Walker County Joint Comprehensive Plan 2027-2031

Joint Comprehensive Plan for Walker County and the Cities of Chickamauga, LaFayette, Lookout Mountain, and Rossville, 2027

DRAFT













northwest GEORGIA REGIONAL COMMISSION

WALKER COUNTY GEORGIA · HISTORIC CHICKAMAUGA, GA. · CITY OF LAFAYETTE QUEEN CITY OF THE HIGHLANDS · CITY OF LOOKOUT MOUNTAIN Fairyland GEORGIA 1969 · CITY OF ROSSVILLE GEORGIA

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DRAFT

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Northwest Georgia Regional Commission

1 Jackson Hill Drive, Rome, GA 30162

Draft

Adopted:

Walker County:

City of Chickamauga:

City of LaFayette:

City of Lookout Mountain:

City of Rossville:

Photos on the Cover:

Background: Overlook on Lookout Mt at Zahnd WMA.

From left: Lookout Mountain City Center, Walker County Courthouse, Chickamauga City Hall, LaFayette City Hall, Rossville City Hall

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GLOSSARY OF ABBREVIATIONS

ACS – US Census American Community Survey

CDBG – Community Development Block Grant

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

CHIP – Community Home Investment Program

DCA – Georgia Department of Community Affairs

DDA – Downtown Development Authority

GEFA – Georgia Environmental Finance Authority

GA EPD – Georgia Environmental Protection Division

GDOT – Georgia Department of Transportation

GICH – Georgia Initiative for Community Housing

HUD – US Department of Housing and Urban Development

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

NWGRC – Northwest Georgia Regional Commission

QLG – Qualified Local Government

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

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ADOPTION RESOLUTIONS

Walker County

Chickamauga

LaFayette

Lookout Mountain

Rossville

1. Introduction: Planning - Facing New Challenges

The Role of Community Planning

Walker County and its incorporated municipalities of Chickamauga, LaFayette (the county seat), Lookout Mountain, and Rossville worked together to update the Walker County Joint Comprehensive Plan. This large county combines scenic rural areas with family farms, forested public lands, and Civil War battlefields; it benefits from its proximity to Chattanooga. Planning with public participation is vital to balancing conservation and development, rural and urban, and historic treasures and modern technology.

The Georgia Planning Act of 1989 instituted formalized comprehensive planning for the state's cities and counties. Every five years, local governments update their comprehensive plans to maintain Qualified Local Government (QLG) status, which keeps them eligible for state-administered loan and grant programs, such as Georgia Environmental Finance Authority (GEFA) loans for water and sewer or Community Development Block Grants for livable neighborhoods.

Public participation in planning builds local support for projects, provides a process for learning residents' needs and wants, and encourages residents to actively help their community carry out initiatives. Public discussions about government spending can help use limited resources more efficiently. Local planning creates a predictable environment for business and industry, investors, property owners, taxpayers, and the public. Overall, when local leaders engage their communities in planning, it leads to more effective governance.

Requirements of the Plan

The State of Georgia requires local governments to adopt and maintain comprehensive plans to maintain QLG status and eligibility for state funds. In 2018, the Georgia Department of Community Affairs (DCA) revised the State Minimum Standards for Local Comprehensive Planning. Comprehensive plans must be updated every five years and are required to include the following elements:

- *Community Vision and Goals*- A description of the ideal community and what it would take to achieve it.
- *Report of Accomplishments*- A table summarizing the status of actions in the previous five-year Community Work Program. Tasks in progress are carried over to the next five-year program, along with any postponed activities.
- *Community Needs and Opportunities*- Issues and needs identified by stakeholders and local governments that will be addressed in the Community Work Programs.
- *Land Use/Future Development/Character Area-based Planning*- Future Development Maps show planned land-use categories for the county and cities to help direct development to suitable areas and to protect sensitive areas. Because Walker County and its cities have zoning, they are required to include this element in the Comprehensive Plan.
- *Community Work Program*- A list of specific tasks to complete over the next 5 years.

- *Transportation Element*- An overview of upcoming transportation improvements, required for communities in Metropolitan Planning Organizations (MPOs)- urbanized areas with a population over 50,000. Northern Walker County, Chickamauga, Lookout Mountain, and Rossville, are part of the Chattanooga-Hamilton/North Georgia MPO.
- *Broadband Services Element*- Addresses internet access needs and is required for all governments to enhance local and statewide connectivity.

A capital improvements element is not required because Walker County does not collect impact fees. An Economic Development Element is optional because Walker is not a Georgia Job Tax Credit Tier 1 County; still, this plan includes economic information showcasing local economic development programs. Since none of the governments are Housing and Urban Development Community Development Block Grant (HUD CDBG) Entitlement Communities, a housing element is not required.

This plan was updated in accordance with the Rules of the Georgia Department of Community Affairs, O.C.G.A. Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018.

Public and Stakeholder Participation

Public participation helps local governments plan projects that reflect community needs. It enables residents, businesses, and community partners to help guide future decisions. Georgia planning rules require public participation in comprehensive plan updates.



Second Stakeholder Meeting. Photo: Julianne Meadows

Public involvement for the Walker County Comprehensive Plan Update began with a public hearing at the Walker County Planning Commission's meeting in February 2026. Three stakeholder meetings were held in April, May, and June 2026. An online survey ran from March 11, 2026, through June 30, 2026. A second public hearing was held October 15, 2026, on the draft plan.

Stakeholders included residents, farmers, business owners, and local government staff. At the first two stakeholder meetings, NWGRC staff and subject-matter experts presented information on population trends, housing, transportation, employment, economic development, natural and historic resources, water planning, and conservation. Participants then met in separate groups for Walker County and each city to complete a SWOT analysis—identifying strengths, weaknesses, opportunities, and threats—in the following planning areas:

- Economic Development
- Housing

- Transportation
- Cultural and Natural Resources
- Community Facilities and Services
- Land Use
- Intergovernmental Coordination

NWGRC used this input, along with supporting data and feedback from government officials and economic development representatives, to identify key Needs and Opportunities for the new five-year Community Work Program. The third stakeholder meeting was an open house for public comment on proposed ideas.



Riding in Cloudland Canyon State Park. Photo courtesy of Georgia DNR

All meetings were open to the public and advertised through local government websites and the local newspaper.

A steering committee of local government staff, elected and appointed officials, and economic development representatives guided the planning process and drafted the plan.

Appendix A includes a complete meeting list, and Appendix C includes survey results. Because the survey was open to all participants and not a random sample, the results are not statistically representative; however, they provide useful insight into community priorities.

Landscape and History

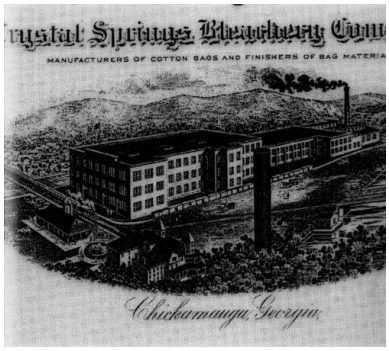
Walker County forms part of the border with Tennessee state line and borders Dade, Catoosa, Whitfield, and Chattooga Counties in Northwest Georgia. Much of the county lies in the Ridge and Valley region, where fertile valleys and rolling ridges support farming and help define the county's rural character.

Lookout Mountain and Pigeon Mountain, in the northwestern portion of the county, are part of the Cumberland Plateau. This area once supported industry reliant on its coal resources, but now it attracts visitors to its scenic views, rock formations, and outdoor recreation.

Walker County includes both rural areas and established communities. Chickamauga, LaFayette, and Rossville have experienced changes common to older industrial cities, while Lookout Mountain remains primarily residential. The county's southern and southwestern parts remain largely rural and agricultural. Agriculture, manufacturing, and a strong work ethic continue to shape Walker County's identity and economy.

Walker County

Northwest Georgia was formerly part of the Cherokee Nation. After the land was ceded to the state of Georgia, the General Assembly divided it into counties. Walker County was created in 1833 from part of Murray County and named for Major Freeman Walker, a former U.S. Senator from Georgia.



The Civil War deeply affected Walker County. Although the County voted against secession in 1861, many local men enlisted in the Confederate States Army. Several skirmishes and military movements took place in the county before the Battle of Chickamauga in September 18-20, 1863.

After the Civil War, Walker County's economy changed as textile manufacturing grew. By the mid-20th century, the carpet industry had become a major employer in the region. Manufacturing remains important today, with employers such as Roper Corporation, Shaw Industries Group, Hitachi Astemo, and Audia International.

Chickamauga

Chickamauga grew around Crawfish Springs, an important Cherokee settlement site and water source. The city's name comes from the Cherokee word Tsikamagi. After Cherokee removal, Gordon Lee established a plantation there.



Gordon Lee Mansion, Chickamauga

Known as the "Gettysburg of the South," the Battle of Chickamauga took place nearby in September 1863 and had the second-highest number of casualties after its northern counterpart. In 1889, Union and Confederate veterans gathered peacefully at Crawfish Springs for the "Blue and Gray Barbeque," an event that helped lead to the creation of Chickamauga and Chattanooga National Military Park in 1890. The City of Chickamauga was chartered in 1891.

In the early 1900s, the Crystal Springs Bleachery Company helped Chickamauga grow into a successful mill town. The mill shaped the city's housing, parks, schools, and local identity for generations. Chickamauga also benefited from tourism, the railroad, and its role as Camp Thomas during the Spanish-American War.



Young girl working at Elizabeth Hosiery. Photo: Library of Congress

Today, Chickamauga is a small, close-knit community with an economy tied to services, sales, arts, entertainment, tourism, and historic preservation. The city's key needs include replacing aging sidewalks and sewer infrastructure, addressing stormwater and floodplain concerns, and planning for the brownfields

redevelopment of the former Crystal Springs Mill site with federal HUD and EPA funding.

LaFayette

LaFayette, the county seat, sits in the south-central part of the county along U.S. Highway 27, which provides four-lane access to Chattanooga. Originally established as Chattooga in 1835, the city was renamed LaFayette in 1836 to honor the Marquis de LaFayette, the Frenchman who became a hero of the American Revolution.



Chattooga Academy, LaFayette

The Civil War heavily affected LaFayette. Confederate troops regrouped there in 1863 after leaving Chattanooga, and the town saw fighting known locally as the Battle of LaFayette in 1864. Many buildings were damaged.

After the war, LaFayette grew as an industrial and commercial center. Union Cotton Mill opened in 1893, followed by additional mills, utilities, sewer service, railroad-related businesses, neighborhoods, parks, and other community improvements. Housing growth continued through much of the 20th century.

Recently, LaFayette has focused on housing and neighborhood revitalization. The city adopted an Urban Redevelopment Plan for West LaFayette in 2013 and continues to pursue partnerships and funding through programs such as GICH, LIHTC, CHIP, and CDBG.

Lookout Mountain

The City of Lookout Mountain, Georgia, is located adjacent to the Tennessee city of the same name. They are named for the mountain on which they are located. The mountain extends through Tennessee, Georgia, and Alabama and is known for scenic views, historic sites, and natural attractions such as Rock City.

Once largely wilderness, the area became a popular destination for hiking, picnicking, and sightseeing. During the Civil War, the 1863 Battle of Lookout Mountain helped Union forces regain control of the Chattanooga area.

In the 1920s, developers created Fairyland as a mountain resort, including the Fairyland Inn (now the Fairyland Club) and nearby cottages. Development continued through the mid-20th century with attractions such as Rock City Gardens. In 1969, Fairyland Estates and nearby areas were incorporated as the City of Lookout Mountain, Georgia. Today, Lookout Mountain is a residential community with a strong tourism and recreation



Lookout Mountain City Center

identity. Its Town Center serves as the city's civic and community gathering space.



Peerless Mill, Rossville

Rossville

Rossville is located on the Georgia-Tennessee state line, just south of Chattanooga. The city is named for John Ross, Principal Chief of the Cherokee Nation, whose historic log cabin (c.1797) is a National Historic Landmark and certified site on the Trail of Tears National Historic Trail. The cabin sits adjacent to the City's John Ross Commons park which features greenspace, a walking path, and a spring-fed pond.

During the Civil War, Rossville served as a gathering point for Union soldiers retreating from the Battle of Chickamauga, and many residents left the area during the conflict. After the war, the city began to rebuild. The City of Rossville was incorporated in 1905, the same year Peerless Woolen Mills was established. Textile manufacturing became the center of the local economy, with woolen mills, a hosiery mill, and a mercerizing plant supporting jobs, housing, and infrastructure. Later, the decline of textile manufacturing led to job losses, increased poverty, and aging buildings and housing. Today, Rossville's location near Chattanooga creates new opportunities for redevelopment. Local leaders are focusing on infrastructure, small-town character, and revitalization efforts, including the North Rossville Urban Redevelopment Plan, Georgia Rural Zone designation, and reuse of the former Peerless Woolen Mills site.



John Ross House and Park, Rossville

Environmental Planning Criteria and Coosa-North Georgia Water Plan

Protecting environmentally sensitive areas helps local governments guide growth while reducing long-term costs, protecting drinking water, preserving scenic areas, and conserving natural resources. Georgia's Environmental Planning Criteria identify five types of sensitive areas for local protection: water supply watersheds, groundwater recharge areas, wetlands, major river corridors, and high-elevation mountains with steep slopes. Walker County includes all these resources except major river corridors (please see the Walker County Environmentally Sensitive Areas and Impaired Streams Map). Walker County has adopted local protections for these resources in its Code of Ordinances, Chapter 16, which include:

- Wetlands: Scattered areas, usually near rivers, streams, and springs, where water supports wetland plants and soils.
- Groundwater recharge areas: Areas where water soaks into the ground and replenishes aquifers. These are common along stream valleys such as Chattanooga Creek and West Chickamauga Creek.

- Water supply watersheds: Drainage areas that feed public water sources. Walker County includes the Crawfish Springs Lake emergency water supply watershed for Chickamauga and part of Trenton's Lookout Creek watershed.
- High-elevation steep slopes: Mountain areas above 2,200 feet with slopes greater than 25%: High Point and Round Top on Lookout Mountain.

Coosa-North Georgia Water Plan

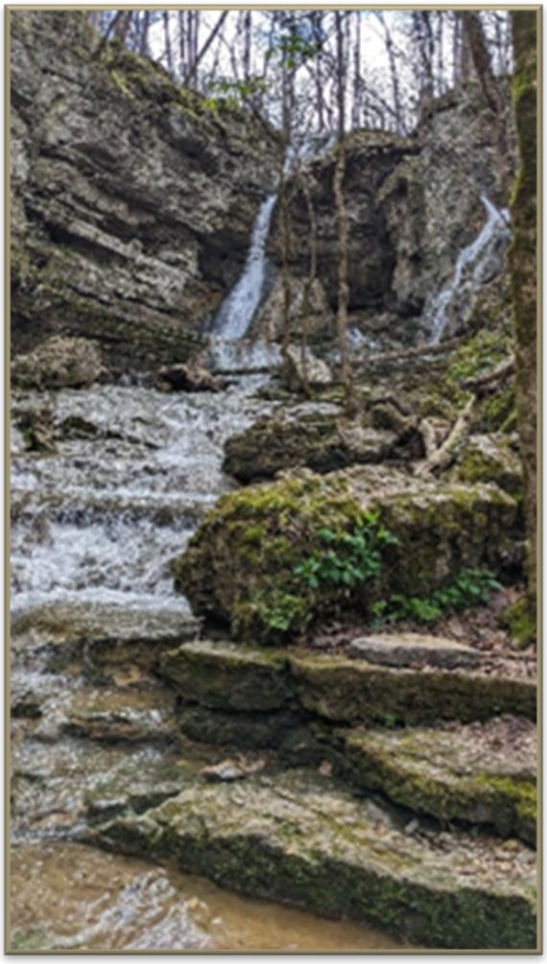
The 2023 Coosa-North Georgia Regional Water Plan outlines water resources management, forecasts, and strategies for the region over the next 40 years. It focuses on utility administrative practices, water conservation, water supply, wastewater, and improvements in water quality. The plan identifies two principal long-range water-resource issues for Walker County by 2060: potential surface-water supply reliability issues at a current water withdrawal facility and potential wastewater assimilative-capacity constraints at one discharge location. The plan supports local decision-making; it does not prescribe a single project or replace local infrastructure planning.

Impaired Waters of Walker County

Walker County's streams drain to two major river systems: the Tennessee River basin in the north, including Chattanooga Creek and West Chickamauga Creek, and the Coosa River basin in the south, including Armuchee Creek and the Chattooga River.

The draft 2026 Georgia EPD Section 303(d) list identifies 20 impaired stream segments in the county, including portions of Chattanooga, Duck, and Peavine Creeks. Bacteria, including E. coli, is the most common concern, affecting 13 segments and potentially reflecting failing septic systems, sewer leaks, livestock, wildlife, or stormwater runoff. Cane Creek and two additional streams also have low dissolved oxygen, which can stress fish and other aquatic life.

Nine segments have impaired fish communities, often associated with sediment from historical agriculture, forestry, or land disturbance. Culverts and other barriers may also restrict fish movement. Dick Creek and West Armuchee Creek are newly listed as impaired. East Armuchee Creek was removed from the bacteria list, although it and three other streams remain under review for aquatic-life conditions.



Pocket Creek Falls, Pigeon Mountain Wildlife Management Area

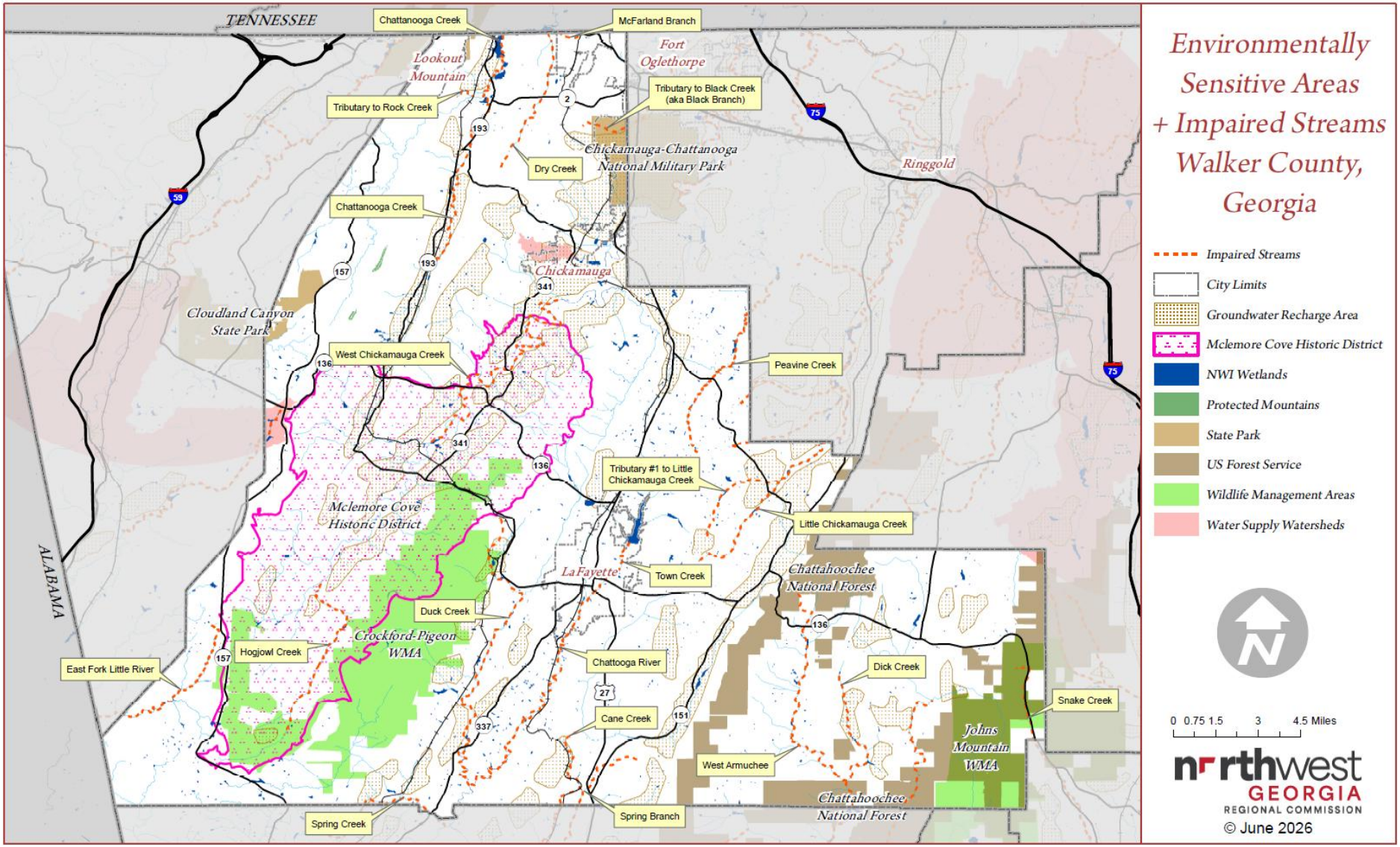
Priority actions include maintaining forested buffers, enforcing erosion and sediment controls, maintaining septic systems, and expanding agricultural conservation practices. Current efforts by Limestone Valley Resource Conservation and Development Council in the Chattanooga Creek watershed, supported by EPA Section 319 funds, and the development of a watershed plan for the upper Chattooga River provide opportunities to coordinate local improvement efforts.

Walker County also contains several secondary trout streams, including watersheds with impaired segments. Protecting riparian shade, stream buffers, and water quality is particularly important to sustain cool-water habitat and year-round trout populations.

2026 Draft List-Impaired Streams						
Impaired streams in the Tennessee Drainage						
Reach Name	**Reach location**	**Criterion violated**	**Source of impairment**	**Extent**	**Use**	**Notes**
Chattanooga Creek	Tributary 300 ft downstream Garretts Chapel Rd (Highpoint) to Tributary 100 ft upstream Happy Valley Rd (Flintstone)	*E. coli* bacteria	Non-point source	6.8 miles	Fishing	TMDLs completed: Bacteria 2004 (Bacteria Indicator Supplement 2022), Bio Fish Community (2004)
Chattanooga Creek	Tributary 100 ft upstream of Happy Valley Rd (Flintstone) to Stateline	Bacteria	Urban Runoff	4.4 miles	Fishing	TMDL completed: Bacteria 2004 (Bacteria Indicator Supplement 2022)
Dry Creek	Headwaters to Chattanooga Creek at State Line	Bacteria	Urban Runoff	5.5 miles	Fishing	TMDLs completed: Bacteria 2009 (Bacteria Indicator Supplement 2022), Bio Fish Community (2004)
Hogjowl Creek	Headwaters to Mud Creek	*E. coli* bacteria	Non-point source	7.2 miles	Fishing	
Little Chickamauga Creek	Headwaters to Coulter Creek	Biota impacted (Fish Community)	Non-point source	9.9 miles	Fishing	TMDL completed Bio F 2009. pH is in Category 3. More data is needed to confirm pH violations because the water has low conductivity. DO is in Category 3N.
McFarland Branch	Headwaters to Stateline (Rossville)	Bacteria	Urban Runoff	0.7 miles	Fishing	TMDL completed: Bacteria 2004 (Bacteria Indicator Supplement 2022), DO 2004.
Peavine Creek	Headwaters to Rock Spring Creek	Biota impacted (Fish Community)	Non-point source	3.9 miles	Fishing	TMDL completed: Biota impacted (Fish Community), 2004; Bacteria, 2004. (Bacteria Indicator Supplement 2022)
Peavine Creek	Rock Spring Creek to Jackson Lake Dam	Biota impacted (Fish Community)	Non-point source	5.6 miles	Fishing	
Tributary #1 to Little Chickamauga Creek	Headwaters to Little Chickamauga Creek near SR 95 & McIntire Road	Biota impacted (Fish Community)	Non-point source	3.7 miles	Fishing	TMDL completed Bio Fish Community 2009
Tributary to Black Creek (aka Branch)	Headwaters to trib in Gilbert-Stephenson City	Biota Impacted (Fish Community)	Non-pt source, Urban Runoff	2.9 miles	Fishing	
Tributary to Rock Creek	Tributary at Rock Creek Court to Rock Creek	Biota Impacted (Fish Community)	Non-point source	0.8 miles	Fishing	
West Chickamauga Creek	Mill Creek to Tributary 1-mile upstream Lofton Lane	Bacteria	Non-point source	12.6 miles	Fishing	TMDL completed Bacteria 2004 (Bacteria Indicator Supplement 2022)

Impaired streams in the Coosa Drainage						
Reach Name	**Reach location**	**Criterion violated**	**Source of impairment**	**Extent**	**Use**	**Notes**
Cane Creek	Dry Creek to Chattooga River	Dissolved Oxygen, *E. coli* bacteria	Non-point source	6.6 miles	Fishing	TMDL completed for bacteria in 2004 (Bacteria Indicator Supplement 2022)
Chattooga River	Town Creek to Duck Creek	Biota impacted (Fish Community)	Non-point source	10.9 miles	Fishing	TMDL completed: Bio Fish Community 2009
Dick Creek	Pond near headwaters to West Armuchee Creek	*E. coli* bacteria	Non-point source	4.9 miles	Fishing	New-
Duck Creek	Headwaters to Dry Creek	*E. coli* bacteria	Non-point source	3.7 miles	Fishing	TMDL completed Bacteria 2009 (Bacteria Indicator Supplement 2022)
Duck Creek	Dry Creek to Dickson Creek	*E. coli* bacteria	Non-point source	4.7 miles	Drinking Water, Fishing	TMDL completed Bacteria 2009 (Bacteria Indicator Supplement 2022)
Duck Creek	Dickson Creek to Chattooga River	*E. coli* bacteria	Non-point source	4.6 miles	Fishing	TMDL completed Bacteria 2009 (Bacteria Indicator Supplement 2022)
East Fork Little River	Headwaters to Alabama Line	Dissolved Oxygen	Non-point source	7.1 miles	Fishing	pH is in Category 3
Snake Creek	Headwaters to tributary 1.8 miles downstream Walker/Gordon County Line	Biota impacted (Fish Community)	Non-point source	5 miles	Fishing	TMDL completed: Bacteria (2009) (Bacteria Indicator Supplement 2022) & Bio F (2009).
Spring Branch	Headwaters to 0.2 miles downstream of 9th Street	Dissolved Oxygen	Non-point source	6.4 miles	Fishing	-
Spring Creek	Headwaters to Teloga Creek	*E. coli* bacteria	Non-point source	6.4 miles	Fishing	TMDL completed: Bacteria 2004 (Bacteria Indicator Supplement 2022)
Town Creek	Queen City Lake to Chattooga River	Biota impacted (Fish Community)	Non-point source	3 miles	Fishing	TMDL completed Biota impacted (Fish Community) 2009
West Armuchee Creek	Headwaters to Dick Creek	*E. coli* bacteria	Non-pt source	9.2 miles	Fishing	- New-

Environmentally Sensitive Areas and Impaired Streams of Walker County



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Population Trends, Commuting, and Housing

Walker County has grown gradually over the last 25 years (see Table 2 below). The dip in the 2020 Census count likely reflects data-collection challenges in this rural county during COVID, along with other difficulties. Using the 2024 American Community Survey 5-year estimates, Walker and its cities gained 7,709 people over 25 years, a 13% increase. Among the cities, Chickamauga grew the most over that 25-year period. Most population growth occurred in the unincorporated county (6,104), maintaining the county's rural character and the cities' relatively small size.

