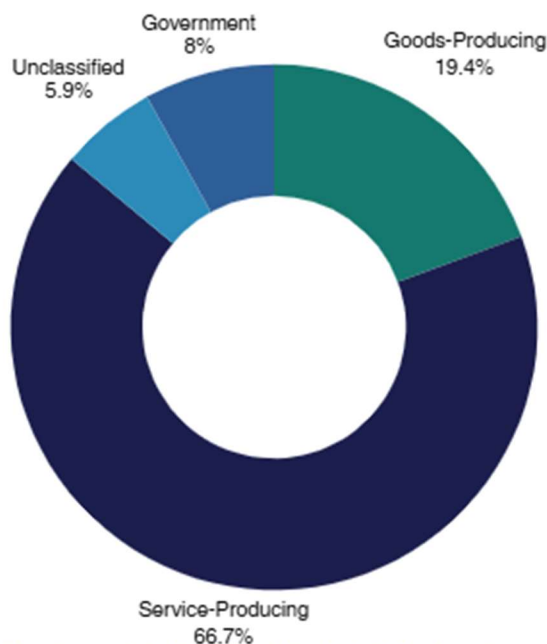
Top 10 Employers in Chattooga County

Georgia Department of Corrections
Heart Healthcare of Georgia, LLC.
Ingles Markets, Inc.
McDonald's
Mohawk Carpet Distribution, L.P.
Mount Vernon Mills, Inc.
Oakview Health and Rehabilitation
Tycon Tufters, Inc.
United Water Solutions, Inc.
Walmart

Source: Georgia Department of Labor

*Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the second quarter of 2024. Employers are listed alphabetically by area, not by number of employees.

Industry Mix



Note: *Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are 2nd Quarter of 2024.

Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

Appendix C. Community Participation Documentation

	NAME	PHONE (HOME)	PHONE (CELL)	EMAIL
16	STEVEN WEAVER	706 859 1500		sbweaver1959@gmail.com
17	Kris Willis	706 844 5000		kriswillis33@gmail.com
18	Melvin Mosley	706 936 7163		melvinmosley@gmail.com
19	Paul Meredith	706 506 8861 →		Pwmeredith60@charter.net
20	Lanny Thomas	706 766 4168		lthomas@townoftrion.net
21	Jason Winters	706 591 6355		jwinters@summersvillega.org
22	HARRY HARVEY	706 506 1892		hharvey@SUMMERVILLEga.org
23	Gindy McGraw	706 466 9044		execdirector@chattoogachamber.org
24	Lauren Jasnett	706 252 4266		lauren.jasnett@gmail.com
25	Cathy Jo Williams	706 857 8283		Cathyjewil@aol.com
26				
27				
28				
29				
30				

DRY

FORM

YOUR THOUGHTS:

DATE:

Please Sign IN

5/29/2025

Name

Email if desired

Paul Meredith

Paulmeredith60@charter.net

Gene McGinnis

gsmjmcginnis@gmail.com

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Sue Burdick & Bob
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Lanny Thomas

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Gary Woods

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Andy Allen



June 11, 2025 Chattooga County Joint Comprehensive Plan Stakeholder Meeting

Please Sign In:

	Name	Affiliation
1	Johnna Allen	Chattooga County
2	Kelly Floyd	Chattooga County
3	Lewis Higgins	Chamber
4	Cathy Jo Williams	Chattooga County
5	Sara Winters	Shenandoah
6	Arby Allen	Chattooga Co.
7	Jim Ferguson	Lyerly
8	Spencer Hogg	NWA SPA
9	Cindy McGraw	Chattooga Chamber
10	Melvin Mosley	Chattooga Co.

FORM

DATE: 7 / 29 / 25

YOUR THOUGHTS:

Please Sign In:	
Name	Email if wanted
Tammy Flowers	Flowersflower2003@gmail.com
Bobby Flowers	
Kelly Floyd	
Johnna Allen	
Andy Allen	
Cindy McGraw	
Cathy Williams	

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

The above governments share a comprehensive plan, the Chattooga County Joint Comprehensive Plan, 2021 - 2025. Under the Georgia Planning Act of 1989, and the 2018 Local Planning Requirements of the Georgia Department of Community Affairs, it is time for a five-year update of the joint Plan. Accordingly, a public hearing is set, to explain the process for the plan update and the opportunities for public participation. Local governments will appoint a stakeholder Committee to assist in plan development. In addition, broad citizen participation in the update is desirable and recommended.

Once prepared, the draft plan will be available for public review in October 2025 and will be submitted for review to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs. Plan approval by February 2026 will allow the affected governments to extend their Qualified Local Government status and eligibility for State loans, grants, and permits for another five years.

The public hearing will be held at the Chattooga County Civic Center at 44 GA-Hwy. 48 in Summerville on April 22, 2025, at 2:00 p.m.

County, Cities Embark On Community Plan Journey



Staff Photo

FIVE YEAR COMPREHENSIVE PLAN UPDATE UNDERWAY
Chattooga Residents Can Soon Make Recommendations

By JASON ESPY
Staff Writer

Chattooga County is preparing to update its 5-year Comprehensive Plan, a critical process mandated by the Georgia Board's Planning Act of 1989.

Tyler White, a community planner at the Northwest Georgia Regional Commission, is leading the effort to develop a strategic vision for the county's future.

"That (Act) requires us to do it every five years, and we're going to meet that requirement so we can keep getting (state and federal) grant funding for the county. It also provides a way to incorporate everyone's vision into their community goals," White said.

The comprehensive planning process will involve community engagement, including public meetings and stake-

holder input. Key focus areas will include community goals, transportation, land use, broadband infrastructure, and economic development.

With a current population of approximately 24,009 residents and a median age of 41, Chattooga County faces unique challenges. The local economy is primarily driven by service-providing industries, with top employers including the Department of Corrections, healthcare, and Mohawk Carpet Distribution, Mount Vernon, Walmart and McDonald's.

The plan aims to incorporate diverse community perspectives through surveys and targeted stakeholder meetings. A draft will be prepared before September, with a final public hearing scheduled for late October. The completed plan must be submitted to the

see COUNTY, CITIES, page 12-A

Upcoming Events

Today
 6 p.m.
 Trion Town
 Council Meeting

May 1
 7 p.m.
 Young
 Farmers
 Meeting
 @ Ag Center

May 3
 10 a.m. - 3 p.m.