Table 2. Population trends for Walker County and Cities, 2000-2025. US Decennial Census, ACS.

25-YEAR POPULATION TRENDS FOR WALKER COUNTY AND ITS CITIES						
	YEAR					
	2000	2010	2020	2024 ACS 5-year estimate	2025 ACS Annual estimate	Increase from 2000 to 2024
Walker County (including cities)	61,053	68,756	67,654	68,762	70,250	7,709 (13%)
Chickamauga	2,245	3,101	2,917	3,014	not available	769 (34%)
LaFayette	6,702	7,121	6,888	6,967	not available	265 (4%)
Lookout Mountain	1,617	1,602	1,641	1,721	not available	104 (6%)
Rossville	3,511	4,105	3,980	3,978	not available	467 (13%)
Walker County, excluding cities	46,978	52,827	52,228	53,082	Not available	6104 (15%)

The Georgia Governor's Office of Planning and Budget uses Census data and other information to project future population changes, helping local governments plan for infrastructure, housing, and public safety needs. However, projections can change due to economic shifts or changes in migration patterns.

Walker County is expected to continue growing, but at a slower pace than Georgia overall.

Georgia's population is projected to keep growing rapidly and reach about 14 million by 2060. Hamilton County, Tennessee, is also expected to grow quickly, approaching 500,000 people by 2060. Walker, Catoosa, and Whitfield Counties have grown more gradually. Walker County is projected to reach 74,620 people by 2060, roughly keeping pace with nearby Catoosa County. While Catoosa benefits from direct access to I-75, Walker County's location near Chattanooga may also increase demand for housing, commercial growth, and industrial development as the region continues to expand.

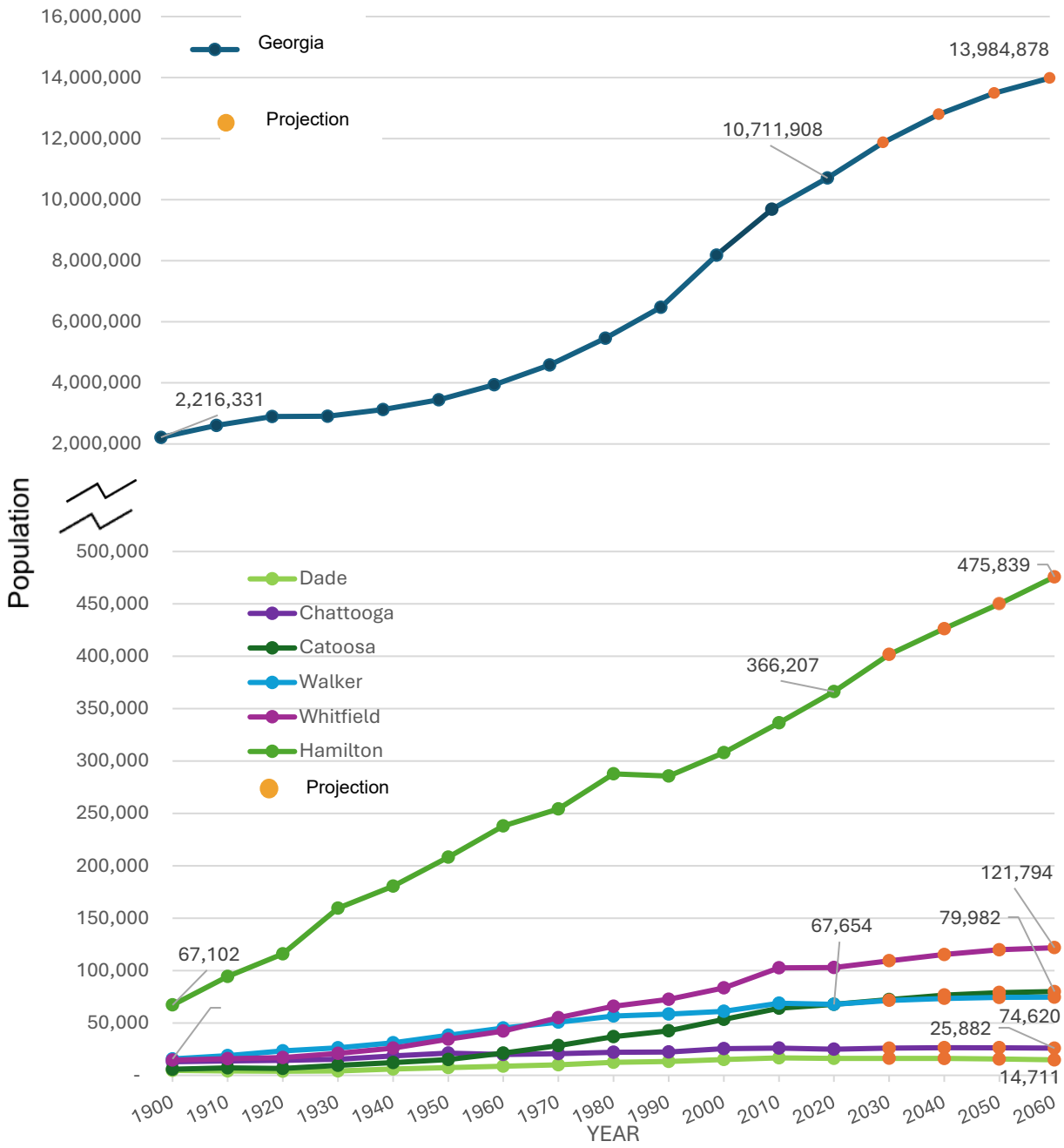


Figure 11. Population trends for Georgia, Walker County, and adjacent counties through 2060

According to the US Census Bureau's On the Map data, of Walker County's 27,428 resident workers, seventy-seven percent (21,161) work outside the county. Of this contingent, the majority commute to Hamilton County (8,582). Twenty-three percent of residents (6,267) work in the county. Of Walker County's 14,754 jobs, more than half (57%, 8,487 persons) are filled by non-resident employees, with the largest number coming from Catoosa County. Walker County residents fill forty-three percent (6,267) of available jobs. The net effect is that more workers leave the County than enter.

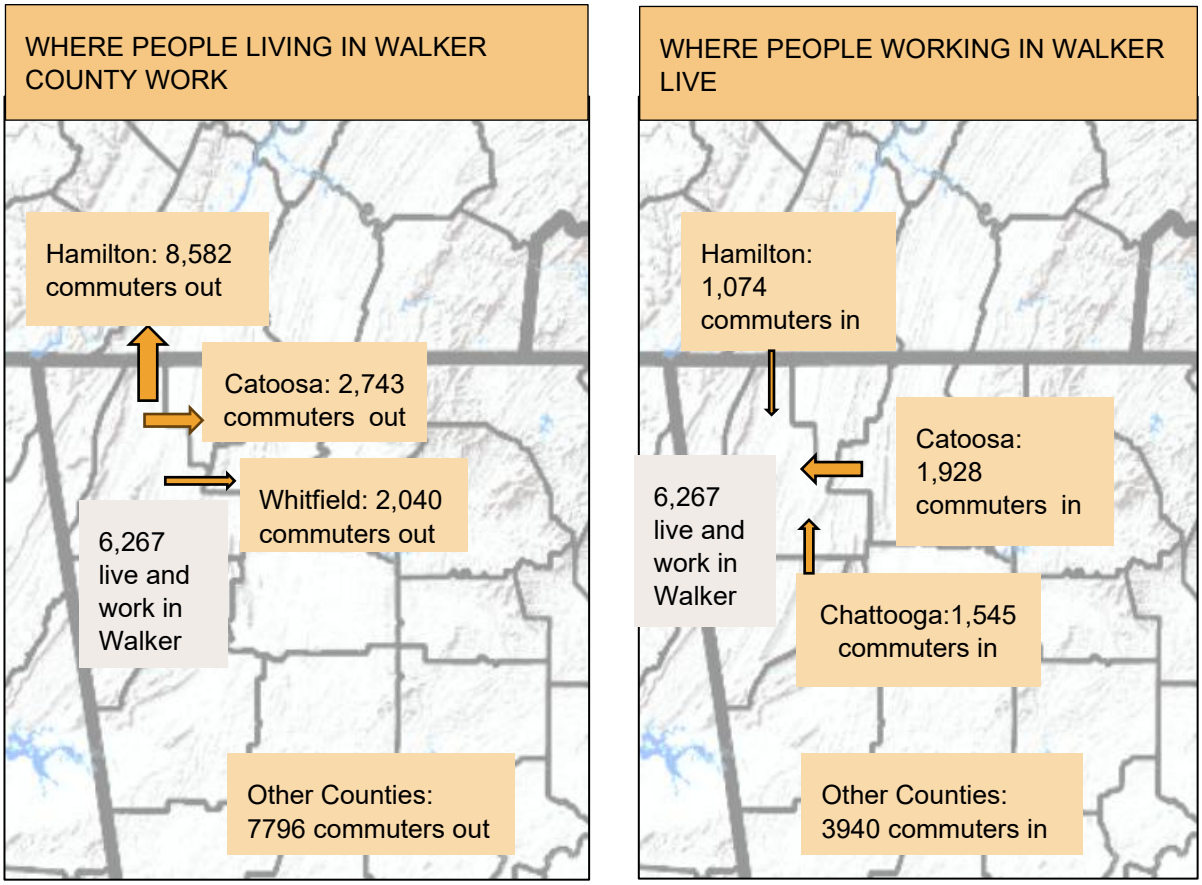


Figure 2. Commuting Patterns for Walker County. US Census OntheMap 2023

Transportation Element



LaFayette Barwick Airport

Walker County is one of six Georgia counties that border Tennessee and is part of the Chattanooga metropolitan area. However, it lacks direct interstate access. I-75 runs through nearby Catoosa County, giving it an advantage for some commercial and industrial development.

Walker County still has important transportation routes. U.S. Highway 27 is the county's main corridor, connecting Chattanooga with Rome, Columbus, and Tallahassee. It supports local industry by providing access to employers such as Shaw, Hitachi, and Roper, and it serves Walker County's 463-acre business park. State Routes 95, 136, 157, 180, 193, and 341 also support commuter and freight movement. Some industries also benefit from short-line rail service.

Another transportation asset is the city-owned Barwick-LaFayette Airport in LaFayette. The public airport supports local pilots and business travelers. LaFayette's work program includes planned airport improvements.

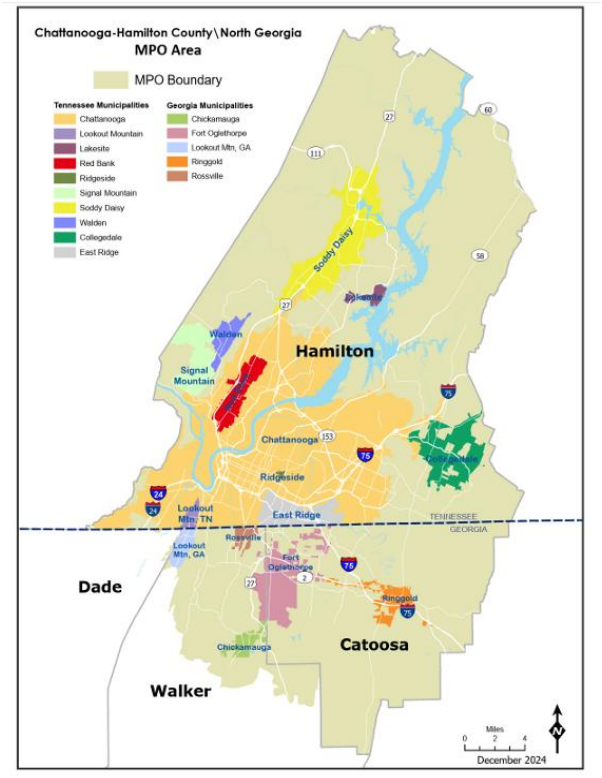
Regional Transportation Plan

Federal law requires a Metropolitan Planning Organization (MPO) for urbanized areas with more than 50,000 people. MPOs coordinate transportation planning and help decide how federal transportation funds are used.

The Chattanooga-Hamilton County/North Georgia MPO serves the Chattanooga region. It includes Hamilton County, Tennessee; all of Catoosa County, Georgia; northern Walker County; and a small part of Dade County. Walker County, Chickamauga, Lookout Mountain, and Rossville are included in the MPO.

The MPO uses a cooperative planning approach involving local governments, residents, and stakeholders. Its Long-Range Transportation Plan identifies long-term transportation needs, while the Transportation Improvement Program (TIP) lists funded or planned short-term projects.

The 2026–2029 TIP includes several Walker County projects: two bridge projects over West Chickamauga Creek, sidewalk improvements in the Happy Valley area, and an extension of the Battlefield Connector Trail. These projects are also included in the Walker County Work Program.



Chattanooga-Hamilton County/North Georgia MPO map

CHCNG MPO Transportation Improvement Program (TIP) Projects 2026-2029-Walker County		
Project ID number	Project Name and Description	Location
GA0019932	Old Bethel Road bridge replacement	At West Chickamauga Creek, 3 miles southwest of Chickamauga
GA0020149	Glass Mill Road bridge replacement	At West Chickamauga Creek, 1.6 miles southeast of Chickamauga
HAPPYVALLEYI	Happy Valley Safety Improvements Phase I-sidewalk, curb, gutter, drainage, roadway widening	From Turner Ridge Road to GA Hwy 2 (Battlefield Pkwy)
HAPPYVALLEYII	Happy Valley Safety Improvements Phase II- Construct a five-foot-wide sidewalk with curb and gutter, along with drainage improvements	From Georgia Hwy 2 (Battlefield Parkway) to Salem Road
SALEMRD	Salem Road Improvements-Widen the travel lane an additional 4 feet with curb and gutter, and a 5-foot sidewalk	From Happy Valley Road to370 Salem Rd
BATTLEFIELDTRL	Battlefield Connector Trail-Osburn St Extension-Extend the existing 10-ft wide trail	Osburn St at Osburn Road to the trail connection under Hwy 27

Regional Transportation Planning: Multimodal: Transit, Bike and Pedestrian

The CHGNGA 2045 Regional Transportation Plan focuses on more than roads. It also supports transit, bicycle, pedestrian, and trail projects that can reduce congestion, improve air quality, lower energy use, and expand transportation options.

Transit service, provided by Chattanooga Area Regional Transportation Authority (CARTA), is currently concentrated in Chattanooga, but may expand service in Walker County in future. One CARTA route now reaches Rossville near Gordon Road and State Street, and the regional plan includes a possible extension of Route 9 farther into Rossville along McFarland Avenue and Ellis Road. Rossville's work program includes coordination with CARTA on future transportation options.

The 2017 Northwest Georgia Feasibility Study for Bikeways and Pedestrian Multi-Use Routes recommended a 118-mile regional trail network to connect communities. Such a system could support tourism, health, local business activity, property values, environmental benefits, and better transportation choices. Trails could also help connect Chattanooga visitors to Walker County



Biking in Cloudland Canyon State Park. Photo courtesy of Georgia DNR

destinations. Groups such as Lookout Mountain Conservancy and The Trust for Public Land are also working to expand hiking and biking connections in the area.

In 2026, the Chickamauga Battlefield Connector was completed, creating a walking and biking connection between downtown Chickamauga and the Chickamauga and Chattanooga National Military Park. Walker County plans to extend this trail. Lookout Mountain plans to pursue a connection to Covenant College, and LaFayette has several planned sidewalks, bike lanes, and trail projects.



Battlefield Connector Trail, Chickamauga, opening day ribbon cutting with John Culpepper

Transportation safety is also a priority. Chickamauga and Rossville plan to pursue Complete Streets training, building on LaFayette's ongoing efforts. Chickamauga is also considering a roundabout near City Hall.

Broadband Element

High-speed internet supports business growth, education, remote work, public services, and overall quality of life. During steering committee meetings, local governments reported that broadband service is generally adequate. However, some rural areas of Walker County may still need improved coverage.

To address these needs, Walker County developed a Digital Connectivity Plan, passed a Broadband Ready ordinance, and applied for Broadband Ready community status.

Walker County recognizes that digital connectivity is essential for all residents to participate in the workforce, have access to public health, engage in community resources, support agriculture, connect with emergency response, and provide educational opportunities.

In October 2023, Walker County was selected to participate in the Appalachian Digital Accelerator project, led by Connect Humanity, to develop a Community Connectivity Plan (CCP) for the county. In early 2024, Walker County partnered with Thrive Regional Partnership to prepare the plan. The CCP provides an inventory of which Internet Service Providers (ISP) are in the county, where they are located, services and speeds offered, affordability of those services, which areas of the county are unserved or underserved and other challenges that impact the community from getting online. The CCP serves as a strategic plan to help Walker County attain Georgia Broadband Ready Community and enhance the county's efforts to partner with ISPs to address service gaps in the community.

Walker County adopted the Community Connectivity Plan in 2024, passed a Broadband Ready ordinance, and applied for Georgia's Broadband Ready community status. Walker County also participated in the THRIVE regional Digital Literacy program for improving senior adult technology skills.

2. Community Vision, Goals, and Policies: The view from the Mountaintop

Each community develops its vision statement with awareness of its current identity while looking ahead toward an ideal community; it is both inspirational and practical. Goals and policies determine action steps needed to accomplish the vision. Goals are general statements about what effective government should achieve. Policies guide community leaders as they make decisions when implementing the comprehensive plan. The policies are divided into five categories: development patterns, resource conservation, community facilities and infrastructure, social and economic development, and governmental relations.

Vision Statements and Goals

Walker County

Vision Statement

Walker County Government will take the lead in creating a quality of life unparalleled in the Southeast. Stewardship of manmade and natural resources will be the foundation of every decision. The government will be progressive in providing infrastructure and services that support residential, commercial, and industrial development. The government will be sensitive and responsive to local and community concerns, proactive in identifying and planning for emerging opportunities, and committed to preserving the core values that are the foundations of the past and our hope for the future.



Walker Civic Center Campus on US Route 27, Rock Spring.

Goals

We will realize our vision by supporting these goals:

1. Strong operational and management infrastructure
2. Downtown revitalization
3. Greenspace and natural resources preservation and development
4. A balance between residential, commercial, and industrial development
5. Growth management
6. Considerate stewardship of both the manmade and natural environment.
7. Quality education
8. Community and economic development
9. A clear county-wide vision and agreed-on goals
10. Regional collaboration

Chickamauga

Vision Statement

Chickamauga strives to be a dynamic historic community steeped in beauty and a sense of place, with small-town values guiding us toward progressively planned growth and a unique quality of life.



Downtown Chickamauga

LaFayette

Vision Statement

The city of LaFayette, a progressive, rural community that is a gateway to the Appalachian Mountains, is committed to preserving and protecting its abundant natural and historic resources, while promoting residential, commercial, and industrial growth, and supporting and encouraging education of its youth and workforce to promote and maintain a superior quality of life.



Paddleboarding on Queen City Lake in LaFayette

Goals

The City of LaFayette will strengthen community vitality by redeveloping declining residential neighborhoods and underutilized commercial and industrial properties; modernizing aging infrastructure; expanding airport facilities and operations; supporting business retention, expansion, and recruitment; and preserving and promoting the community's historic and natural resources.

Lookout Mountain

Vision Statement

The City of Lookout Mountain's vision is to preserve and enhance the peaceful, beautiful residential nature of our community.



Lookout Mountain Town Center

Rossville

Vision Statement

"Together we create a community of good neighbors."

Rossville looks to individuals, families, businesses, schools, service organizations, non-profit agencies, and city workers to be responsible for the well-being of the entire community. It envisions all elements of the community working cooperatively to maintain the character and quality of community life. In this vision, individuals and families will look out for each other, protect the natural environment, use their volunteer time to improve the community, and shop locally whenever possible. Businesses contribute to public projects and activities by caring for and serving all the community's needs. City government will support and stimulate these cooperative efforts. Government cannot create elements of "good neighborliness" alone; rather, it can set the vision and show how everyone in the community can create and maintain it together.

Goals

The city of Rossville will strive to attain these goals that sustain a healthy community:

1. Enhance our image to raise aspirations
2. Rejuvenate the city's economy
3. Create a sustainable city
4. Strengthen citizen engagement in city issues
5. Reinforce community functions and events
6. Sustain the natural systems and beauty of the community
7. Develop a sustainable built environment compatible with the natural environment over time
8. Ensure a safe community
9. Promote a variety of housing choices appropriate to all stages of life
10. Capitalize on Rossville's heritage as once the largest industrial site in the world
11. Maintain historic integrity of historic sites and streetscapes, providing a welcoming gateway into Georgia



Historic John Ross House and park

Policy Statements

Each community has identified policies to guide local actions in land use and development, economic development, natural resources, housing, transportation, community facilities, and intergovernmental coordination. These policies guide decisions, indicating priorities and preferences when no specific project or initiative is outlined in that area. Many of these policies are the same across multiple jurisdictions, reflecting neighboring communities' shared intent for development or preservation. Some policies are unique to the individual community. Please see the Appendix for the full policy list.

Land Use and Development Policies

Policy	Walker County	Chicka-mauga	LaFayette	Lookout Mountain	Rossville
Protect community character, historic resources, and sense of place.	●	●	●	●	●
Use quality site and building design (scale, landscaping, lighting, signage)	●	●	●	●	●
Prioritize infill, redevelopment, and efficient use of already-developed land.	●	●	●	●	●
Support mixed-use development and/or appropriate residential density where conditions support it.	●	●	●	—	●
Strengthen downtowns, town centers, gateways, and corridors.	●	●	●	●	●
Provide parks, trails, greenspace, and public gathering places.	●	●	●	●	●
Link land use with walking, biking, multimodal access, and neighborhood protection	●	●	●	●	●
Use connected, complete, and context-sensitive street design.	●	●	●	●	●

Economic Development Policies

Policy	Walker County	Chicka-mauga	LaFayette	Lookout Mountain	Rossville
Support local businesses, compatible business growth, and quality jobs.	●	●	●	●	●
Reuse vacant, underused, and blighted properties before greenfield expansion.	●	●	●	●	●
Evaluate major development for fiscal, infrastructure, housing, workforce, and community effects.	●	●	●	●	●
Expand broadband and other infrastructure needed by residents, schools, and businesses.	●	—	—	—	—
Support workforce alignment and career opportunities.	●	●	●	—	●

Natural and Cultural Resources Policies

Policy	Walker County	Chicka-mauga	LaFayette	Lookout Mountain	Rossville
Protect natural, historic, archaeological, and cultural resources in growth decisions.	•	•	•	•	•
Direct growth away from flood-prone, environmentally sensitive, and important open-space areas	•	•	•	•	•
Protect water quality, water supply, air quality, and regulated environmental areas.	•	•	•	•	•
Use low-impact design that protects terrain, trees, vegetation, drainage, and greenspace.	•	•	•	•	•
Reduce waste, promote recycling, and conserve resources.	•	•	—	—	•

Facilities, Infrastructure, and Public Services Policies

Consolidated policy theme	Walker County	Chicka-mauga	LaFayette	Lookout Mountain	Rossville
Direct development to areas with existing infrastructure and adequate public facilities	•	•	•	•	•
Maintain service levels and match growth to capacity.	•	•	•	•	•
Phase utility/service extensions and capital improvements to support contiguous, planned growth	•	•	•	•	•
Invest in parks, open space, public facilities, and schools in support of growth and quality of life.	•	•	•	•	•
Maintain public safety and review development for community safety and welfare.	•	•	•	•	•

Housing Policies

Consolidated policy theme	Walker County	Chicka-mauga	LaFayette	Lookout Mountain	Rossville
Expand housing choices, including infill, affordable, and assisted housing near jobs and services.	•	•	•	—	•
Strengthen neighborhoods and address dilapidated, unsafe, or substandard housing.	•	•	•	•	•
Promote fair distribution of assisted housing and paths to homeownership.	—	—	•	—	•

Intergovernmental Coordination Policies

Consolidated policy theme	Walker County	Chicka-mauga	LaFayette	Lookout Mountain	Rossville
Share services and facilities when mutually beneficial	•	•	•	—	•
Coordinate on regional growth, transportation, watershed, and cross-boundary issues.	•	•	•	—	•
Consult affected public partners and participate in neighboring decisions.	—	•	•	—	•
Coordinate school siting and school-support decisions with the local board of education.	•	•	•	•	•

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3. Reports of Accomplishment: Looking back on Successes

Reports of Accomplishment review the five-year Community Work Programs in the previous Comprehensive Plan. The following Reports of Accomplishment show the status of projects included in the Community Work Programs for 2022-2026 for Walker County, Chickamauga, LaFayette, Lookout Mountain, and Rossville.

County and city managers reviewed each project and identified it as **complete**, **underway**, **postponed**, or **dropped**. Projects may be postponed or dropped when priorities, funding, staffing, or other local conditions change. The Community Work Program is a planning guide, not a legally binding contract, so there is no penalty for changing or removing a project.

Each postponed or dropped item includes an explanation. Some projects were dropped because they are now part of normal government operations. Projects that are underway or postponed will be included in the updated Community Work Programs. We also revised several project descriptions to clarify their status, scope, or next steps.



Biking in Cloudland Canyon State Park. Photo courtesy of Georgia DNR

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Walker County Report of Accomplishments

REPORT OF ACCOMPLISHMENTS, 2022-2026 WALKER COUNTY						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
1. Develop a written comprehensive tourism plan for all of Walker County in addition to the U.S. Hwy 27 Tourism Corridor. Include mapping and advertising in print, billboards, websites, TV, radio, etc.	2024			X (2027-2031)		Change in leadership Suggested rewrite: Develop a tourism plan for Walker County and its Hwy 27 corridor, including marketing, amenities development, signage, dining and lodging recruitment, and funding sources
2. McLemore Resort Private Hotel/Conference Center 2nd 18-hole golf course expansion.	2023	X 2025				
3. Industrial Park Development on Hwy 27 and West Reed Road add two local access road points	2024		X (2027-2029)			Rewrite to say "Walker Industrial Park Development: add two local access road points on Hwy 27 and West Reed Road" Access road from Highway 27 has been completed.
4. Install a new electronic sign at the Walker County Civic Center to better inform the public of special events at the Civic Center.	2023	X 2026				

REPORT OF ACCOMPLISHMENTS, 2022-2026
WALKER COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
5. Walker Industrial Park Phase Two access road.	2024				X	Combined with Item 3 above
6. Phase I sidewalk installation (move this item to transportation section in work program)	2022		X 2030			Rewrite to say: Happy Valley Road Safety Improvements Phase I (Turner Ridge Road to Battlefield Parkway) and move item to Transportation.
7. Phase II sidewalk installation (move this item to transportation section in work program)	2023		X 2030			Rewrite to say: Happy Valley Road Safety Improvements Phase II (Battlefield Parkway to Salem Road) and move item to Transportation.
8. Adopt a broadband ordinance	2022	X 2025				
9. Apply for Georgia Department of Community Affairs Broadband Ready designation	2022	X 2025				
NATURAL AND CULTURAL RESOURCES						
10. Advance the Walker County African American Museum and Cultural Center and construct a heritage park.	2023	X 2023				

REPORT OF ACCOMPLISHMENTS, 2022-2026
WALKER COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
11. In partnership with Limestone Resources Conservation and Development (RC&D), utilizing 319 grant funding, complete a watershed study and management plan for stormwater and stream impairments.	2024	X 2023				
12. Find ways to improve the county recycling program and environmental education to support the state's goal of a 25% reduction to our landfills	2025		X (2027-2031)			
13. Dougherty House National Register designation and renovation	2025			X		A multi-year Historic Resources Survey is currently being conducted and must be completed to obtain eligibility for grants relating to improvements to historic buildings.
COMMUNITY FACILITIES AND SERVICES						

REPORT OF ACCOMPLISHMENTS, 2022-2026
WALKER COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
14. Emergency generators for emergency shelters at certain Walker County-owned buildings; for example, generators are needed at the Civic Center and Ag Center. Both the Civic Center and Ag Center were identified as needing a generator in the 2016 Walker County Hazard Mitigation Plan.	2025		X (2027-2028)			Rewrite to say: Emergency generators for emergency shelters at Walker County Civic Center and Ag Center, per the 2016 Walker County Hazard Mitigation Plan.
15. New radios for first responders; 369 of our radios are no longer being made or serviced by Motorola	2025	X 2025				
16. Capital Investment for equipment, technology, and facilities upgrades for the 911 Center Operations	2025	X 2025				
17. 911 communication radio tower to address dead spots	2025	X				
18. New deputy vehicles	2025	X 2025				
19. Body and vehicle cameras	2025	X 2025				

REPORT OF ACCOMPLISHMENTS, 2022-2026
WALKER COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
20. Emergency Services equipment including Emergency Services Vehicles, outfitting of vehicles, and Fire Station Facilities	2025	X 2025				
21. Capital Investment for computer systems and technology advancements	2025	X 2025				
22. Public Works Equipment, Roadside Mowers, and Vehicles	2025	X 2025				
23. Capital Improvements/Investment of county facilities, including the courthouse and courthouse annexes.	2025		X 2027			
24. Capital equipment for Transportation Maintenance Facilities	2025	X 2025				
25. Capital Investments in County Vehicles	2025	X 2025				
26. Capital Investment in equipment and facility improvements to the Animal Shelter	2025	X 2025				
27. Capital Investment in equipment and facility improvements to the LaFayette/Walker Senior Citizen Center	2025	X 2024				

REPORT OF ACCOMPLISHMENTS, 2022-2026
WALKER COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
28. Capital Investment in technology advancements, books, and facility improvements for our (3) Public Libraries	2025	X 2025				
29. Historic Marsh House ongoing repair and maintenance needs	2025	X 2025				
30. Additional fire hydrants	2025	X 2023				
31. Capital equipment, vehicles, and facilities improvements for County Landfill operations	2025	X 2025				
32. Add additional information to qpublic.com (www.walkerassessors.com) as it becomes available, for example, flood maps, zoning updates, storm drainage structures, updated aerial photography, etc.	2026		X (2027-2031)			Rewrite to say: Add additional information to qpublic.com (www.walkerassessors.com) as it becomes available (flood maps, zoning updates, storm drainage structures, updated aerial photography)
33. McLemore Water Project	2026	X 2026				
34. Phase II of the McLemore Water Project, water backup tank for redundancy	2026	X 2026				

REPORT OF ACCOMPLISHMENTS, 2022-2026
WALKER COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
35. Evaluate other areas of the County to determine future sewer needs. Include in the next SPLOST.	2025		X (2027-2031)			Rewrite to say: Complete water and sewer master plans to determine future needs in the WCWSA service area.
36. Civic Center Campus expansion for 4H, UGA Extension, and other agriculture services	2026				X	A decision was made to renovate facilities in LaFayette to improve UGA Extension, 4-H, and other agriculture services instead of relocating them to Rock Spring.
37. Civic Center Campus recreational improvements	2026		X			Rewrite to say: Civic Center Campus recreational improvements: splash pad and access trail linking Fieldstone Farms housing development.
25. Walker County Youth Sports Complex (Phase 1)	2026			X 2031		Lack of funding and property
LAND USE						
38. Brownfield plan and redevelopment of the Kensington Industrial Park	2026				X	Owner was not interested in the brownfield program.

REPORT OF ACCOMPLISHMENTS, 2022-2026
WALKER COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
39. Brownfield plan and redevelopment of the former Coats American Facility.	2026		X 2031			
40. Update and develop ordinances to manage growth – including incentives to attract unique housing developments and allow for alternative housing design.	2023	X 2024				

Chickamauga Report of Accomplishments

REPORT OF ACCOMPLISHMENTS, 2022-2026 CHICKAMAUGA						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
1. Depot & Welcome Center renovation.	2024		X 2027-2030			
2. Continuation of Streetscape (front & back-alley façade).	2024	X 2026				
3. Upgrading Downtown's water and sewer lines.	2026		X (2027-2031)			Move to Community Facilities and Services section.
4. Crystal Springs Mill Redevelopment Project for businesses and recreational activities	2026		X (2027-2031)			Rewrite into two items for the new work program: a. Develop a Master Plan with public input for the Crystal Springs Mill Redevelopment Project b. Using the Master Plan, clean up and redevelop the Crystal Springs Mill site
5. Adopt a broadband ordinance	2022				X	This program is no longer funded.

REPORT OF ACCOMPLISHMENTS, 2022-2026 CHICKAMAUGA						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
6. Apply for Georgia Department of Community Affairs Broadband Ready designation	2022				X	This program is no longer funded.
HOUSING						
7. Promote the revitalization of the Mill Villages by adopting design guidelines or an Urban Redevelopment Plan.	2025		X (2027-2031)			
TRANSPORTATION						
8. Decorative Roundabout at Five Points and 341 intersection. Phase one feasibility study.	2025			X		Funding opportunities Rewrite to say: Roundabout at Five Points and 341 intersection from RSVP Plan—phase one feasibility study.
9. Wayfinding Signs, asphalt stencils.	2022		X (2027-2031)			Rewrite to say: Wayfinding signs and street signs and move to Economic Development section.

REPORT OF ACCOMPLISHMENTS, 2022-2026 CHICKAMAUGA						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
10. Gateway Signs – see RSVP Plan. Adding one to two signs per year. (move to Economic Development section)	2026		X (2027-2031)			Rewrite to say: Gateway signs- see RSVP plan and coordinate with DOT to place at Hwy 27 and move to Economic Development section.
11. Sidewalks – Simonton Hills.	2025		X (2027-2031)			
12. Sidewalks--Dogwood Estates.	2025		X (2027-2031)			
13. Develop and implement a sidewalk plan for both residential and business districts.	2026		X (2027-2031)			
14. Multi-use trail to the park, last two-mile connection.	2024	X 2026				
15. Bikeways and trails feasibility study	2024	X 2025				
NATURAL AND CULTURAL RESOURCES						
16. Stormwater drainage improvement – 10th Street. (Bioswale)	2026		X (2027-2031)			

REPORT OF ACCOMPLISHMENTS, 2022-2026 CHICKAMAUGA						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
17. Dock and walking trail at Lee & Gordon's Mill.	2026		X (2027-2031)			
18. Downtown Art Grant.	2022		X (2027-2031)			
19. Coke Oven Branch litter catch basin.	2026		X (2027-2031)			
20. Develop a plan for the management of vacant Mill Village parcels acquired by the city during the flood mitigation project.	2025		X (2027-2031)			
COMMUNITY FACILITIES AND SERVICES						
21. Catalog codes and ordinances for Municode or website accessibility	2023	X 2024				
22. Dog Park in Mill Village.	2022	X 2024				
23. Underground placement of utilities – Phase I.	2023		X (2027-2031)			

REPORT OF ACCOMPLISHMENTS, 2022-2026 CHICKAMAUGA						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
24. Seating for downtown event space.	2025				X	Not a current priority
25. Chickamauga Creek Grist Mill	2026		X (2027-2031)			
26. Wallace Building	2026		X (2027-2031)			
27. Implement a recycling education program.	2023		X (2027-2031)			
28. Develop a comprehensive recreation plan to include youth, adult, and senior recreation needs	2025		X (2027-2031)			
29. Adopt proper ordinances to enforce building codes	2022				X	Ordinances are in place.

LaFayette Report of Accomplishments

REPORT OF ACCOMPLISHMENTS, 2022-2026 LAFAYETTE						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
1. Expand and update our Urban Redevelopment Area, as part of previous efforts such as West LaFayette Transformation Plan, Urban Redevelopment Plan, and Rural zone designation	2023		X 2027			
2. Participate in the Main Street Start-up Program and graduate to a Classic Main Street Program	2022	X				
3. Coordinate with the GA Department of Economic Development to build a Tourism strategy and marketing plan.	2023		X 2027			
4. Extend our State Opportunity Zone footprint boundaries further into our downtown in coordination with expansion of URP boundary.	2023				X	No businesses taking advantage of OZ
5. Adopt a broadband ordinance	2022				X	Partnered with RTC to build fiber network

REPORT OF ACCOMPLISHMENTS, 2022-2026
LAFAYETTE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
6. Apply for Georgia Department of Community Affairs Broadband Ready designation	2022				X	Not friendly for electric utility
7. Create a greenway/heritage corridor implementation plan that links recreation assets, historic sites, educational institutions, and Queen City Lake to our Downtown Master Plan focus area.	2026		X 2027			
8. Build a marketing strategy for GA Rural Zone and promote the tax incentive for the next 5 years.	2026	X				
9. Finish City of LaFayette Master Plan, build implementation strategy, design public/private partnership strategy for development in Master Plan focus area, revise plan as needed.	2023	X				
10. Design and install “Gateway Corridor” signage and wayfinding that reflects the community’s vision.	2023		X 2027			
11. Improve LaFayette recognition, branding, and tourism by holding annual Honeybee Festival	2026		X (2027-2031)			

REPORT OF ACCOMPLISHMENTS, 2022-2026
LAFAYETTE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
12. Work with Economic & Community Development (ECG) to build a business recruitment strategy that focuses on medium to small retail with a focus on outdoor recreation, creative economy, and food and beverage production.	2022		X (2027-2031)			
13. Develop a "Welcome" brochure that can be given to all new businesses and utility customers to promote City assets, city businesses, and activities in the city-updated annually.	2023	X				
14. Develop a plan for lodging (hotels, Airbnb, adventure hostels, traditional bed & breakfast) in the DDA footprint and amend the ordinance for plan implementation.	2022		X 2027			
15. Work in Coordination with the DDA to build and market a robust façade grant program.	2022	X				

REPORT OF ACCOMPLISHMENTS, 2022-2026
LAFAYETTE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
16. Research and develop a downtown business incentive package with community stakeholders, financial institutions, and the DDA.	2022		X 2027			
17. Build and program a 12-month Event Calendar in the City.	2022	X				
18. Look for partnerships in locating a Farmer's Market downtown.	2023	X				
19. Research micro-retail development with a focus on shared kitchens for food and beverage incubators	2022		X 2028			
20. Partner with the Walker County Chamber, Small Business Development Center, and local schools to build an entrepreneurship platform for both adults and students in partnership with micro-retail spaces or retail incubator space.	2023		X 2028			
21. New Business One Stop Shop- data/ market research, permitting, zoning, incentives on a single website.	2023		X 2029			
22. Research and build a strategy to address derelict and blighted vacant commercial, industrial, and residential properties.	2023	X				

REPORT OF ACCOMPLISHMENTS, 2022-2026
LAFAYETTE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
23. Develop a more robust social media community engagement strategy across multiple platforms.	2022	X				
24. Build a Brownfield redevelopment strategy focused on post-industrial sites, old school buildings, and vacant lots to develop into mixed-use, workforce and/or senior housing, and greenspace.	2023		X (2027-2031)			
25. City Website updating and designing a downtown webpage	2023	X				
26. Research and Contract with a Branding agency to develop a City/Downtown Brand.	2022	X				
27. High School Site Redevelopment | Establish a partnership with the WC BOE to design and implement a redevelopment study for the Middle School site.	2022	X				Should have referenced the old High School, which has now been remodeled into the Central Office. The Maintenance Building still needs to be addressed.

REPORT OF ACCOMPLISHMENTS, 2022-2026 LAFAYETTE						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
HOUSING						
28. Continue participation in the Georgia Initiative for Community Housing (GICH) program for our junior year and expand the LaFayette area GICH Team.	2022	X				
29. Participate as a GICH alumni community ongoing once our third year culminates.	2023	X				
30. Apply for the Housing Revitalization Area Strategies and Redevelopment Fund CDBG along with the CHIP program to revitalize low-income neighborhoods.	2023		X 2028			
31. Incentivize infill housing and mixed-use development.	2026		X (2027-2031)			
32. Conduct citywide housing market analysis	2022		X 2031			

REPORT OF ACCOMPLISHMENTS, 2022-2026
LAFAYETTE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
33. Apply for or receive housing funding from sources such as CDBG, LIHTC, housing bonds, tax allocation district (TAD), and other grants to help in our initiative to develop citywide residential development and construction of affordable, workforce, and middle-class housing.	2026		X 2031			
34. Study and catalog all redevelopment site opportunities to create more dense downtown housing. Analyze post-industrial adaptive reuse sites, aging educational buildings, greenfield, and infill sites to attract the diversification of housing stock.	2022		X 2031			
35. Review and update residential zoning ordinance to allow for innovative housing types such as cottage courts, ADUs, and missing middle housing types	2026		X (2027-2031)			

REPORT OF ACCOMPLISHMENTS, 2022-2026
LAFAYETTE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
TRANSPORTATION						
36. GDOT collaboration to find a solution for tractor-trailers not using downtown as the main route (utilize bypass)	2024		X 2028			
37. Pursue Transportation Enhancement funds for additional streetscape phases or other local transportation projects; in particular, but not limited to, West Villanow Street, South Duke Street, South Main Street, City Square, Patton St, and Chattanooga Street	2023	X				
38. Phased Streetscape project: West Villanow Street, South Duke Street, City Square, and South Main Street.	2026		X 2031			Rewrite to say: “Phased Streetscape project West Villanow Street,” then add items for streetscaping on South Duke Street, City Square, South Main Street, and Patton Street.
39. Hire a consultant to do a cost estimate study for a multimodal trail system along Indiana Street, West Villanow Street, Duke Street, and others.	2022	X				

REPORT OF ACCOMPLISHMENTS, 2022-2026
LAFAYETTE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
40. Develop bike trails/lanes from Main Recreational Facility to Joe Stock Park through Cemetery to Ross Abney facility. Connect recreational assets with multimodal trails.	2025		X 2027			
41. Install guardrail on Skyline Heights hill	2022	X				
42. Construct Sidewalk on Indiana Street	2023		X 2029			
43. Construct Sidewalk from Bypass to LaFayette High School to City Lake	2022		X 2029			
44. Construct Sidewalk on Chattanooga Street to West Main Street	2023	X				
45. Construct Sidewalk on Duke Street from Warthen to North LaFayette Elementary	2024		X 2028			
46. Construct Sidewalk from Main Street to Bypass	2023		X 2028			

REPORT OF ACCOMPLISHMENTS, 2022-2026 LAFAYETTE						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
47. Biking trail at Max Stoker recreational facility	2025			X 2030		Funding/Outdoor Rec Strategy
48. Improve accessibility of Sidewalks (uneven, roots, etc.)	2026		X (2027-2031)			
NATURAL AND CULTURAL RESOURCES						
49. Erosion mitigation for the Chattooga River. Hydrology study along the Chattooga River and pursue a plan for reservoir development for flood mitigation.	2026		X 2028			
50. Replace Curb and Gutter on Main Street between Culberson St and Rhyne Road	2024	X				
51. Designate downtown LaFayette as local historic district and adopt design guidelines	2026			X 2031		

REPORT OF ACCOMPLISHMENTS, 2022-2026
LAFAYETTE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
52. Nominate LaFayette's historic business district for the National Register of Historic Places (NRHP)	2026			X 2031		
53. Nominate historic residential areas north and south of the square to the NRHP and designate as local historic district	2026			X 2031		
54. Promote public education on Fort Cumming and the Trail of Tears.	2026		X 2028			
55. Support the development of a Downtown LaFayette public art program/space	2023	X				
56. Implement Stormwater Management Program	2025				X	Not required at this time
57. Repairs on Chattooga Academy building	2022	X				
58. Research and plan for a LaFayette Land Trust	2024		X 2027			

REPORT OF ACCOMPLISHMENTS, 2022-2026
LAFAYETTE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
COMMUNITY FACILITIES AND SERVICES						
59. Expand broadband internet speed and services and build smart-grid technology.	2026		X (2027-2031)			
60. Build Splashpad at the City Municipal Park	2022	X				
61. Replace lift station and force main from Shattuck Industrial Blvd.	2022	X				
62. Phase II Spring Creek Interceptor and Trunk lines	2024		X 2028			
63. Phase II Town Creek interceptor from Rambler Road to Warren Road.	2026		X 2030			
64. Replace McArthur Street interceptor.	2026		X 2028			
65. New fire vehicle/equipment building.	2026		X 2030			

REPORT OF ACCOMPLISHMENTS, 2022-2026
LAFAYETTE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
66. Renovate the Ross Abney Recreation Complex.	2026		X 2031			
67. Mausoleum and cremation burial facilities.	2024				X	Lack of funding
68. Replace existing meters with electronic receiver/transmitter (ERT) meters.	2024		X 2030			
69. Replace 2-inch galvanized water lines (23.5 miles).	2026		2031			
70. Renovations to Huggins Tank	2022	X				
71. Renovations to Darvin Lane Tank	2023			X		Lack of funding
72. Automated read water meters and meter boxes.	2026	X				
73. Fire flow improvements for Skyline Heights Subdivision.	2026			X		Lack of funding
74. Upgrade Foster Boulevard Pump Station	2023		X 2028			

REPORT OF ACCOMPLISHMENTS, 2022-2026
LAFAYETTE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
75. Alternative Sludge Disposal Method	2022		X 2027			
76. Replace Wastewater Treatment Plant Aeration System	2022	X				
77. Expand the city's natural gas system.	2026		X (2027-2031)			
78. Establish emergency connection to another natural gas source (AGL).	2026		X 2027			
79. Create a capital improvement plan.	2024	X				
80. Early warning system.	2026		X 2031			Rewrite to say: continue to market SirenGPS app as early warning system to increase public participation.
81. New fire trucks.	2025	X				
82. Replace existing streetlights with lower-wattage sodium.	2023		X (2027-2031)			Rewrite to say: Replace existing streetlights with LED lights.

REPORT OF ACCOMPLISHMENTS, 2022-2026
LAFAYETTE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
83. Explore the possibility of reestablishing a 24-hour emergency health care facility in our community.	2024		X (2027-2031)			
84. New well and clear well at Lee School Road.	2023		X 2027			
85. Build a treatment plant for Dixon Springs.	2022		X 2028			Rewrite to say: Add a filtration system at the Dixon Springs treatment plant to address PFOS.
86. New well in Rock Spring area.	2026		X 2029			
87. Add additional treatment for turbidity and larger clear well at Lee School Road Plant	2024		X 2027			
88. Pave handicap parking lot at Ross Abney multiuse facility	2023	X				
89. Install roof on utility building	2022	X				

REPORT OF ACCOMPLISHMENTS, 2022-2026
LAFAYETTE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
90. Convert baseball fields 2 & 4 into multi-use recreational fields to include soccer	2022		X 2028			
91. Rehabilitate field 7 at Max Stoker Recreational Facility	2023	X				
92. Façade improvement at Max Stoker Recreational Facility	2024	X				
93. Replace flooring in Lowell Greene Recreational Facility	2024		X 2029			
94. Resurface old tennis court at Main Recreational Facility	2025	X				
95. Façade Lowell Green Recreational Facility	2024		X 2029			
96. Façade and Roof on Main Recreational Facility	2024		X 2029			
97. Update and replace playground equipment	2025	X				
98. Install new recycling facility at Utility building	2023	X				

Lookout Mountain Report of Accomplishments

REPORT OF ACCOMPLISHMENTS, 2022-2026 LOOKOUT MOUNTAIN						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
1. Oversee Town Center retail development contract.	2023				X	This space has become more valuable as a village green for events.
2. Adopt a broadband ordinance	2022				X	Drop this item, as we have adequate service in the city.
3. Apply for Georgia Department of Community Affairs Broadband Ready designation	2022				X	Drop this item, as we have adequate service in the city.
TRANSPORTATION						
4. Apply for a grant through ARC for a recreational trail/pathway/sidewalk master plan	2023	X				Plan has been completed.

REPORT OF ACCOMPLISHMENTS, 2022-2026
LOOKOUT MOUNTAIN

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
5.Seek funding opportunities for the creation of additional trail/pathways/sidewalk	2023			X		Combine with item below and rewrite to say: Seek funding for the creation of additional trail/pathways/sidewalk connecting community, Covenant College, and city park.
6.Construction of trail system connecting community college and parks	2025				X	Combined with item above
7. Attend Complete Streets training to seek appropriate transportation policies.	2024				X	Staff unavailable
8. Identify and develop transportation policies and practices	2024			X		Rewrite to say: Identify and develop transportation policies and practices with GDOT regarding large and heavy vehicles.
NATURAL AND CULTURAL RESOURCES						
9. Develop/adopt a Hazard Mitigation Plan for slope stabilization and stormwater drainage.	2024		X 3Q 2027			Rewrite to say: Adopt the Walker County Hazard Mitigation Plan and move item to Intergovernmental Coordination Section in new work program.

REPORT OF ACCOMPLISHMENTS, 2022-2026 LOOKOUT MOUNTAIN						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
10. Develop a steep slope stabilization plan	2023				X	This is covered in the city's development ordinances.
11. Landscape the new Memorial Park.	2022	X				Renamed Joe Wilson Park (corner of Red Riding Hood and Lula Lake Road). Purchased, cleared, and planted additional property (corner of Cinderella and Red Riding Hood). Includes benches. Will be the first public Christmas tree on the mountain in 2026.
COMMUNITY FACILITIES AND SERVICES						
12. Update the sanitary sewer system pump station.	2023		X 1st Q 2027			

REPORT OF ACCOMPLISHMENTS, 2022-2026 LOOKOUT MOUNTAIN						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
13. Create design guidelines for residential development to protect the City's character.	2022			X		Rewrite to say: Evaluate need for design guidelines for residential development to protect the City's character, with additional community input and support.
14. Create a new, updated City website	2022	X				
LAND USE						
15. Review and adopt the updated zoning ordinance prepared by the Northwest Georgia Regional Commission	2022		X 1st Q 2027			In later stages of review, with final review to be completed before public hearings for adoption.

Rossville Report of Accomplishments

REPORT OF ACCOMPLISHMENTS, 2022-2026 ROSSVILLE						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT						
1. Assist in the redevelopment of the Peerless Mill complex.	2026		X 2030			
2. Provide or seek incentives for the renovation and redevelopment of County-owned assets inside the RDDA footprint	2026				X	Asset is no longer owned by the county.
3. Develop and implement a façade improvement program for downtown and the Urban Redevelopment Boundary identified in the Urban Redevelopment Plan.	2025		X (2027-2031)			
4. Create an online Downtown property inventory in the RDDA footprint to begin to assist in marketing available properties for lease or purchase	2023				X	RDDA inactive

REPORT OF ACCOMPLISHMENTS, 2022-2026
ROSSVILLE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
5. Small Business Development and retention through the Small Business Development Center and the Rossville Downtown Development Authority (RDDA) and Walker County Chamber	2024				X	RDDA inactive
6. Develop an aggressive marketing and branding plan to promote the City of Rossville, especially its dense downtown retail, cultural, and natural assets.	2023		X 2028			
7. Apply to receive a State of GA Opportunity Zone designation.	2023	X				Rossville has a Federal Opportunity Zone until 2028. Rossville had a State Rural Zone which expired in 2024
8. Create a Renaissance Strategic Vision Plan (RSVP) through partnership with Carl Vinson Institute of Government of UGA to create a Master Plan.	2023	X				
9. Apply for Georgia Cities Foundation Economic Placemaking Collaborative (GEPC) development program	2024				X	Lack of staff
10. Adopt a broadband ordinance	2022				X	We have EPB Fiber

REPORT OF ACCOMPLISHMENTS, 2022-2026 ROSSVILLE						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
11. Apply for Georgia Department of Community Affairs Broadband Ready designation	2022				X	We have EPB Fiber
HOUSING						
12. Complete a qualitative analysis and needs assessment of housing stock. Develop a plan to remediate blight	2023			X (2030-2031)		Lack of staff
13. Apply for Community Development Block Grant (CDBG) housing rehabilitation funding and the State of Georgia Department of Community Affairs' (DCA) Community HOME Investment Program (CHIP) to encourage more Owner-Occupied Housing	2022			X (2030)		Lack of staff
14. Recruit LIHTC, senior, market rate, multi-family, and single-family housing developers	2025			X (2030)		Lack of staff

REPORT OF ACCOMPLISHMENTS, 2022-2026 ROSSVILLE						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
15. Upon conclusion of the initial three-year GICH program, continue in the Alumni Program	2025				X	Alumni members are no longer with the city; will not continue the program.
TRANSPORTATION						
16. Through partnership with Northwest Georgia Regional Commission, attend Complete Streets Training, seek appropriate transportation policies.	2022			X (2030-2031)		Lack of staff
17. Through partnership with Northwest Georgia Regional Commission, seek appropriate transportation policies and practices and develop a plan with designs for Chickamauga / McFarland Avenue.	2024				X	Repetitive; see items #16, #18 and #19
18. McFarland Avenue Corridor Area Development and Beautification	2025		X 2028			
19. Chickamauga Avenue Corridor Area Development and Beautification	2025		X 2028			

REPORT OF ACCOMPLISHMENTS, 2022-2026
ROSSVILLE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
20. Continue the development and implementation of a sidewalk plan for the residential areas.	2023		X 2030			
21. Investigate feasibility of a Pilot program using city school buses for public transportation	2026				X	Resources unavailable
NATURAL AND CULTURAL RESOURCES						
22. Work with Trust for Public Land to connect the Chattanooga Riverwalk extension to the City of Rossville to connect downtown Rossville to recreation assets and to the City of Chattanooga.	2025		X 2030			
23. Apply for and participate in the Main Street Program	2024				X	RDDA inactive
24. Purchase additional property for a city-wide pocket park.	2024	X				

REPORT OF ACCOMPLISHMENTS, 2022-2026
ROSSVILLE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
25. Development and Modernization of Historic Downtown District in Partnership with Rossville Downtown Development Authority (RDDA)	2024				X	RDDA inactive
COMMUNITY FACILITIES AND SERVICES						
26. Apply for Community Development Block Grant (CDBG) for sewer repair and replacement.	2024		X 2028			
27. Public Infrastructure: Stormwater/Sewer Maintenance and Repair, and Utility Infrastructure Improvements	2026	X				Completed an ARC grant and an ARPA-funded project; additional repairs are needed.
28. Apply for sewer funding for low-income from new infrastructure plan.	2026		X 2028			Rewrite to say: Apply for sewer funding from Clean Water State Revolving Loan Fund through GEFA
29. Rossville Public Facility Improvements	2025	X				

REPORT OF ACCOMPLISHMENTS, 2022-2026
ROSSVILLE

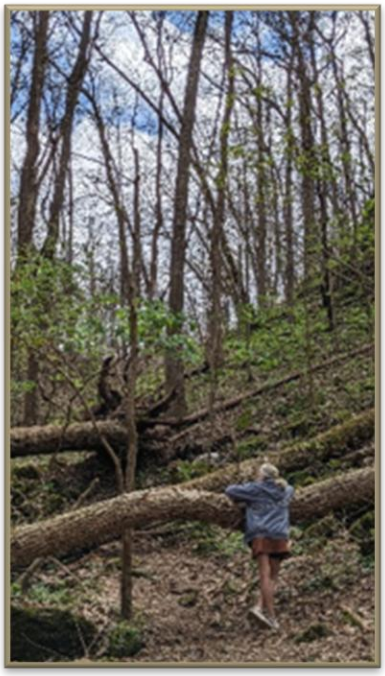
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
30. Rossville Library	2025	X				
31. Rossville Public Safety: General and Communication Equipment	2025	X				
32. Recreation Facilities and Historical Area Facilities Upgrades and Improvements	2025	X				

4. Needs and Opportunities – Tackling the Issues

At the first two stakeholder meetings, NWGRC staff and subject-matter experts shared information on the county's historic and natural resources, population trends, housing, commuting, employment, economic development, downtown revitalization, water planning, and conservation efforts.

Stakeholders then met in separate groups for Walker County and each city to focus on community-specific issues. Each group completed a SWOT analysis, identifying strengths, weaknesses, opportunities, and threats for seven planning areas:

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



Shirley Miller Wildflower Trail, Pigeon Mountain Wildlife Management Area

NWGRC staff used SWOT results, supporting data, and input from local government staff and economic development representatives to identify key Needs and Opportunities. Many are shared because the county and cities face similar issues and often work together. The code in the first column connects each Need and Opportunity to its related Community Work Program item.

The Steering Committees of county and city leadership and staff reviewed the proposed action items, which became the new Community Work Programs.

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

The Community Survey ran from March 4, 2026, to July 1, 2026, with 480 respondents.

Respondents prioritized Walker County's small-town atmosphere, proximity to Chattanooga, safety, historic assets, and recreational opportunities. They valued growth that reuses vacant buildings, supports local small-business development, and revitalizes downtowns. Roadway safety improvements were also important. Respondents were concerned about limited shopping and dining options, blight and property maintenance, lack of career opportunities, loss of farmland/natural resources, entertainment gaps, and housing affordability.

Respondents

Of respondents, 56.0% live in unincorporated Walker County; 22.1% live in Chickamauga; 9.0% in Rossville; and 8.8% in LaFayette.

35.0% work outside Walker County, reflecting heavy regional commuting patterns.

The largest age group was 35–54 (41.5%), followed by 55–69 (28.1%) and 20–34 (19.8%).

Among working respondents, the most common commutes were 10–25 miles (25.3%) and 5–10 miles (22.1%). An additional 14% work from home.



LaFayette-Walker County Public Library

Community Strengths:

- Small-town atmosphere/ sense of community (64.1%)
- Nearness to Chattanooga (55.9%)
- Safe community, good emergency services (46.0%)
- Historic downtowns (45.4%)
- Recreation and parks access (41.0%)
- Natural and cultural resources (35.1%)

Community Weaknesses:

- Not enough local stores and restaurants (51.6%)
- Blighted or unkempt properties (44.0%)
- Limited career opportunities (43.8%)
- Insufficient entertainment for all ages (39.6%)

- Loss of agricultural land and natural resources (37.1%)

Other concerns include litter (33.9%), junkyards on major gateways (30.9%), lack of affordable housing (27.4%), inadequate infrastructure for growth (26.3%), and lack of walkable communities (26.1%).

Growth and Development

Respondents prefer initiatives that fit rural character, use existing infrastructure, and visibly improve existing development:

- Reuse currently unoccupied buildings (74.4%)
- Small local business development (56.4%)
- Safety improvements to existing roads (48.8%)
- Historic downtown revitalization (48.2%)
- Sidewalks, streetscapes, and multiuse pathways (37.7%)



Battlefield Connector Trail, Chickamauga, opening day

Housing preferences

The strongest preference is for traditional owner-occupied housing (80.7%). Respondents also support senior and rental housing:

- Housing that meets the needs of retirees and seniors (27.4%)
- Mixed-use/retail-residential housing (18.8%)
- More rental options (17.5%)
- Assisted living and long-term care facilities (15.5%)

Respondents support the following community amenities:

- Downtown gathering spaces (50.9%)
- More sidewalks (47.2%)
- Historic markers (41.7%)
- Pickleball courts (38.8%)
- Multiuse pathways (36.2%)

Dog parks (32.8%), public art (33.0%), bike lanes (29.1%), and wayfinding signage (27.1%) also tracked.

The survey results show Walker County residents want to preserve the qualities that make the community distinctive—its small-town feel, safety, historic character, natural resources, and access to recreation—while making practical investments in downtowns, local businesses, safer roads, sidewalks, and reusing vacant buildings. The Needs and Opportunities and new Community Work Programs incorporate this feedback, as do each community's Goals and Policies.

Walker County Needs and Opportunities

Items in green are carried forward from the Report of Accomplishments, as they were marked underway or postponed.

ECONOMIC DEVELOPMENT

Code	ISSUE:
ED 1	Walker County's scenic resources support exceptional outdoor recreation, historic Civil War sites, and natural areas. Expanding nature-based, heritage, and agritourism can diversify the local economy while helping preserve the county's natural and agricultural assets.
	The need or opportunity is to:
	a. Develop a tourism plan for Walker County and its Hwy 27 corridor, including marketing, amenities development, signage, dining and lodging recruitment, and funding sources (rewritten)
	ISSUE:
ED 2	Continued development of Walker Industrial Park would attract new industries and provide jobs.
	The need or opportunity is to:
	a. Walker Industrial Park Development: add two local access road points on Hwy 27 and West Reed Road (combined and rewritten)
	ISSUE:
ED 3	Streamlined, transparent business-support processes would better serve small businesses and entrepreneurs while strengthening economic diversity.
	The need or opportunity is to:
	a. Investigate ways to support small businesses and entrepreneurial efforts
	ISSUE:
ED 4	Data center development offers economic benefits but may increase demand for energy, water, and land; ensure development policies address this use.
	The need or opportunity is to:
	a. Develop policies and procedures for evaluating potential data center projects; ensure zoning ordinance and development requirements address data centers
	ISSUE:
ED 5	Community-driven planning for land conservation and local economic development benefits residents, landowners, and local businesses
	The need or opportunity is to:
	a. Implement the Chattanooga Valley Community Action Plan (CAP), based on input from residents, landowners, and businesses, to shape priorities for land conservation, outdoor recreation, and economic development.

HOUSING

Code	ISSUE:
H 1	Housing issues in the county include a lack of affordable housing, poor-quality development, limited sewer availability, and the need to conserve agricultural land.
	The need or opportunity is to:
	a. Follow Future Development Map and Guide in Comprehensive Plan to direct housing development

TRANSPORTATION

	ISSUE:
T 1	Sidewalks improve safety and quality of life for residents and visitors.
	The need or opportunity is to:
	a. Happy Valley Road Safety Improvements Phase I (Turner Ridge Road to Battlefield Parkway) rewritten and moved from the Economic Development section to the Transportation section in the work program b. Happy Valley Road Safety Improvements Phase II (Battlefield Parkway to Salem Road) rewritten and moved from the Economic Development section to the Transportation section in the work program c. Salem Road Improvements- Happy Valley Rd to 370 Salem Rd- widen the travel lane, add curb and gutter, and a 5-foot sidewalk
	ISSUE:
T 2	Bridge replacements are necessary to maintain road safety and improve driving conditions.
	The need or opportunity is to:
	a. Bridge replacement on Old Bethel Road at West Chickamauga Cr, 3 miles SW of Chickamauga b. Bridge replacement on Glass Mill Road at West Chickamauga Cr, 1.6 miles SE of Chickamauga
	ISSUE:
T 3	Public transportation is limited in the county, which reduces some senior citizens' ability to get to doctor appointments, grocery stores, and other destinations.
	The need or opportunity is to:
	a. Consider partnering with CARTA- Chattanooga Area Regional Transportation Authority to increase public transportation options.

NATURAL AND CULTURAL RESOURCES

Code	ISSUE:
NC 1	Controlling litter, encouraging recycling, and carefully managing landfill space and resources demonstrates good stewardship of the county's natural resources.
	The need or opportunity is to:
	a. Find ways to improve the county recycling program and environmental education to support the state's goal of a 25% reduction to our landfills- single-stream recycling program (paper, plastic, cardboard) b. Walker County Roadside Litter Strategy Committee- plans roadside litter prevention strategy, roadside pickup events, and facilitates community and school education programs. c. Walker County Recycling Program: community single-stream recycling program (paper, plastic, cardboard) d. Community Service "Retire Your Tires" Tire Amnesty Day: community tire collection and disposal annual fall event e. Community Service "Mulch Madness": Mulch giveaway to community and Walker County Board of Education Agriculture Programs. f. Update Solid Waste Management Plan
	ISSUE:
NC 2	Preserving historic resources unique to Walker County safeguards these treasures for current residents, visitors, and future generations.
	The need or opportunity is to:
	a. Dougherty House National Register designation and renovation b. Gain Certified Local Government (CLG) status by meeting Georgia State Historic Preservation Office (SHPO) requirements, including historic resource surveys and other elements
	ISSUE:
NC 3	Agriculture, greenspace, and waterways—including the Chattooga River headwaters—are vital community assets. Protecting these resources, including impaired streams, supports the economy, environmental health, and quality of life.
	The need or opportunity is to:
	a. Work with Limestone Valley Resource Conservation and Development Council to develop a Watershed Management Plan for the Chattooga River Headwaters b. Apply for 319 grants to carry out conservation measures outlined in the Chattooga River Watershed Management Plan that will improve water quality in impaired streams, including septic tank maintenance and repair programs.

COMMUNITY FACILITIES AND SERVICES

Code:	ISSUE:
CFS 1	Well-equipped emergency shelters are vital to protect residents during natural disasters.
	The need or opportunity is to:
	a. Emergency generators for emergency shelters at Walker County Civic Center and Ag Center, per the 2016 Walker County Hazard Mitigation Plan (rewritten)
	ISSUE:
CFS 2	Several community centers and the Civic Center meet needs across this large rural county. Maintaining existing county buildings saves money compared to adding new buildings.
	The need or opportunity is to:
	a. Capital Improvements/Investment in county facilities, including the courthouse and courthouse annexes
	ISSUE:
CFS 3	Additional information on the county assessor's parcel database and map would benefit residents and county resource managers.
	The need or opportunity is to:
	a. Add additional information to qpublic.com (www.walkerassessors.com) as it becomes available, for example, flood maps, zoning updates, storm drainage structures, updated aerial photography (rewritten)
	ISSUE:
CFS 4	Planning for water and sewer needs helps direct housing and industry to areas most suited for development and away from prime agricultural land.
	The need or opportunity is to:
	a. Complete water and sewer master plans to determine future needs in the WCWSA service area in the county. (rewritten)
	ISSUE:
CFS 5	Additional recreational facilities are needed.
	The need or opportunity is to:
	a. Civic Center Campus recreational improvements: splash pad and access trail linking Fieldstone Farms housing development (rewritten) b. Walker County Youth Sports Complex (Phase 1) c. Adventure Acres Park Phase 2 development: Miracle field, pickleball courts, parking lot improvements, shelters
	ISSUE:
CFS 6	Walker County's website needs a refresh.

	The need or opportunity is to:
	a. Update county website; add links to other related sites, including cities' websites
	ISSUE:
CFS 7	Multiuse trails connecting parks to residential and downtown areas benefit residents and visitors.
	The need or opportunity is to:
	a. Battlefield Connector Trail -Osburn Street Extension

LAND USE

	ISSUE:
LU 1	Redevelopment of former industrial sites turns unattractive buildings into economically viable development space and is good stewardship of available land, saving undeveloped land for other uses, like greenspace.
	The need or opportunity is to:
	a. Brownfield plan and redevelopment of the former Coats American Facility.
	ISSUE:
LU 2	Areas in the county experiencing growth and development, and areas that should be preserved and protected, need additional planning considerations.
	The need or opportunity is to:
	a. Digitize zoning map and post on Walker County website b. Prepare and adopt additional land use standards, including architectural standards and form-based codes, for areas needing additional planning considerations or protections, including McLemore Cove Historic District

Chickamauga Needs and Opportunities

Items in green are carried forward from the Report of Accomplishments.

ECONOMIC DEVELOPMENT

Code	ISSUE:
ED 1	Chickamauga's historic sites and Battlefield Connector Trail provide a strong foundation for expanded heritage tourism through additional materials, signage, and visitor facilities.
	The need or opportunity is to:
	a. Depot and Welcome Center renovation b. Wayfinding Signs and street signs (rewritten, moved from Transportation section) c. Gateway Signs – see RSVP Plan and coordinate with DOT to place at Hwy 27 (rewritten, moved from Transportation section) d. Coordinate with the GA Department of Economic Development to build a tourism strategy and marketing plan e. Develop additional public restrooms downtown with Crystal Springs mill site redevelopment f. Update Visitor Brochure
	ISSUE:
ED 2	Chickamauga's historic downtown has a strong sense of place, but vacant storefronts, low business diversity, lack of community engagement, and distance from I-75 are challenges.
	The need or opportunity is to:
	a. Develop Master Plan with public input for the Crystal Springs Mill Redevelopment Project (rewritten) b. Using the Master Plan, clean up and redevelop the Crystal Springs Mill site (rewritten) c. Utilize HUD grant for blight remediation in the historic downtown and Crystal Springs Mill site d. Consider participating in the Main Street Program or establishing a Downtown Development Authority

HOUSING

Code	ISSUE:
H 1	Older homes can be costly to repair, and the Mill Villages area needs revitalization.
	The need or opportunity is to:
	a. Promote the revitalization of the Mill Villages by adopting design guidelines or an Urban Redevelopment Plan
	ISSUE:
H 2	More housing options, such as mixed-use buildings with apartments above retail, would be beneficial.

	The need or opportunity is to:
	a. Consider mixed-use development, with apartments above retail, in a portion of the Crystal Mill redevelopment site

TRANSPORTATION

	ISSUE:
T 1	Downtown street improvements are needed to enhance safety, traffic flow, parking, visual appeal, and bicycle and pedestrian connectivity while accommodating rail, school, and visitor traffic.
	The need or opportunity is to:
	a. Roundabout at the Five Points and 341 intersection from RSVP Plan. Phase one feasibility study. (rewritten) b. Sidewalks – Simonton Hills c. Sidewalks--Dogwood Estates d. Develop and implement a sidewalk plan for both residential and business districts e. Through partnership with Northwest Georgia Regional Commission, attend Georgia DOT Complete Street Training, seek appropriate transportation policies for multimodal transportation. f. Consider a trolley service for tourists arriving by train to historic sites
	ISSUE:
T 2	The city lacks electric vehicle charging stations at historic sites.
	The need or opportunity is to:
	a. Contact local energy provider about program for locating and installing electric vehicle charging stations downtown

NATURAL AND CULTURAL RESOURCES

Code	ISSUE:
NC 1	The city's natural areas, wildlife habitat, water supply, and flood-prone areas require continued protection and management.
	The need or opportunity is to:
	a. Stormwater drainage improvement – 10th Street. (Bioswale) b. Develop a plan for management of vacant mill village parcels acquired by the city during the flood mitigation project. c. Coke Oven Branch litter catch basin.
	ISSUE:
NC 2	Residents and visitors would appreciate more outdoor recreational activity resources.

	The need or opportunity is to:
	a. Dock and walking trail at Lee & Gordon's Mill.
	ISSUE:
NC 3	Public art contributes a sense of place and can reflect local culture and history.
	The need or opportunity is:
	a. Downtown Art Grant
	ISSUE:
NC 4	The historic preservation commission helps preserve local history and maintain local historic buildings.
	The need or opportunity is to:
	a. Re-activate the historic preservation commission and historic preservation ordinance

COMMUNITY FACILITIES AND SERVICES

Code:	ISSUE:
CFS 1	Placing utilities underground is safer during storms and looks better in historic areas.
	The need or opportunity is to:
	a. Underground Placement of utilities-Phase 1
	ISSUE:
CFS 2	Aging water and sewer lines need upgrading.
	The need or opportunity is to:
	a. Upgrade Downtown's water and sewer lines. (moved from Economic Development section)
	ISSUE:
CFS 3	City-owned historic landmark buildings need maintenance.
	The need or opportunity is to:
	a. Chickamauga Creek Grist Mill b. Wallace Building
	ISSUE:
CFS 4	Controlling litter and encouraging recycling conserves landfill space and demonstrates good stewardship of the city's natural resources.

	The need or opportunity is to:
	a. Implement a recycling education program.
	ISSUE:
CFS 5	A city recreation program would benefit residents of all ages.
	The need or opportunity is to:
	a. Develop a comprehensive recreation plan to include youth, adult, and senior recreation needs
	ISSUE:
CFS 6	Use the Online Community Calendar to advertise community events.
	The need or opportunity is to:
	a. Update Community Calendar on city website and use it to advertise community events

LaFayette Needs and Opportunities

Items in green are carried forward from the Report of Accomplishments.

ECONOMIC DEVELOPMENT

Code	ISSUE:
ED 1	Progress has been made on urban redevelopment, but a wider area of the city needs to be included in the Urban Redevelopment Area to further spur urban renewal.
	The need or opportunity is to:
	a. Expand and update our Urban Redevelopment Area, as part of previous efforts such as West LaFayette Transformation Plan, Urban Redevelopment Plan, and Rural zone designation
	ISSUE:
ED 2	LaFayette can expand outdoor recreation and agritourism by leveraging its proximity to Chattanooga, natural assets, working farms, outdoor-business support, diverse lodging, and Honeybee Festival branding.
	The need or opportunity is to:
	a. Coordinate with the GA Department of Economic Development to build a Tourism strategy and marketing plan. b. Create a greenway/heritage corridor implementation plan that links recreation assets, historic sites, educational institutions, and Queen City Lake to our Downtown Master Plan focus area. c. Design and install “Gateway Corridor” signage and wayfinding that reflects the community’s vision. d. Develop a zoning amendment that reflects the city’s vision for Gateway Corridors. e. Improve LaFayette recognition, branding, and tourism by holding an annual Honeybee Festival. f. Work with Economic & Community Development (ECG) to build a business recruitment strategy that focuses on small to medium retail with a focus on outdoor recreation, creative economy, and food and beverage production. g. Develop a plan for lodging (hotels, Airbnb, adventure hostels, traditional bed & breakfast) in the DDA footprint and amend the ordinance for plan implementation.
	ISSUE:
ED 3	LaFayette’s rural location and distance from I-75 make it harder to attract businesses.
	The need or opportunity is to:
	a. Research and develop a downtown business incentive package with community stakeholders, financial institutions, and the DDA.

	b. Research micro-retail development with a focus on shared kitchens for food and beverage incubators c. Partner with the Walker County Chamber, Small Business Development Center, and local schools to build an entrepreneurship platform for both adults and students in partnership with micro-retail spaces or retail incubator space. d. New Business One Stop Shop- data/ market research, permitting, zoning, incentives on a single website. e. Market new Opportunity Zone
	ISSUE:
ED 4	LaFayette would benefit from mixed-use areas that combine retail and housing, and from creatively redeveloping old industrial sites.
	The need or opportunity is to:
	a. Build a Brownfield redevelopment strategy focused on post-industrial sites, old school buildings, and vacant lots to develop into mixed-use, workforce and/or senior housing, and greenspace.
	ISSUE:
ED 5	Data center development offers economic benefits and may increase demand for energy, water, and land; ensure development policies address this use.
	The need or opportunity is to:
	a. Develop policies and procedures for evaluating potential data center projects and review and update zoning ordinance to establish where data centers fit into the land uses of the city

HOUSING

Code	ISSUE:
H 1	More affordable and workforce housing, walkable mixed-use development, and homeownership programs are needed. LaFayette can leverage its Residential Redevelopment Area and Georgia Initiative for Community Housing alumnus status.
	The need or opportunity is to:
	a. Apply for the Housing Revitalization Area Strategies and Redevelopment Fund CDBG along with the CHIP program to revitalize low-income neighborhoods. b. Incentivize infill housing and mixed-use development. c. Conduct citywide housing market analysis d. Apply for or receive housing funding from sources such as CDBG, LIHTC, housing bonds, tax allocation district (TAD), and other grants to help in our initiative to develop citywide residential development and construction of affordable, workforce, and middle-class housing.

	e. Study and catalog all redevelopment site opportunities to create denser downtown housing. Analyze post-industrial adaptive reuse sites, aging educational buildings, greenfield sites, and infill sites to diversify the housing stock.
	ISSUE:
H 2	LaFayette's zoning ordinance may be limiting housing diversity.
	The need or opportunity is to:
	a. Review and update the residential zoning ordinance to allow for innovative housing types such as cottage courts, ADUs, and missing middle housing types

TRANSPORTATION

	ISSUE:
T 1	Heavy truck traffic disrupts the downtown area.
	The need or opportunity is to:
	a. GDOT collaboration to find a solution for tractor-trailers not using downtown as the main route (utilize bypass)
	ISSUE:
T 2	Trails and sidewalks for bike and pedestrian traffic benefit residents and attract tourists.
	The need or opportunity is to:
	a. Phased Streetscape project West Villanow Street (rewritten) b. Phased Streetscape project South Duke Street c. Phased Streetscape project City Square d. Phased Streetscape project South Main Street e. Phased Streetscape project Patton Street f. Develop bike trails/lanes from Main Recreational Facility to Joe Stock Park through Cemetery to Ross Abney facility. Connect recreational assets with multimodal trails. g. Construct Sidewalk on Indiana Street. Construct Sidewalk from Bypass to LaFayette High School to City Lake. Construct Sidewalk on Duke Street from Warthen to North LaFayette Elementary. Construct Sidewalk from Main Street to Bypass h. Biking trail at Max Stoker recreational facility i. Biking trail at Simmon's Park j. Improve sidewalk accessibility (uneven, roots, etc.)
	ISSUE:

T 3	More parking for downtown area would be beneficial
	The need or opportunity is to:
	b. Develop additional parking downtown
	ISSUE:
T 4	Public transit is limited and there is no taxi service
	The need or opportunity is to:
	a. Work with Walker County to expand Walker transit service
	ISSUE:
T 5	Airport maintenance is necessary for safety and efficiency
	The need or opportunity is to:
	a. Airport-rehab taxi lane b. Airport-runway end obstruction removal

NATURAL AND CULTURAL RESOURCES

Code	ISSUE:
NC 1	Flooding and erosion along the Chattooga River are a problem.
	The need or opportunity is to:
	a. Erosion mitigation for the Chattooga River. Conduct a hydrology study along the Chattooga River and develop a plan for reservoir development to mitigate flooding.
	ISSUE:
NC 2	Historic districts preserve the city's unique character.
	The need or opportunity is to:
	a. Designate downtown LaFayette as local historic district and adopt design guidelines b. Nominate LaFayette's historic business district to the National Register of Historic Places (NRHP) c. Nominate historic residential areas north and south of the square to the NRHP and designate them as local historic districts

	ISSUE:
NC 3	Cherokee history is part of LaFayette's cultural heritage.
	The need or opportunity is to:
	a. Promote public education on Fort Cumming and the Trail of Tears.
	ISSUE:
NC 4	Land trusts can support conservation and greenspace preservation while balancing development of residential, commercial, and industrial areas.
	The need or opportunity is to:
	a. Research and plan for a LaFayette Land Trust

COMMUNITY FACILITIES AND SERVICES

Code:	ISSUE:
CFS 1	Better broadband access throughout the city would be beneficial.
	The need or opportunity is to:
	a. Expand broadband internet speed and services and build smart-grid technology.
	ISSUE:
CFS 2	The city sewer system is aging, and improvements and upgrades would be beneficial.
	The need or opportunity is to:
	a. Phase II Spring Creek Interceptor and Trunk lines b. Phase II Town Creek interceptor from Rambler Road to Warren Road. c. Replace McArthur Street interceptor d. Upgrade Foster Boulevard Pump Station e. Alternative Sludge Disposal Method
	ISSUE:
CFS 3	Aging fire facilities need upgrades, and public participation in the phone storm alert system needs to increase.
	The need or opportunity is to:
	a. New fire vehicle/equipment building b. Continue to market SirenGPS app as early warning system to increase public participation (rewritten)

	ISSUE:
CFS 4	City water system is aging, and improvements and upgrades would be beneficial.
	The need or opportunity is to:
	a. Replace existing meters with electronic receiver/transmitter (ERT) meters b. . Replace 2-inch galvanized water lines (23.5 miles). c. Renovations to Darvin Lane Tank. d. Fire flow improvements for Skyline Heights Subdivision: new well and clear well at Lee School Road. e. Add filtration system at Dixon Springs treatment plant to address PFOS (rewritten) f. New well in Rock Spring. Add additional treatment for turbidity and a larger clear well at Lee School Road Plant
	ISSUE:
CFS 5	Upgrading and expanding the natural gas system benefits residential, commercial, and industrial development.
	The need or opportunity is to:
	a. Expand the city's natural gas system b. Establish emergency connection to another natural gas source (AGL).
	ISSUE:
CFS 6	Streetlights need to be modernized.
	The need or opportunity is to:
	a. Replace existing streetlights with energy-saving LED lights
	ISSUE:
CFS 7	Emergency health care facilities are more than a half-hour drive.
	The need or opportunity is to:
	a. Explore the possibility of reestablishing a 24-hour emergency health care facility in our community.
	ISSUE:
CFS 8	Renovations and improvements to recreation facilities benefit residents and visitors as the popularity of sports recreation grows.
	The need or opportunity is to:
	a. Renovate the Ross Abney Recreation Complex b. Convert baseball fields 2 & 4 into a multiuse recreational field to include soccer

	c. Replace flooring in Lowell Greene Recreational Facility d. Façade Lowell Green Recreational Facility e. Façade and Roof on Main Recreational Facility
LAND USE	
	ISSUE:
LU 1	The city needs to make downtown an area for business, retail, and parks, and limit industrial development.
	The need or opportunity is to:
	a. Update zoning map in downtown areas to limit industry in this area and reflect urban redevelopment goals

Lookout Mountain Needs and Opportunities

Items in green are carried forward from the Report of Accomplishments.

TRANSPORTATION

	ISSUE:
T 1	Sidewalks and trails allow multi-modal transportation and reduce the need for vehicular traffic.
	The need or opportunity is to:
	a. Seek funding for the creation of additional trail/pathways/sidewalk connecting community, Covenant College, and city park (rewritten and combined)
	ISSUE:
T 2	Heavy Rock City tourist traffic, steep and narrow roads, tourist buses and 18-wheeler traffic, weather hazards, and residents' desire for more sidewalks and trails combine to make transportation planning essential.
	The need or opportunity is to:
	a. Identify and develop transportation policies and practices with GDOT regarding large and heavy vehicles (rewritten)

NATURAL AND CULTURAL RESOURCES

Code	ISSUE:
NC 1	Preservation and conservation are important to the community.
	The need or opportunity is to:
	a. Make information available on the city website about Thrive Regional Partnership's Thriving Gardens Initiative to encourage landscaping with native plants

COMMUNITY FACILITIES AND SERVICES

Code:	ISSUE:
CFS 1	Sanitary sewer system pump station needs updating.
	The need or opportunity is to:
	a. Update the sanitary sewer system pump station.
	ISSUE:

CFS 2	The City of Lookout Mountain benefits from its scenic location, proximity to Chattanooga, and nearby historic and natural assets. It has a unique character, with many high-value traditional older homes from the early to mid-20th century.
	The need or opportunity is to:
	a. Evaluate need for design guidelines for residential development to protect the City's character, with additional community input and support (rewritten).

LAND USE

	ISSUE:
LU 1	A zoning ordinance can help the community limit inappropriate development and direct allowable land use and placement of housing types (single-family, townhouses, condos) to protect property values, natural resources, and quality of life.
	The need or opportunity is to:
	a. Review and adopt the updated zoning ordinance prepared by the Northwest Georgia Regional Commission
	ISSUE:
LU 2	The community values many nearby cultural and natural assets, such as Point Park, Fairyland Club, and Lula Lake Land Trust, and preservation and conservation are important for managing steep slopes and stormwater.
	The need or opportunity is to:
	a. Develop tree ordinance
	ISSUE:
LU 3	Solar energy benefits landowners and the community and saves resources, but visual impacts in residential areas need to be addressed.
	The need or opportunity is to:
	a. Adopt solar energy panel ordinance

INTERGOVERNMENTAL COORDINATION

	ISSUE:
IC 1	Lookout Mountain's steep slopes require careful consideration when managing development and stormwater runoff.
	The need or opportunity is to:
	a. Adopt the Walker County Hazard Mitigation Plan (rewritten and moved from Natural and Cultural Resources section)

Rossville Needs and Opportunities

Items in green are carried forward from the Report of Accomplishments.

ECONOMIC DEVELOPMENT

Code	ISSUE:
ED 1	Rossville's history, parks, nearby colleges, and access to I-75 and Chattanooga support redevelopment of the Peerless Mill site and North Rossville Urban Redevelopment Area for uses such as events, education, retail, housing, greenspace, or light industry.
	The need or opportunity is to:
	a. Assist in the redevelopment of the Peerless Mill complex b. Develop and implement a façade improvement program for downtown and the Urban Redevelopment Boundary identified in the Urban Redevelopment Plan. c. Apply for and participate in the Main Street Program
Code	**ISSUE:**
ED 2	Empty buildings, a lack of grocery stores, sidewalks, daycare facilities, and other community assets indicate a need to support small business development and improve local job opportunities.
	The need or opportunity is to:
	a. Reinstate Rossville Downtown Development Authority and recruit members for board b. Develop an aggressive marketing and branding plan to promote the City of Rossville, especially its dense downtown retail, cultural, and natural assets.

HOUSING

Code	*ISSUE:*
H 1	The Peerless Mill site and redevelopment area could support housing, guided by current data on housing needs, demographics, tenure, housing age, and property availability.
	The need or opportunity is to:
	a. Complete a qualitative analysis and needs assessment of housing stock. Develop a plan to remediate blight
	ISSUE:
H 2	Consider needs for homelessness, workforce housing, senior housing, and single-family housing.
	The need or opportunity is to:

	a. Apply for Community Development Block Grant (CDBG) housing rehabilitation funding and the State of Georgia Department of Community Affairs' (DCA) Community HOME Investment Program (CHIP) to encourage more Owner-Occupied Housing b. Recruit LIHTC, senior, market rate, multi-family, and single-family housing developers c. Explore the possibility of partnering with Walker County and encouraging a local Habitat for Humanity chapter (from the North Rossville Urban Development Plan)

TRANSPORTATION

	ISSUE:
T 1	There is a need for policy and planning to address the multimodal transportation (vehicle, pedestrian, bike, public transportation) issues in Rossville.
	The need or opportunity is to:
	a. Through partnership with Northwest Georgia Regional Commission, attend Complete Streets Training, seek appropriate transportation policies.
	ISSUE:
T 2	Streetscaping and beautification add to safety, stormwater control, and residents' quality of life. There is a need to complete development and beautification projects in Rossville.
	The need or opportunity is to:
	a. McFarland Avenue Corridor Area Development and Beautification b. Chickamauga Avenue Corridor Area Development and Beautification c. Continue developing and implementing a sidewalk plan for the residential areas.
	ISSUE:
T 3	Rossville has limited public transportation service through Walker Transit. Additional options for accessing Rossville and Chattanooga would benefit residents.
	The need or opportunity is to:
	a. Explore coordinating transportation options with the Chattanooga Area Regional Transportation Authority (CARTA) (from the North Rossville Urban Development Plan)

NATURAL AND CULTURAL RESOURCES

Code	ISSUE:
NC 1	Rossville's historic assets could support tourism, while improved bike, trail, and sidewalk connections to Chattanooga would benefit residents and visitors.
	The need or opportunity is to:
	a. Work with Trust for Public Land to connect the Chattanooga Riverwalk extension to the City of Rossville to connect downtown Rossville to recreation assets and to the City of Chattanooga.
	ISSUE:
NC 2	Pollution of streams and water quality, stormwater control, flooding, and other environmental hazards are issues in the city, but funding is lacking.
	The need or opportunity is to:
	a. Work with Limestone Valley RC&D to develop management plans for impaired streams b. Work with Limestone Valley RC&D and other programs to carry out streamside tree plantings, green infrastructure, and stormwater infiltration landscaping. c. Apply for 319 grants to carry out conservation measures outlined in management plans that will improve water quality in impaired streams.

COMMUNITY FACILITIES AND SERVICES

Code:	ISSUE:
CFS 1	Repair or replace aging sewer infrastructure.
	The need or opportunity is to:
	a. Apply for Community Development Block Grant (CDBG) for sewer repair and replacement. Apply for sewer funding from the Clean Water State Revolving Loan Fund through GEFA (rewritten)
	ISSUE:
CFS 2	A youth recreation program is needed.
	The need or opportunity is to:
	a. Develop a youth recreation program. Continue to partner with not-for-profit organizations and churches to provide youth services and activities in the community. Consider expanding Youth Programs to include a facility like the Boys and Girls Club Model. Apply for grant funding.
	ISSUE:
CFS 3	Rossville Police and Fire Department, Rossville Commons, Rossville Civic Center, and Rossville Library are strengths, but additional services and facilities would be beneficial.
	The need or opportunity is to:
	a. Add pickleball courts b. Add more activities for seniors c. Explore creating an event space.

5. Future Development Planning/Future Development Maps

Land Use/Future Development Guide

The 2027 Comprehensive Plan uses future development maps and character areas to guide growth. Character areas describe the form, function, and defining features of different parts of the county, emphasizing overall development patterns rather than parcel-by-parcel land uses. They also account for natural features, such as floodplains and greenspace, and areas requiring special planning attention.

The maps also include overlays that apply across multiple character areas. These include Crossroads Communities, Chickamauga's Rural Zone, and the North Rossville Urban Revitalization Area (URA). The Chickamauga Rural Zone is designated for five years (2025-2029); the North Rossville URA is ongoing.

Overlay Descriptions

Crossroads Community:
Chickamauga and Walker County

Description: *Rural or suburban historic, unincorporated communities located at the intersection of main thoroughfares. Crossroad Communities contain a mixture of uses appropriate to the surrounding community, such as single-family residential, neighborhood-scale commercial, and public/institutional uses, such as a fire department. These locations are typically automobile-focused and lack walkable connections. Neighborhood-scale commercial uses include small-scale retail providing household goods, groceries, and services intended to benefit the surrounding community.*



Villanow Community, Walker County Georgia

Suggested Development Strategy:

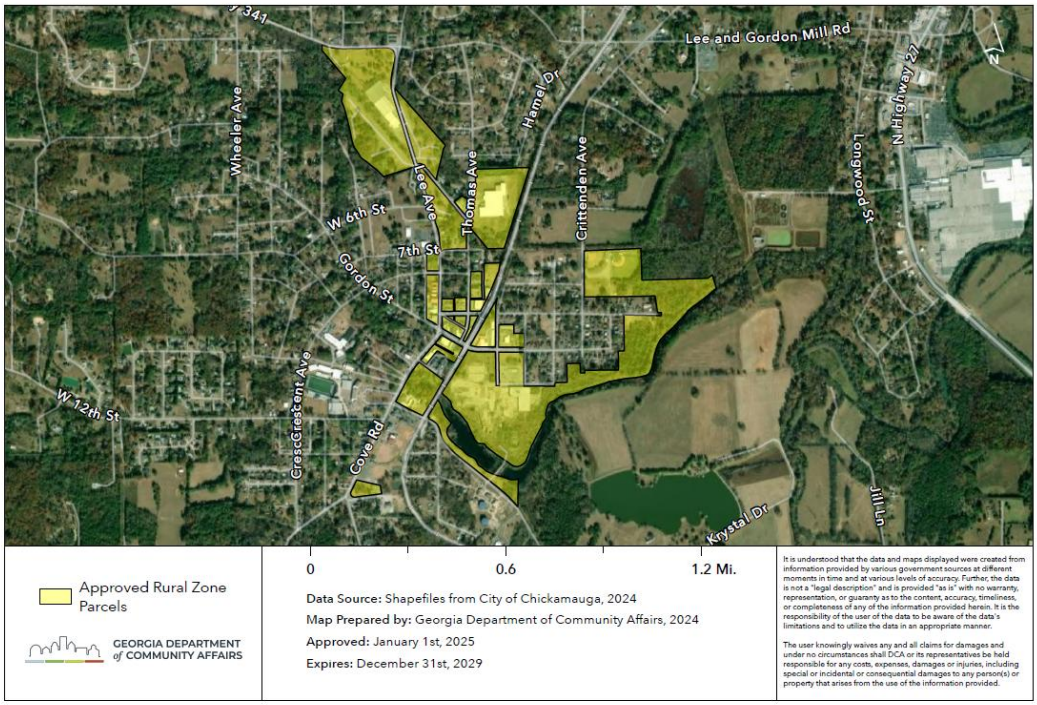
1. Provide incentives or revise local development regulations for beautification, landscaping, and signage.
2. Provide needed infrastructure to support neighborhood-scale commercial and residential development at the Crossroads Community, preventing the fragmentation of the surrounding rural landscape. Infrastructure improvements may include high-speed internet, water and sewer, and sidewalks, as appropriate to the density, scale, and need of the surrounding community.
3. Encourage small retail establishments over big box stores.
4. Permit conservation subdivision designs that protect nearby open space.
5. Whenever possible, connect to a regional network of greenspace and trails available to pedestrians, bicyclists, and other non-vehicular means of transportation.

Land uses:

- Neighborhood-scale Commercial
- Residential
- Public/Institutional

Keyword Objectives: *Intersections of main thoroughfares, small-scale retail, residential, cluster or conservation subdivision, new infrastructure, improved infrastructure, pedestrian-friendly, sense of place*

Official Rural Zone Map for City of Chickamauga



Chickamauga Rural Zone: Chickamauga

Description: The Georgia Department of Community Affairs designated a boundary within Chickamauga as a Rural Zone from January 2025 through December 2029. The designation is a tax incentive program that promotes the revitalization of vacant rural Georgia downtowns by encouraging investment, job creation, and economic growth in long-established business districts. Businesses investing in Rural Zones can receive Job Tax Credits and Investment and Rehabilitation Credits for buildings. Chickamauga's Future Development Map identifies the Rural Zone boundary.

Land uses:

- Central Business District
- Commercial
- Mixed-use
- Office
- Public/Institutional
- Transportation-Communication-Utilities

Keyword Objectives: *Economic development, downtown development, sense of place, multimodal transportation, historic preservation, infill development, job creation*, *economic revitalization*

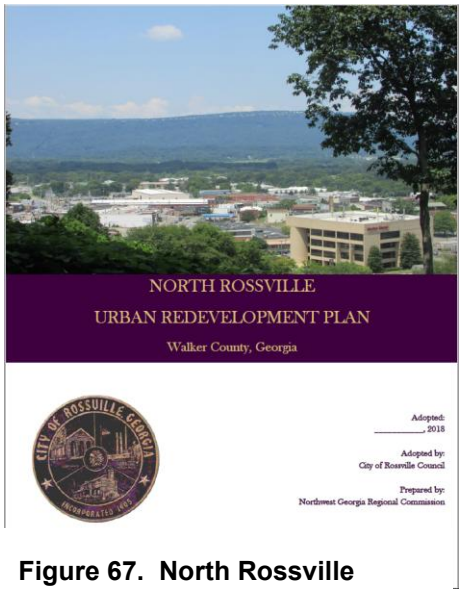


Figure 67. North Rossville Urban Development Plan

North Rossville Revitalization overlay (URA Boundary): Rossville

***Description**: Rossville's Urban Redevelopment Plan designates the North Rossville Urban Redevelopment Area (URA) with the goal of blight elimination and economic revitalization. The North Rossville community, surrounding the former Peerless Woolen Mill, was identified as the first area where the city will focus its attention. The North Rossville Revitalization Area boundary encompasses the area delineated as shown on Rossville's Future Development Map.*

***Suggested Development Strategies (Rossville URP)**:*

1. Encourage future rezoning, reuse, and new development of properties in a manner consistent with the Comprehensive Plan
2. Review building codes and ordinances for the feasibility of rehabilitation and infill downtown
3. Apply for and participate in Georgia's Main Street Program
4. Develop and implement a façade improvement program for downtown
5. Develop and begin implementation of a sidewalk plan for residential areas
6. Document sewer trouble spots where repairs are needed
7. Preserve existing housing stock where possible while also creating new housing opportunities for a diversity of incomes
8. Continue to participate with the Georgia Department of Community Affairs (DCA), the Georgia Municipal Association (GMA), and the University of Georgia's (UGA) *Georgia Initiative for Community Housing (GICH)* until completion of the 3-year program
9. Apply for and receive Georgia Department of Community Affairs' *Community Home Investment Program (CHIP)* funding
10. Apply for and receive Georgia Department of Community Affairs (DCA) Community Development Block Grant (CDBG) program funding to assist low-income residents in making moderate repairs to their homes and replacing deteriorated homes
11. Increase the amount of senior housing. Senior housing may be promoted in place of the former Rossville Middle School. Repurposing the school into a senior housing development could be made feasible through the *Low-Income Housing Tax Credit Program (LITHC)*
12. Seek a federal Opportunity Zone designation
13. Utilize Vacant properties for residential infill, pocket parks, or small community or utility usage
14. Permit accessory housing units, or new well-designed, similarly scaled infill multifamily residences to increase neighborhood density and income diversity
15. Offer assistance and incentives for property owners to improve their property
16. In low-to-moderate income (LMI) locations where flooding is an issue, apply for the new infrastructure bill funding to improve housing conditions and affected sewer, water, sidewalk, street, etc.
17. Partner with Tennessee American Water Company (TAW) to repair and upgrade water, sewer, and other utilities
18. Partner with Chattanooga Area Regional Transportation Authority (CARTA) to establish a transit system
19. Enhance the walkability, safety, and appearance of the Chickamauga Avenue-McFarland Avenue Corridor
20. Encourage an appropriate mix of retail sales and service businesses in the Chickamauga Avenue-McFarland Avenue Corridor

21. Encourage and assist with the redevelopment of the Peerless Mill complex
22. Develop and implement a façade improvement program for downtown
23. Engage in sidewalk improvement projects
24. Improve aesthetics by buffering and landscaping to separate residential uses from non-residential uses
25. Improve streetscape by landscaping along streets and sidewalks
26. Add pedestrian and bike facilities throughout the community
27. Wherever possible, connect to a regional network of greenspace and trails available to pedestrians, bicyclists, and other non-vehicular means of transportation
28. Create more aesthetically pleasing gateways by adding landscape elements, hardscape elements, and larger wayfinding signage

***Land uses**:*

- Central Business District
- Commercial/ Retail
- Mixed-use
- Office
- Government Institutional
- City Center
- Residential, including medium density, higher density

***Keyword Objectives:** Sense of place, infill development, streetscape improvement, façade improvement, mixed use, sewer and water improvements, bike and pedestrian facilities, alternative multimodal transportation, historic preservation, economic development, downtown development, economic revitalization*

Character Area Policy

The Land Use Element includes a Future Development Map for Walker County and each municipality illustrating current and anticipated development patterns. The maps use character areas to describe the intended form, function, and defining features of different parts of the community, including development intensity, street patterns, public spaces, and natural resources.

The Future Development Map helps officials make consistent land-use and zoning decisions that support residential, commercial, industrial, recreational, rural, and agricultural priorities identified by the public. Character areas provide broad guidance on desired development patterns and community character; zoning regulations remain the parcel-specific tool for establishing permitted uses and development standards.

Each community's Future Development Maps and Character Area descriptions are consistent with their Visions, Goals, and Needs and Opportunities as presented in this plan.

Relationship of Future Development Map to Zoning

City and county zoning maps and ordinances divide each jurisdiction into residential, commercial, mixed-use, industrial, and other zoning districts. These regulations identify allowed uses and establish standards for buildings, signs, parking, and site development. They also outline procedures for rezoning and other planning applications.

Zoning maps and ordinances establish development rights for property in Walker County and the cities of Chickamauga, LaFayette, Lookout Mountain, and Rossville. The Comprehensive Plan's Future Development Map and Character Area descriptions provide broader guidance for future growth and should be considered in rezoning decisions.

Character Area Descriptions

The following character areas are included in the Future Development Map for each community, as listed in the table below.

	Walker	Chickamauga	LaFayette	Lookout Mountain	Rossville
1. Activity Destination District				X	
2. Agricultural/Forestry	X				
3. Airport			X		
4. County Suburban	X				
5. Downtown Business District			X		X
6. Estate Residential				X	
7. Fairyland Proper				X	
8. Gateway Corridor		X	X		X
9. Greenspace/Conservation	X	X	X		
10. Historic Downtown/Downtown Mixed Use		X	X		
11. Historic Mill Redevelopment Area		X			X
12. Industrial	X	X	X		X
13. Lookout Mountain Neighborhood				X	
14. Mill Village		X			
15. Missionary Ridge Residential					X
16. Mixed Use	X		X		
17. Park/Activity Center	X				X
18. Residential Redevelopment Area			X		
19. Rural Residential	X		X		X
20. School			X		
21. Town Center				X	
22. Traditional Neighborhood		X	X		X

Activity Destination District:
Lookout Mountain

***Description**: These areas are characterized by recreational fields, tourist attractions, private clubs, parks, and greenspace; they may also include a mix of onsite or adjacent uses of homes, shops, and small businesses. These locations are pedestrian-friendly and are considered community gathering spaces.*



Lookout Mountain Club

Suggested Development Strategy:

1. Newly constructed buildings need to be architecturally integrated with the site and respectful of the established character of the surrounding area
2. The street layout matches those in older parts of the community and connects to the existing street network
3. Provide facilities for bicycles, including bikeways/bike lanes and bike storage racks
4. Site plans, buildings, and landscaping are to be sensitive to the natural features of the site, including topography
5. Maintain the character of the activity destination by encouraging maintenance and enhancement of architectural elements and curb appeal

Land uses:

- Parks
- Recreational
- Conservation
- Commercial
- Residential

***Keyword Objectives:** Recreational activities, mixed uses, architectural context, redevelopment of underused or unused locations, pedestrian-friendly, bicycle-friendly*

Agricultural/Forestry: Walker County



Hwy 193 near Nickajack Rd.

***Description**: Sparsely settled open areas containing farms, woods, and cultivation.*

***Suggested Development Strategy**:*

1. Limit new development
2. Protect farmland and open space
3. Promote use of conservation easements by landowners
4. Limit the number of residential subdivisions, requiring cluster or conservation subdivision design
5. Restrict commercial and residential development
6. Promote these areas for passive-use tourism/recreation
7. Widen roadways only when necessary
8. Carefully design roadway alterations to minimize visual impacts
9. Preserve agricultural lands for the next generation of farmers
10. Resurface and repair roads when and where necessary

***Land uses**:*

- Agriculture/Forestry
- Low-density Residential
- Parks/Recreation/Conservation

***Keyword Objectives**: Conservation, agriculture, forestry, low-density development, conservation subdivision, trails, open space preservation, environmental protections, sense of place*

Airport: LaFayette



Barwick-LaFayette Airport

***Description**: Barwick-LaFayette Airport, a city-owned, public-use general aviation airport. The district also includes the adjacent public LaFayette Golf Course.*

Suggested Development Strategy:

1. Where practicable, create design guidelines like those of industrial and commercial properties
2. Tie to commercial and industrial surroundings
3. Adjust buffer requirements between the airport and other uses where appropriate
4. Link airport to golf course and other sites where appropriate

Land uses:

- Transportation
- Commercial
- Communication
- Utilities

***Keyword Objectives:** Barwick-LaFayette Airport, LaFayette Golf Course*

County Suburban: Walker County

Description: *Predominantly post-WWII residential single-family housing within subdivided parcels of large amounts of open space. County suburban housing is often found near public water facilities. These locations are characterized by low pedestrian mobility, little or no transit, a high amount of open space, and a moderate to high degree of separation between residential buildings. Small-scale retail is found. Public institutional uses can include fire departments, public schools, recreational facilities, etc.*



Residential development in the Mountain View area

Suggested Development Strategy:

1. Limit planned expansion of water and sewer infrastructure to control the rate of growth
2. Wherever possible, connect to regional network of greenspace and trails made available to pedestrians, bicyclists, and other non-vehicular transportation
3. Encourage compatible architectural styles that maintain the desired local character and do not include “franchise” or “corporate” architecture
4. Discourage tourist-based industries
5. Permit conservation subdivisions, accessory housing units, and well-designed multifamily residences to increase neighborhood density versus traditional suburban development
6. Add traffic calming improvements, sidewalks, street trees, and increased street interconnection to improve walkability and slow traffic within existing neighborhoods

Land uses:

- Single-family residential
- Commercial
- Parks/Recreation/Conservation
- Public/Institutional

Keyword Objectives: *Post-WWII housing, subdivision, building separation, limited commercial, public water, open space, recreation, conservation, traditional neighborhood, sense of place, alternative multimodal transportation, regional identity, heritage preservation, infill development, open space preservation, environmental protection*

Downtown Business District: LaFayette and Rossville



Walker County Courthouse Annex I at the intersection of Villanow and Duke Street

***Description**: Downtown Business Districts consist of general retail, franchise retail, commercial businesses, professional offices, limited amounts of higher-density housing, public/institutional buildings, and public/open spaces. The Downtown Business District is located within both the Urban Redevelopment Area Overlay and the Rural Zone in Rossville.*

***Suggested Development Strategy**:*

1. Create and update plans for the vision, upkeep, growth, and development of the Downtown Business District to help mature the district's identity and attract appropriate businesses
2. Provide design guidelines for stores and offices; these guidelines may be for building design, landscaping, regulatory setbacks, parking, stormwater, etc. Design guidelines will help ensure aesthetic continuity
3. Infill vacant lots or underutilized property with new businesses
4. If infill development is distant from main roads and streets, create strong walkable connections
5. If there are existing buildings not visible along main roadsides or streets, create strong walkable connections
6. Invest in infrastructure improvements for water and wastewater to attract new businesses and meet future growth demands
7. Enhance the district to be a pedestrian- and bicycle-friendly environment, providing new sidewalks and sidewalk improvements, linking neighborhoods, libraries, schools, parks, and health centers to each other
8. Link trails and bike routes to the Downtown Business District
9. Define road edges by locating buildings at the roadside and placing parking in the rear of buildings
10. Road edges should be clearly defined by landscaping and appropriate signage
11. Provide for pedestrian and bicycling facilities
12. Provide pocket parks when appropriate

***Land uses**:*

- Commercial
- Public/Institutional
- Mixed use
- Residential
- Park/Recreation/Conversation

***Keyword Objectives:** Historic core, mixed uses, government offices, government services, commercial, professional office, residential parks, financial incentive, design guidelines, infill, pedestrian connections and walkability, local design guidelines, urban redevelopment area, rural zone, pedestrian and bicycle facilities*

Estate Residential*:* Lookout Mountain

Description*:* Rural, undeveloped land likely to face development pressures for lower-density (one unit per two+ acres) residential development. Typically, this district will have larger lots, open space, scenic views, and a high degree of building separation. Alternatively, conservation subdivisions constructed in this district should preserve rural, scenic views and natural resources.



Bagby and Turnberry Lanes, west of Lula Lake Road, Lookout Mountain

Suggested Development Strategy:

1. Permit clustered conservation subdivisions built with minimal environmental impact and the preservation of existing natural resources. Where needed, include landscape features, such as planted trees, to reduce stormwater flow impacts
2. Site plans, building design, and landscaping are to be sensitive to the surrounding environment and the natural features of the site, including the topography, vegetation, and views
3. The preservation of open space and native vegetation is highly encouraged
4. Expand local trails to connect with a regional network, providing pedestrians and bicyclists recreational opportunities while providing natural resource protection
5. Consider design variances for conservation subdivisions

Land uses*:*

- Single-family residential

Keyword Objectives*: Traditional neighborhood, rural cluster development, conservation subdivision, open space preservation, conservation, environmental protection, natural resources*

Fairyland Proper: Lookout Mountain



Housing along Red Riding Hood Trail east of Lula Lake Road.

Description: Located east of Lula Lake Road, Fairyland Proper consists of the original Fairyland Estates Subdivision as identified in the original Lookout Mountain Subdivision plat of 1928 (see following page). Hardy Road bounds it to the north, Lula Lake Road to the west, the Lookout Mountain Golf Course to the south, the Fairyland Club and the city boundary to the east, while running adjacent to Rainbow Drive to the South.

Designed and constructed around numerous natural features and built in architectural styles familiar to the period (ate 1920s- 1950s), Fairyland Proper neighborhood consists of gridded streets and generally rectangular lots ranging from a third to a full acre. Fairyland Proper's design, layout, and construction style provide a consistent, resilient, and distinguishable residential character. All new developments should be constructed at an appropriate scale so as not to detract from the historic or cultural context of Fairyland Proper's identifiable character.

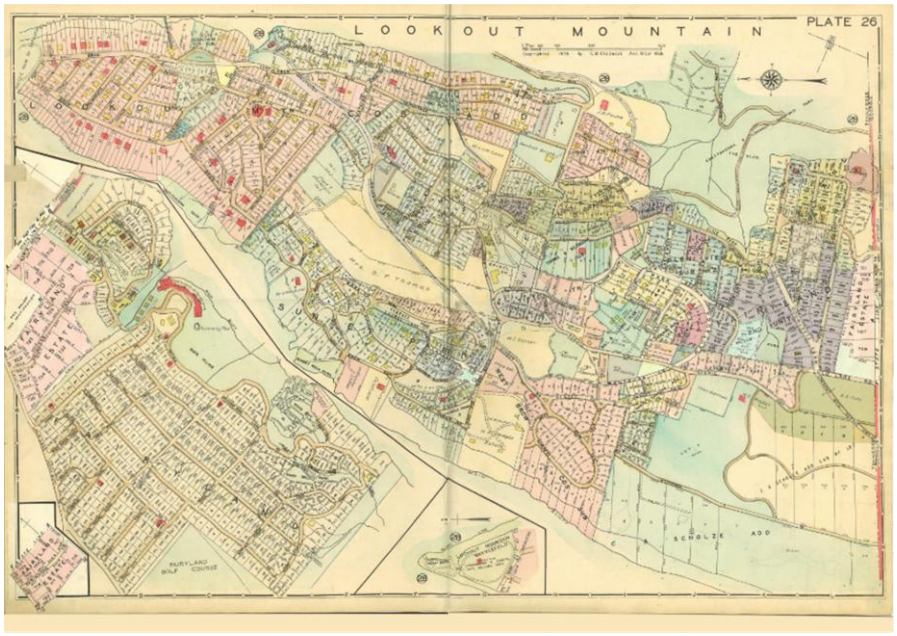
Suggested Development Strategy:

1. Our ordinances encourage single-family detached owner-occupied residential housing
2. Scale new development so as not to detract from the historic or cultural context that gives the Fairyland Proper its identifiable character
3. Pursue strong pedestrian and bicycle connections for residents
4. Preserve traditional and historic features while adapting for current uses
5. Emphasize the preservation and rehabilitation of residential housing
6. Expand and maintain sidewalks and beautification projects
7. Maintain the character of the neighborhood by encouraging maintenance and enhancement of architectural elements and curb appeal

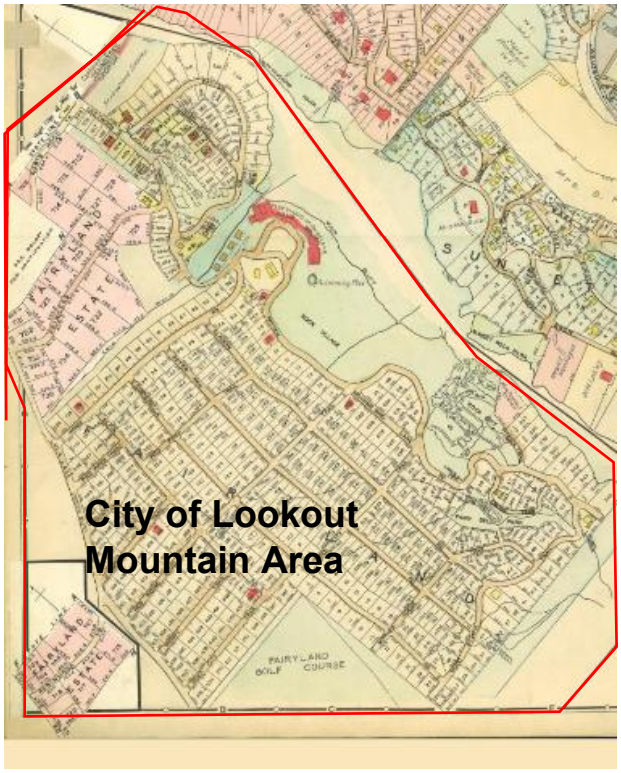
Land uses:

- Single-family detached residential

Keyword Objectives: *Traditional neighborhood, sense of place, single-family detached residential, alternative multimodal transportation options, regional identity, heritage preservation, open space preservation, environmental protection, regional cooperation*



1928 C.W. Chadwick Plat of Lookout Mountain, including Fairyland Estates. Image is here for reference - https://chattanoogahistory.com/platbook.php# Copyrighted



C.W. Chadwick Plat of Lookout Mountain, including Fairyland Estates zoomed in. Image is here for reference - https://chattanoogahistory.com/platbook.php# Copyrighted

Gateway Corridors: Chickamauga, LaFayette, Rossville



Chickamauga Avenue

***Description**: Developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community.*

***Suggested Development Strategy**:*

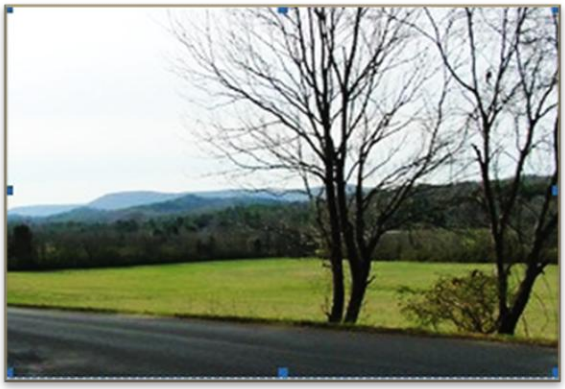
1. Install wayfinding signs to identify specific locations and cultural features to maintain a consistent traffic flow
2. Landscape raised medians, separating traffic lanes
3. Install Gateway "Welcome to" signs at city entrances
4. Restrict the number and size of commercial signage
5. Install wayfinding signs to identify specific locations and cultural features
   Utilize traffic calming measures and C*omplete Streets* policies, including narrower street widths, raised pedestrian crossings, or varied pavements
6. Rehabilitate unsightly strip commercial development where it exists or use landscaping to mask it
7. Locate structures, such as those for shopping, warehousing, and offices, near the front of streets and parking in the rear of buildings. These measures will make Gateway Corridors more attractive and pedestrian friendly
8. Utilize public investments for landscaping and beautification projects
9. Locate landscape buffers between the roadway and pedestrian walkways
10. Maintain sidewalks and streetlamps
11. Include transit facilities and stops where needed

Land uses:

- Commercial
- Office
- Warehousing
- Distribution
- Assembly manufacturing

***Keyword Objectives:** City entries, wayfinding signage, traffic calming measures, landscaping, and beautification projects, sidewalk improvements*

Greenspace/Conservation:
Chickamauga, LaFayette, and Walker County



Old Mineral Springs Road

Description: *These are undeveloped or sparsely developed lands better suited for environmental protection, such as scenic views, steep slopes where development is unsustainable, floodplains, wetlands, and wildlife management areas. Example locations within Walker County are Crockford-Pigeon Mountain Wildlife Management Areas, Johns Mountain Wildlife Management Area, Lula Land Trust, and Zahnd Wildlife Management Area.*

Suggested Development Strategy:

1. Promote passive-use tourism and recreational activities, e.g., hiking, biking, hunting, and fishing
2. Invest in infrastructure that promotes recreational activities
3. When appropriate, apply for and promote the purchasing of conservation easements
4. Public investments in new park creation
5. Public investments in park maintenance

Land uses:

- Parks/Recreation/Conservation

Keyword Objectives: *Recreational activities, open space preservation, regional cooperation, private investments, park creation, park maintenance, trails*

Historic Downtown/Downtown Mixed Use: Chickamauga and LaFayette



Historic downtown Chickamauga

Description: *The historic, original downtown core of the city. Downtown features a mix of uses including commercial, office, public/institutional, residential, and parks. Commercial activities are often local retail rather than franchise retail. Public/institutional uses may include government buildings, fire stations, police stations, schools, etc. Buildings along a pattern of gridded streets characterize Historic Downtowns. These locations often contain properties listed on the National Register of Historic Places or buildings eligible for listing.*

Suggested Development Strategy:

1. Protect and rehabilitate historic buildings through incentive programs such as the National Register of Historic Places, Federal Opportunity Zones, Georgia Opportunity Zones, and Rural Zones
2. Rehabilitate buildings to the U. S. Secretary of the Interior's Standards
3. Provide local design guidelines to ensure aesthetic continuity between buildings
4. All new developments should be constructed at an appropriate scale that does not detract from the historical, cultural, built environment that gives the town center its identifiable character
5. Landscape streets to improve aesthetics
6. Provide water and wastewater improvements
7. Provide sidewalk improvements where needed
8. Enhance the pedestrian-friendly environment by including sidewalks and creating other pedestrian trail/bike routes linking the Historic Downtown District to greenspace/trail systems to encourage fellowship among citizens
9. Provide pedestrian and bicycling facilities
10. Provide pocket parks when appropriate

Land uses:

- Commercial
- Public/Institutional
- Mixed use
- Residential
- Park/Recreation/Conversation

Keyword Objectives: *Historic core, mixed uses, government offices, government services, commercial, professional office, residential parks, financial incentive, Secretary of the Interior standards, local design guidelines, urban redevelopment area, rural zone, pedestrian and bicycle facilities*

Historic Mill Redevelopment Area:
Chickamauga and Rossville



Abandoned Peerless Mill, Rossville

***Description**: Located near downtown and highly visible, the redevelopment areas are being converted from previous industrial uses to either or any combination of the following: mixed-use development (horizontal or vertical), residential, public institutional, recreational space. These locations are often larger and include underutilized parcels. These sites may be vacant or contain dilapidated buildings.*

***Suggested Development Strategy**:*

1. Encourage a mix of any of the following uses: retail, professional offices, multifamily residential, single-family residential, recreational, parks, or conservation
1. Develop the site with use consistent with the surrounding area's character and current development type
2. New construction should be consistent with the historic built environment, fitting into the overall atmosphere of the area and not detracting from it
3. When possible, protect and encourage rehabilitation of any on-site building through adaptive reuse
4. Preserve as many historic and cultural resources that are defining features of the site, when appropriate
5. Streets laid out on-site should match those of the surrounding use and ensure connectivity to nearby adjacent streets
6. Pedestrian access and open space should be provided to encourage walking between destinations and enhance citizen use and enjoyment of the area
7. Incorporate signage and lighting to enhance the quality of development
8. Provide pedestrian and bike facilities

Land uses:

- Mixed use
- Residential
- Commercial
- Public institutional
- Park
- Recreation
- Conservation

***Keyword Objectives**: Mixed use, preservation, adaptive reuse, sense of place, infill development, single-family housing, multifamily housing, parks, recreation, open space, conservation, bike and pedestrian facilities, alternative multimodal transportation, regional identity, heritage preservation*

Industrial: Chickamauga, LaFayette, Rossville, Walker County

***Description**: Land use that may be a single building or a concentration of buildings for manufacturing, assembly, processing, and distribution activities. These locations are where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, higher volume of transfer truck traffic, and other uses that may be considered a nuisance are not contained on-site alone.*



Industries on Highway 27, Walker County

***Suggested Development Strategy**:*

1. Future development should reflect a campus of unified buildings
2. Locate complementary industries near each other
3. Include commercial/retail services to serve workers
4. Include on-site stormwater detention or retention
5. Reutilize vacant manufacturing businesses when possible; if unfeasible, demolish the existing building for new development
6. Infill vacant sites to be more easily served by existing power, water, and sewer infrastructure
7. Provide standards for signage to prevent visual clutter
8. Install high-speed internet
9. Provide alternative access roads
10. Maintain and upgrade roads, install traffic lights, and improve utilities
11. Wherever possible, connect to a regional network of greenspace and trails available to pedestrians, bicyclists, and other non-vehicular means of transportation

***Land uses**:*

- Manufacturing
- Technology parks/campuses and research facilities
- Wholesale trade
- Distribution
- Assembly manufacturing

***Keyword Objectives:** Manufacturing, technology parks/campus and research facilities, wholesale trade, distribution, assembly manufacturing, recreational activities, infill*

Lookout Mountain
Neighborhood: Lookout Mountain

Description: *A neighborhood of parcels of irregular shape and size, whether existing or new development; lot size, home design, and house size should* be harmonious with other properties in the neighborhood and/or on the street.



Fort Trace Road, Lookout Mountain

Suggested Development Strategy*:*

1. Maintain the character of the neighborhood by encouraging maintenance and enhancement of architectural elements and curb appeal
2. Connect neighborhoods with pedestrian walkways and bicycle paths

Land uses*:*

- Single-family detached residential

Keyword Objectives: *Irregular shape and size parcel, harmonious with surroundings, single-family detached residential, sense of place, alternative multimodal transportation, heritage preservation*

Mill Village: Chickamauga



Houses on East 10th Street, Chickamauga

***Description**: Mill village housing was often built pre-WWII and consists of a 2-bedroom, 1-bath layout. These houses are often 800-900 square feet and share a similar architectural style (single-family, single shotgun, double shotgun). These houses sit on small lots in a linear pattern along dispersed but often gridded roads. These neighborhoods are often, but not always, found near town center areas.*

***Suggested Development Strategy**:*

1. Where there are vacant properties in the neighborhood, offer an opportunity for infill development of new housing that fits the current residential vernacular of the area
2. Allow for infill development to fit with the overall character of the area to promote affordable, workforce housing
3. Improve or remove dilapidated residential housing when detrimental to the safety of residents
4. Provide new or improved sidewalks where needed, to promote walkability and pedestrian access
5. Pursue strong pedestrian and bicycle connections from residential locations to commercial and recreational locations
6. Leverage public investments in sidewalks and beautification projects
7. Provide sewer and water improvements where needed

***Land uses**:*

- Residential

***Keyword Objectives:** Affordable housing, infill development, sidewalk and sidewalk improvements, sewer and water improvements, housing improvements, beautification projects, pedestrian connection, traditional neighborhood, sense of place, alternative multimodal transportation options, regional identity, heritage preservation, infill development, open space preservation, environmental protection, regional cooperation*

Missionary Ridge Residential:
Rossville

***Description**: This character area consists mostly of newer houses built on Missionary Ridge, overlooking the traditional neighborhood area in the valley. It is relatively well-maintained housing, with a distinct identity through architectural style, large lots, street design, and views of the valley and mountains. It has a high rate of homeownership, but it is also less walkable than traditional neighborhood areas.*



South Mission Ridge Drive. Rossville

Suggested Development Strategy:

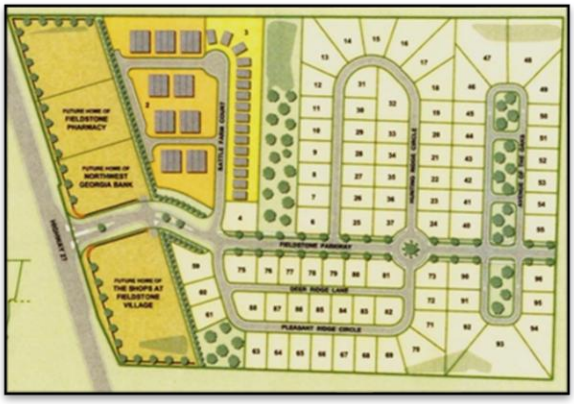
1. Vacant lots are an opportunity for infill development of new, architecturally compatible housing
2. Improve existing water and sewer availability
3. Encourage homeownership over rental property

Land uses:

- Residential

***Keyword Objectives:** Infill development, residential development*

Mixed use: LaFayette and Walker County



Fieldstone Farms Mixed Use Planned Unit Development – Phase I

***Description**: A location containing a mix of offices, housing, and commercial uses. This mix of uses may consist of single- and/or multi-story buildings. Often, multi-story buildings contain retail or office space on the first story. Additional floors often have a different use than the first floor.*

Suggested Development Strategy:

1. Provide design guidelines for stores and offices. These guidelines may be for building design, landscaping, regulatory setbacks, parking, stormwater, etc.
2. Create a plan for the vision, upkeep, growth, and development of the mixed-use area. A plan will help give the area an identity and attract appropriate businesses
3. Improve water and sewer services to attract new growth and to meet future needs
4. Improve broadband availability, including upload and download speed
5. Infill vacant lots or underutilized property, improving overall aesthetics of the area
6. Provide environmental protection for nearby streams and other bodies of water
7. Protect historic and cultural resources to prevent loss
8. Provide public investments in stormwater management, community recreational spaces and facilities, public transit, bike and pedestrian facilities
9. Create pocket parks with seating
10. Where possible, connect to a regional network of greenspace and trails that are available to pedestrians, bicyclists, and other non-vehicular means of transportation
11. Cluster new buildings to improve pedestrian access and walkability to different surroundings
12. Invest in infrastructure improvements to roads and sidewalks, increasing pedestrian mobility and safety

***Land uses**:*

- Residential
- Commercial
- Park/Recreation/Conservation
- Office
- Public/institutional

***Keyword Objectives:** Office space, commercial retail, local retail, residential, parks, infill development, design guidelines, infrastructure investments, sewer and water infrastructure, road and sidewalk improvements, walkability, broadband availability*

Park/Activity Center: Rossville, Walker County



Rossville Recreation Center at Ellis Rd

***Description**: These areas are characterized by recreational fields, tourist attractions, private clubs, parks, and greenspace, but may also include a mix of onsite or adjacent uses of homes, shops, and small businesses. These locations are pedestrian-friendly and are considered community gathering spaces.*

***Suggested Development Strategy**:*

1. Newly constructed buildings need to be architecturally integrated with the site and respect the established character of the surrounding area
2. When possible, instead of developing open space, infill vacant sites closer to the center of the community, where infrastructure already exists; match the infill development to the surrounding character of the neighborhood
3. Limit development at these sites to locations of existing infrastructure
4. The street layout matches those in older parts of the community and connects to the existing street network
5. Provide facilities for bicycles, including bikeways/bike lanes and bike storage racks
6. Promote tourist activities by enlisting significant site features, such as view corridors, water features, farmland, and wetlands
7. Provide site plans and landscaping that are respectful of natural features of the site, including topography and views
8. When feasible, brownfields sites can be redeveloped into recreational fields, tourist attractions, private clubs, parks, and greenspace. Mixed-use development may also be integrated into the site
9. When feasible, economically obsolescent, outdated, failing, or under-utilized industrial/ commercial sites may be redeveloped into recreational fields, tourist attractions, private clubs, parks, and greenspace. Mixed-use development may also be integrated into the site

***Land uses**:*

- Park
- Recreational
- Conservation
- Commercial
- Residential

***Keyword Objectives:** Recreational activities, mixed uses, architectural context, redevelopment of under- or unused location, pedestrian friendly, bicycle friendly*

Residential Redevelopment Area: LaFayette



Southeast section of the redevelopment Area, LaFayette

***Description**: Areas where adequate, safe housing stock is in decline due to lower rates of homeownership and neglect by property owners. Gradually, property degradation and home dilapidation erode the neighborhood's original integrity and character, creating pockets of blight. The reduction of housing stock may result in a lack of affordable housing.*

***Suggested Development Strategy**:*

1. Public assistance and investment should be focused where needed to stop the decline of the amount and quality of neighborhood housing
2. Leverage public investments from sources such as Federal Opportunity Zones, State Opportunity Zones, State Community Development Block Grants, and local tax incentives to improve conditions of the neighborhood by maintaining local property, demolishing dilapidated housing, and providing needed infrastructure and infrastructure upgrades
3. Though subdivided and infill property will be primarily single-family residential, multifamily housing should not be discouraged
4. New housing should support a mix of individual and family incomes, increasing the range of housing types available; housing affordability increases the amount of owner-occupied housing

***Land uses**:*

- Residential
- Commercial
- Park/Recreation/Conservation
- Public/Institutional

***Keyword Objectives:** Public investments, housing affordability, dilapidation, owner-occupied housing, maintenance, mixed use, restoration, single family housing, multifamily housing, infill development*

Rural Residential: LaFayette and Walker County

Description: *Rural, mostly undeveloped lands consisting of large lots, open space, pastoral views, low pedestrian orientation, and a high degree of residential building separation. Residential building separation is greater than what exists in the County Suburban Charter area. These locations may face development pressure for lower-density subdivisions of one unit per one+ acre or more. Agricultural and forestry operations are likely to be dispersed among large-lot residential properties.*



Chamberlain Road, west of LaFayette

Suggested Development Strategy:

1. Permit variances for conservation subdivisions which incorporate a large amount of open space
2. Allow limited commercial activities
3. Preserve rural features and limit residential development to lot sizes of 1 to 5 acres (often designated as Residential-Agricultural or Agricultural Zoning Districts)
4. Whenever possible, connect to a regional network of greenspace and trails available to pedestrians, bicyclists, and other non-vehicular means of transportation
5. Limit the rate of water and sewer infrastructure expansion in a practical, responsible manner
6. Resurface and repair roads when needed

Land uses:

- Residential
- Agriculture/Forestry
- Parks/Recreation/Conservation

Keyword Objectives: *Conservation, agriculture, forestry, single-family residential, low-density development, conservation subdivision, trails*

Town Center: Lookout Mountain



Lookout Mountain Town Center

***Description**: A concentrated focal point with institutional, general retail, service commercial, professional office, and public space uses easily accessible by pedestrians. All new development is to be constructed at an appropriate scale that does not detract from the historic or cultural context giving the Town Center its identifiable character.*

***Suggested Development Strategy**:*

1. Residential development should reinforce the Town Center by locating housing options near the center
2. All new development should be constructed at an appropriate scale that does not detract from the historic or cultural context of the community
3. Parking areas should be landscaped along lot lines to minimize visual impact
4. Enhance the pedestrian-friendly environment by including sidewalks and creating other pedestrian trails/bike routes linking to neighboring communities and major destinations such as health facilities, commercial clusters, parks, schools, etc.
5. Encourage compatible architectural styles that maintain the character of the Town Center
6. Maintain the character of the Town Center by encouraging maintenance and enhancement of architectural elements and curb appeal

***Land uses**:*

- Commercial
- Public facilities
- Mixed-use
- Residential
- Park/Recreation
- Institutional

***Keyword Objectives:** Public facilities, institutional, respectful of historic development patterns, sense of place, alternative multimodal transportation, heritage preservation, open space preservation, parks, trails, conservation, environmental protection*

Traditional Neighborhood:
Chickamauga, LaFayette, and Rossville



Azalea Drive – Laurel Drive, LaFayette Georgia

Description: *A neighborhood of well-maintained houses with a distinct identity including architectural style, lot, and street design, and a higher rate of homeownership. It is characterized by a high degree of pedestrian orientation, sidewalks, street trees, and street furniture (where appropriate). All new developments should be constructed at the neighborhood scale and in compliance with established zoning procedures.*

Suggested Development Strategy*:*

1. Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties
2. There should be good vehicular and pedestrian/bike connections to the Town Center
3. Wherever possible, connect to a regional network of green spaces and trails available to pedestrians, bicyclists, and other non-vehicular means of transportation
4. Encourage compatible architectural styles that maintain the desired local character and do not include “franchise” or “corporate” architecture
5. Discourage tourist-based industries
6. Permit accessory housing units, or new well-designed, similarly scaled infill multifamily residences to increase neighborhood density and income diversity
7. Add traffic calming improvements, sidewalks, street trees, and increased street interconnection to improve walkability and slow traffic within the existing neighborhood
8. Promote street design that fosters traffic calming where possible and needed

Land uses:

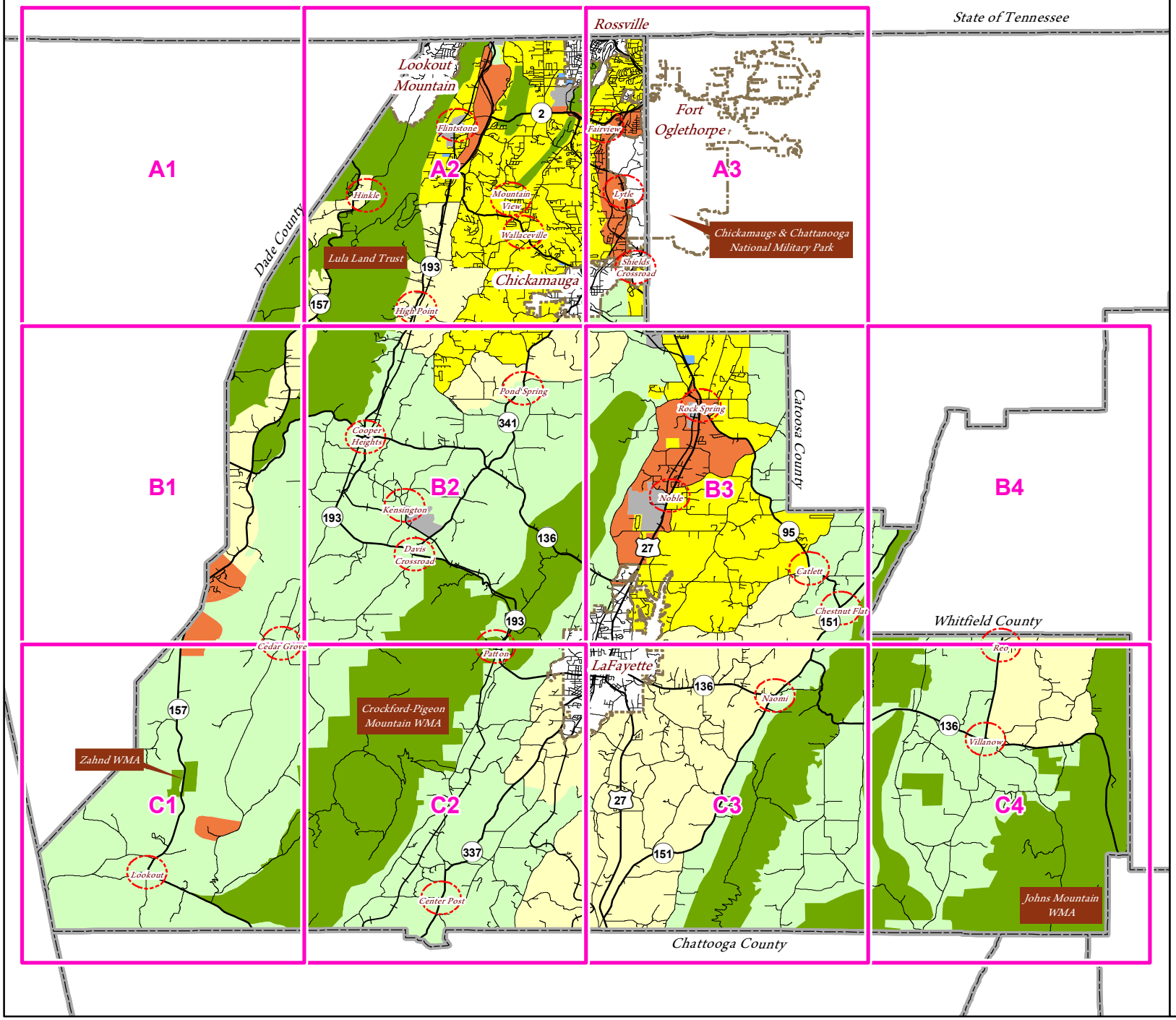
- Residential

Keyword Objectives: *Traditional neighborhood, sense of place, alternative multimodal transportation, regional identity, heritage preservation, infill development, open space preservation, environmental protection*

Future Development Maps

NWGRC staff displayed the future development maps at stakeholder meetings to encourage review and gather recommended updates. Stakeholders proposed no changes at the meetings. As discussed in the Character Area Description section, the steering committee reviewed the maps but decided not to change the number of character areas or rewrite them. The steering committee's only recommendation was to change some map colors to provide better contrast between the areas on the maps. The updated future development maps for Walker County and each Municipality follow.

Future Development Map Walker County, GA



- Roads
- Railroads
- Highways
- City Limits
- Crossroad Community

Character Areas

- Activity Center
- Agriculture / Forestry
- County Suburban
- Greenspace / Conservation Area
- Industrial
- Mixed Use
- Rural Residential

1 in = 4 miles

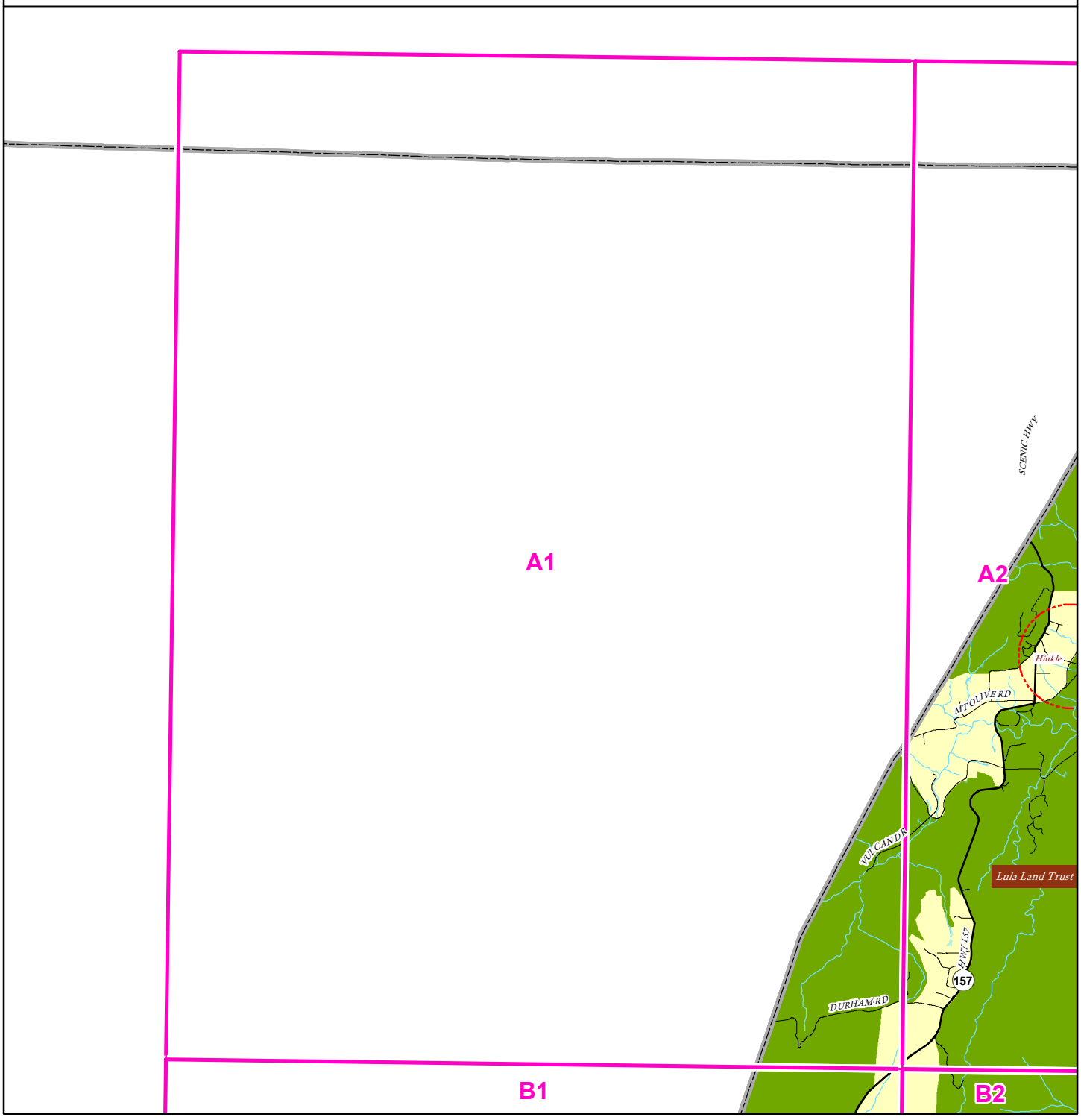
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Future Development Map - Walker County, Georgia

1 inch = 1 miles



Roads
Railroads
Lakes & Ponds
Crossroad Community
Highways
Rivers & Streams
City Limits

Character Areas

Greenspace / Conservation Area
Rural Residential

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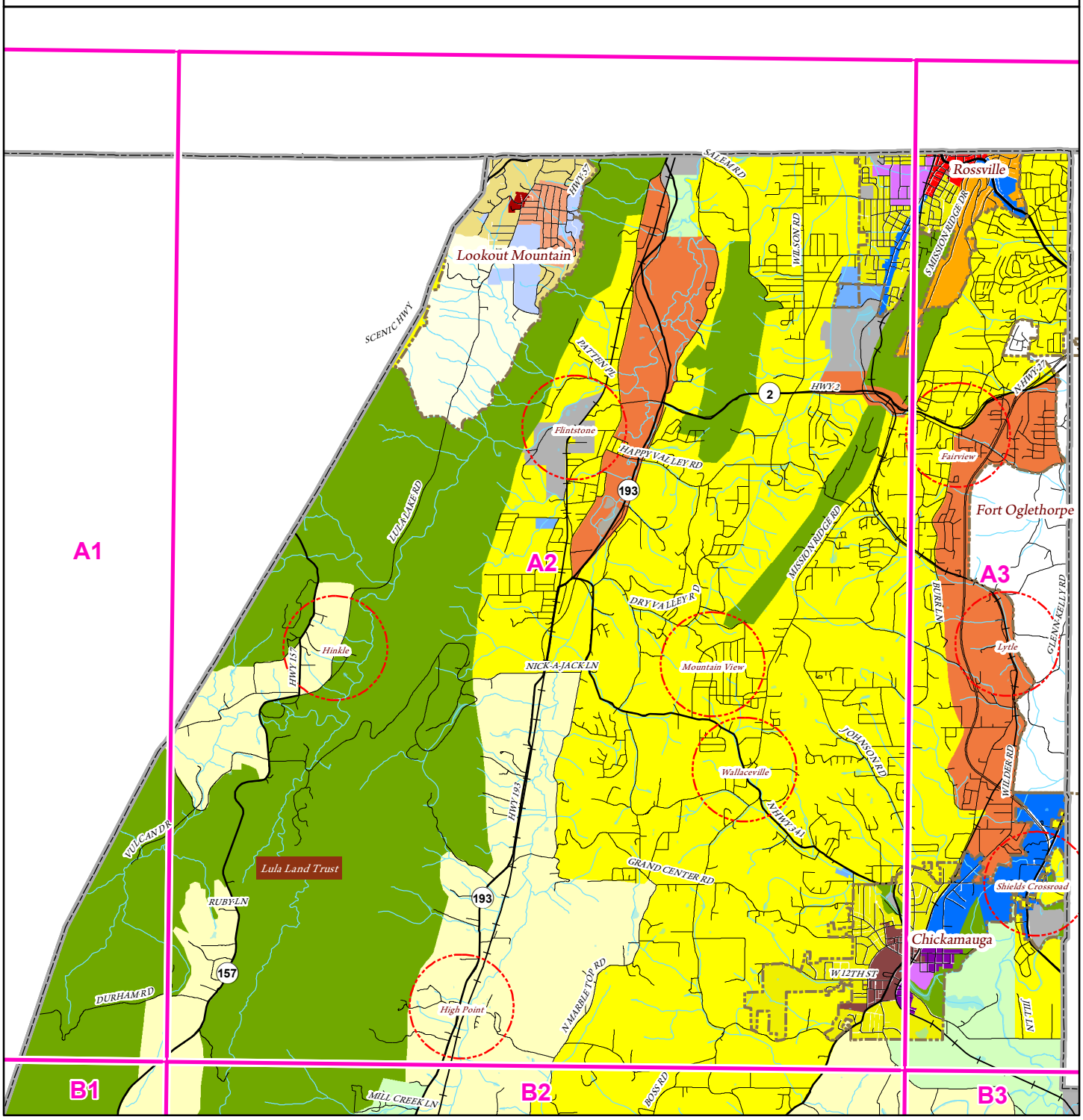
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Future Development Map - Walker County, Georgia

1 inch = 1 miles



Roads — Highways — Railroads — Rivers & Streams — Lakes & Ponds — City Limits — Crossroad Community

Character Areas

- Activity Center
- Activity Destination District
- Agriculture / Forestry
- County Suburban
- Downtown Business District
- Estate Residential
- Fairyland Proper
- Gateway Corridor
- Greenspace / Conservation Area
- Historic Downtown
- Historic Mill Redevelopment Area
- Industrial
- Lookout Mountain Neighborhood
- Mill Village
- Missionary Ridge Residential
- Mixed Use
- Rural Residential
- Town Center
- Traditional Neighborhood

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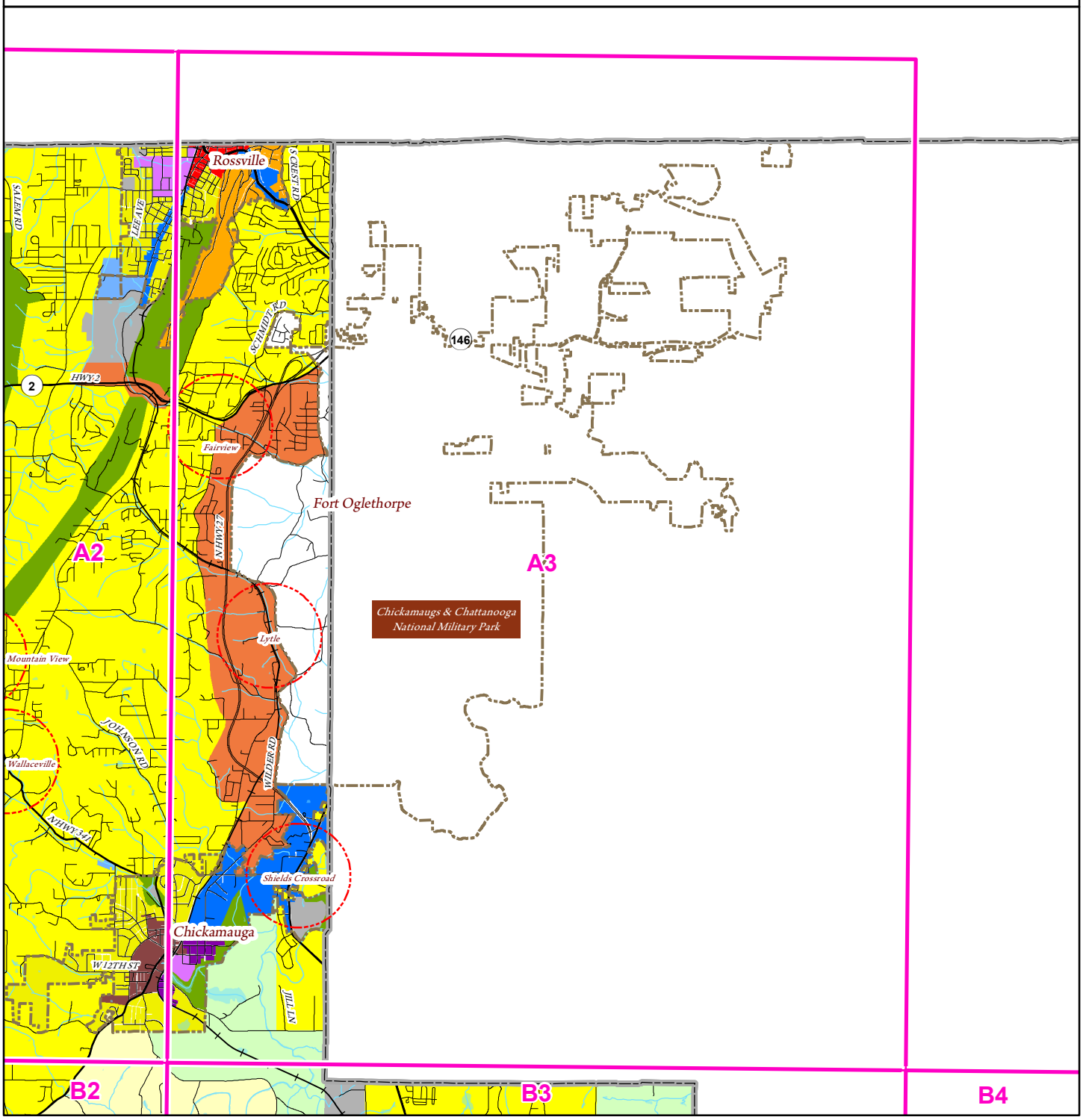
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Future Development Map - Walker County, Georgia

1 inch = 1 miles



Roads
Highways
Railroads
Rivers & Streams
Lakes & Ponds
City Limits
Crossroad Community

Character Areas

- Activity Center
- Agriculture / Forestry
- County Suburban
- Downtown Business District
- Gateway Corridor
- Greenspace / Conservation Area
- Historic Downtown
- Historic Mill Redevelopment Area
- Industrial
- Mill Village
- Missionary Ridge Residential
- Mixed Use
- Rural Residential
- Traditional Neighborhood

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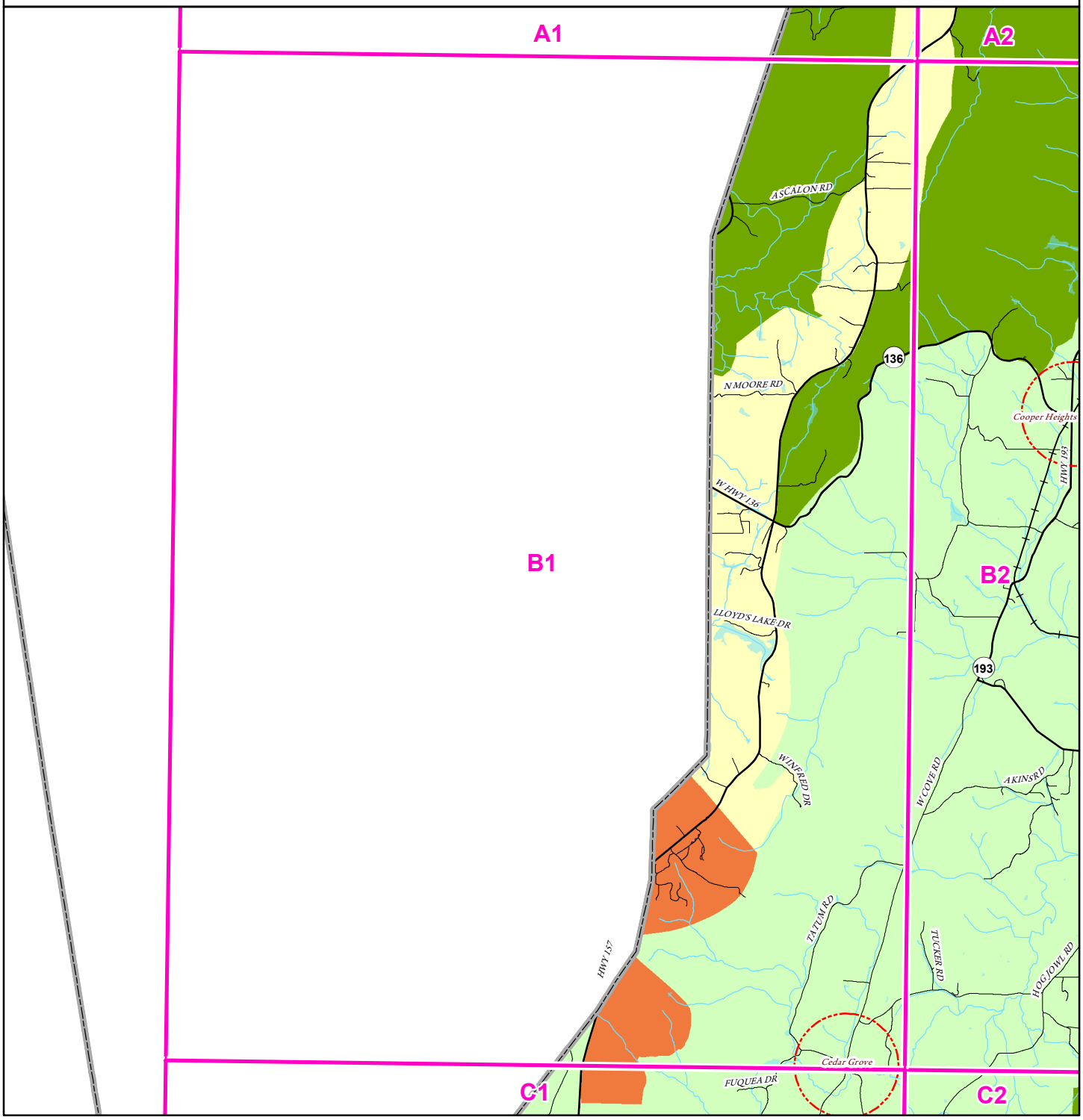
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Future Development Map - Walker County, Georgia

1 inch = 1 miles



Roads *Railroads* *Lakes & Ponds* *Crossroad Community*
Highways *Rivers & Streams* *City Limits*

Character Areas
Agriculture / Forestry *Greenspace / Conservation Area* *Mixed Use* *Rural Residential*

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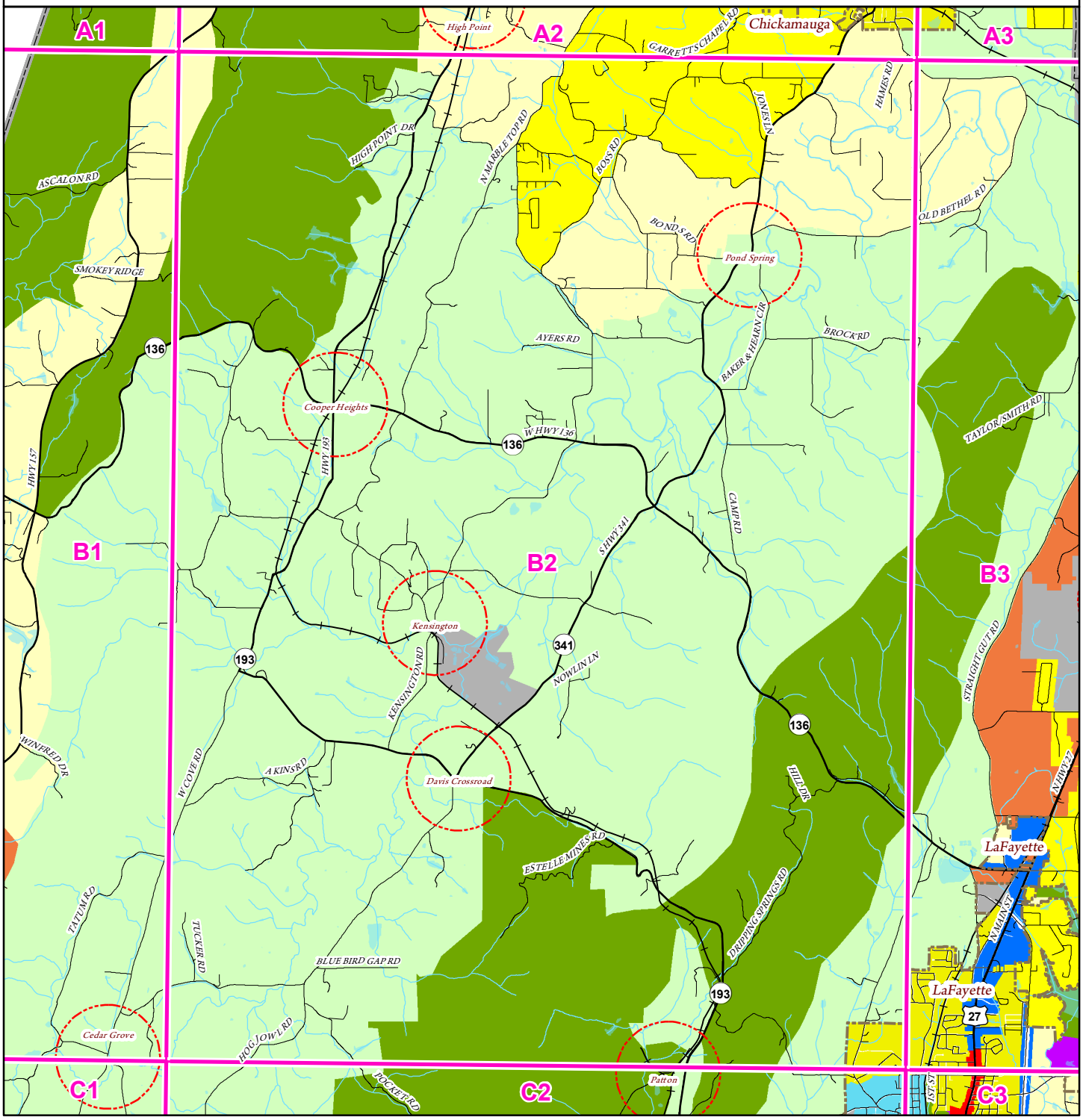
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Future Development Map - Walker County, Georgia

1 inch = 1 miles



Roads
Railroads
Lakes & Ponds
Crossroad Community
Highways
Rivers & Streams
City Limits

Character Areas

- Agriculture / Forestry
- County Suburban
- Downtown Business District
- Gateway Corridor
- Greenspace / Conservation Area
- Industrial
- Mixed Use
- Residential Redevelopment Area
- Rural Residential
- School
- Traditional Neighborhood

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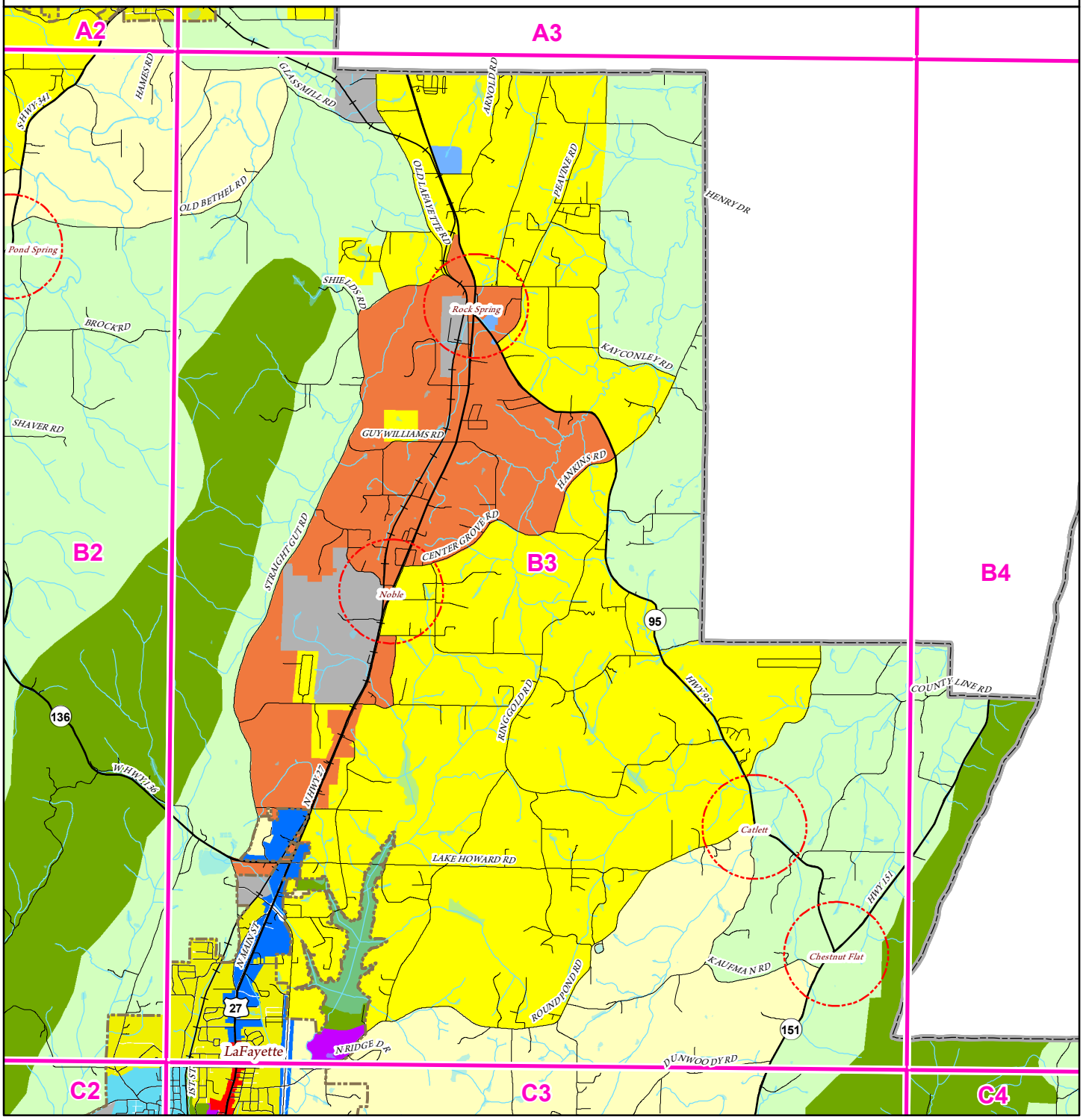
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Future Development Map - Walker County, Georgia

1 inch = 1 miles



Roads
Highways
Railroads
Rivers & Streams
Lakes & Ponds
City Limits
Crossroad Community

Character Areas

- Activity Center
- Agriculture / Forestry
- County Suburban
- Downtown Business District
- Gateway Corridor
- Greenspace / Conservation Area
- Industrial
- Mixed Use
- Residential Redevelopment Area
- Rural Residential
- School
- Traditional Neighborhood

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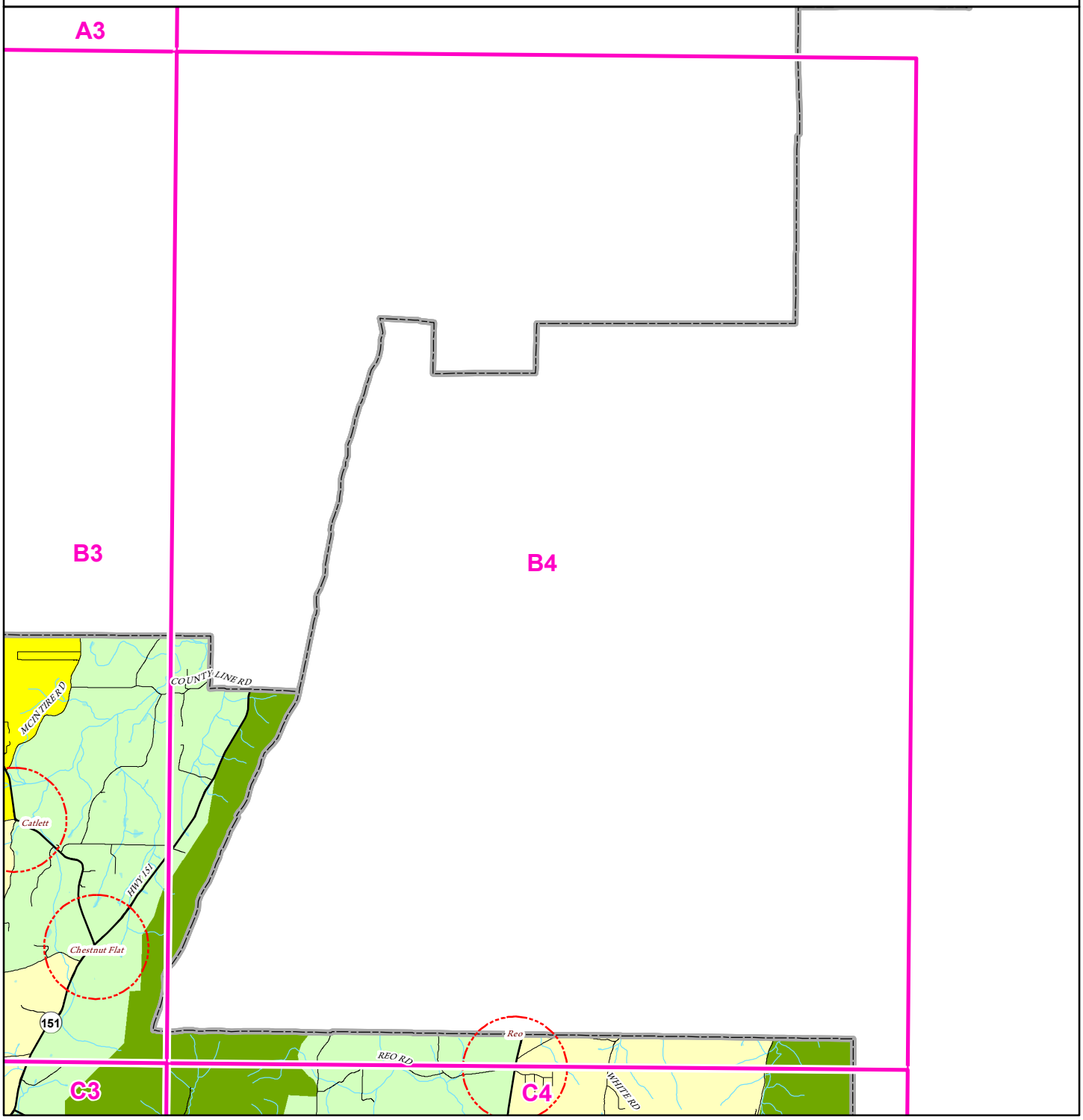
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Future Development Map - Walker County, Georgia

1 inch = 1 miles



Roads
Highways
Railroads
Rivers & Streams
Lakes & Ponds
City Limits
Crossroad Community

Character Areas

Agriculture / Forestry
County Suburban
Greenspace / Conservation Area
Rural Residential

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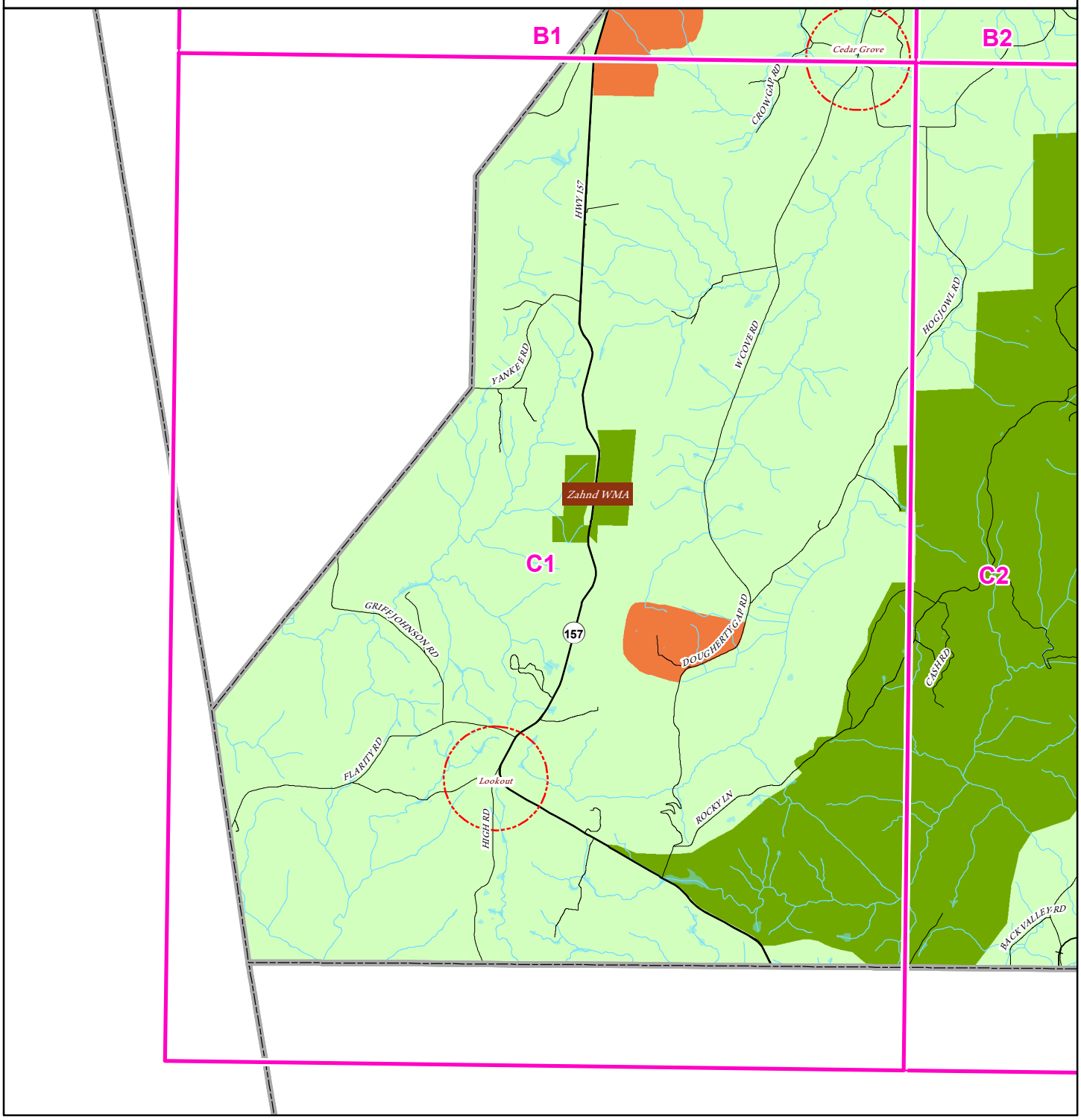
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Future Development Map - Walker County, Georgia

1 inch = 1 miles



Roads
Highways
Railroads
Rivers & Streams
Lakes & Ponds
City Limits
Crossroad Community

Character Areas

Agriculture / Forestry
Greenspace / Conservation Area
Mixed Use

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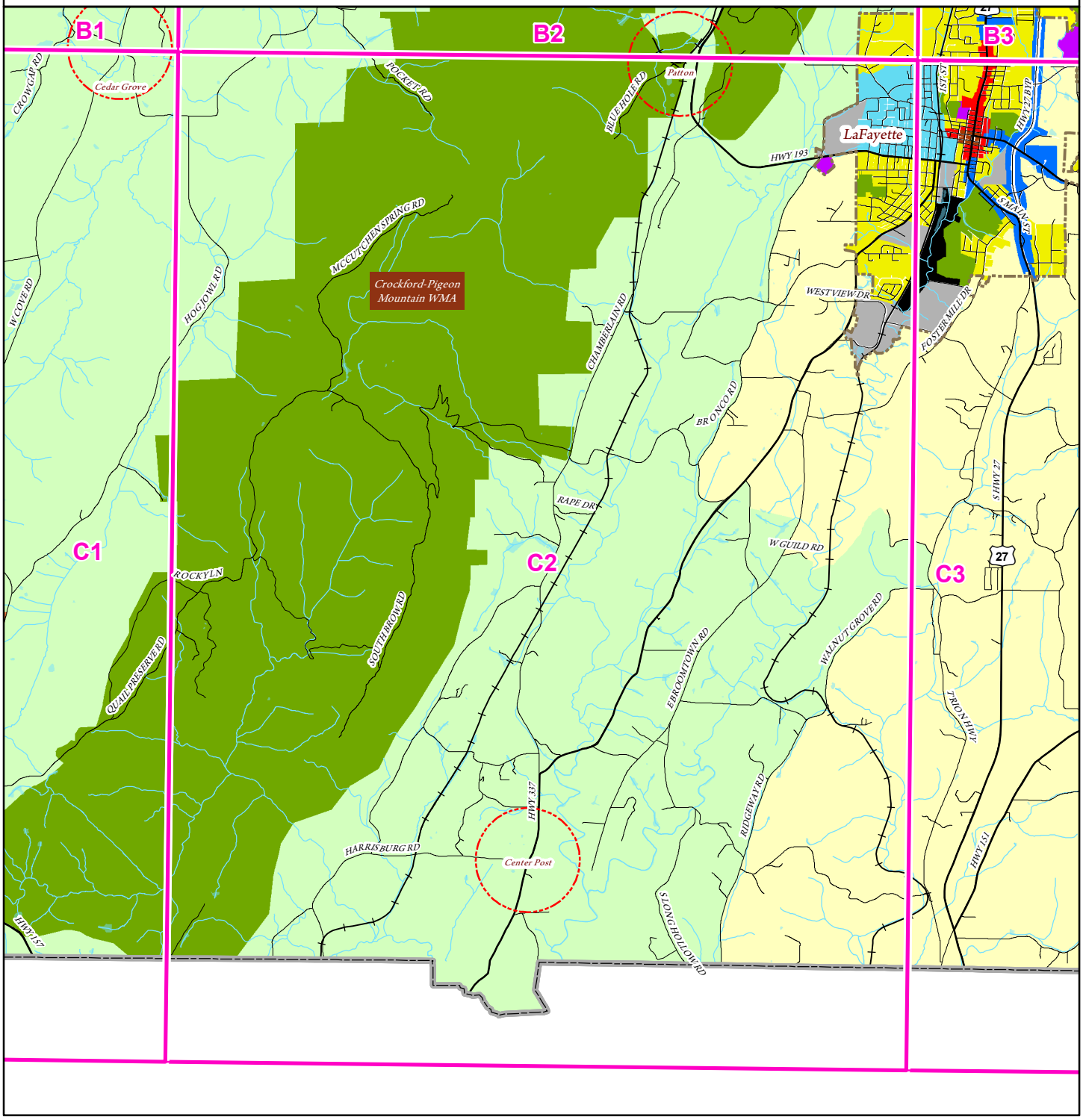
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Future Development Map - Walker County, Georgia

1 inch = 1 miles



Roads
Highways
Railroads
Rivers & Streams
Lakes & Ponds
City Limits
Crossroad Community

Character Areas

- Agriculture / Forestry
- Airport
- County Suburban
- Downtown Business District
- Downtown Mixed Use
- Gateway Corridor
- Greenspace / Conservation Area
- Industrial
- Mixed Use
- Residential Redevelopment Area
- Rural Residential
- School
- Traditional Neighborhood

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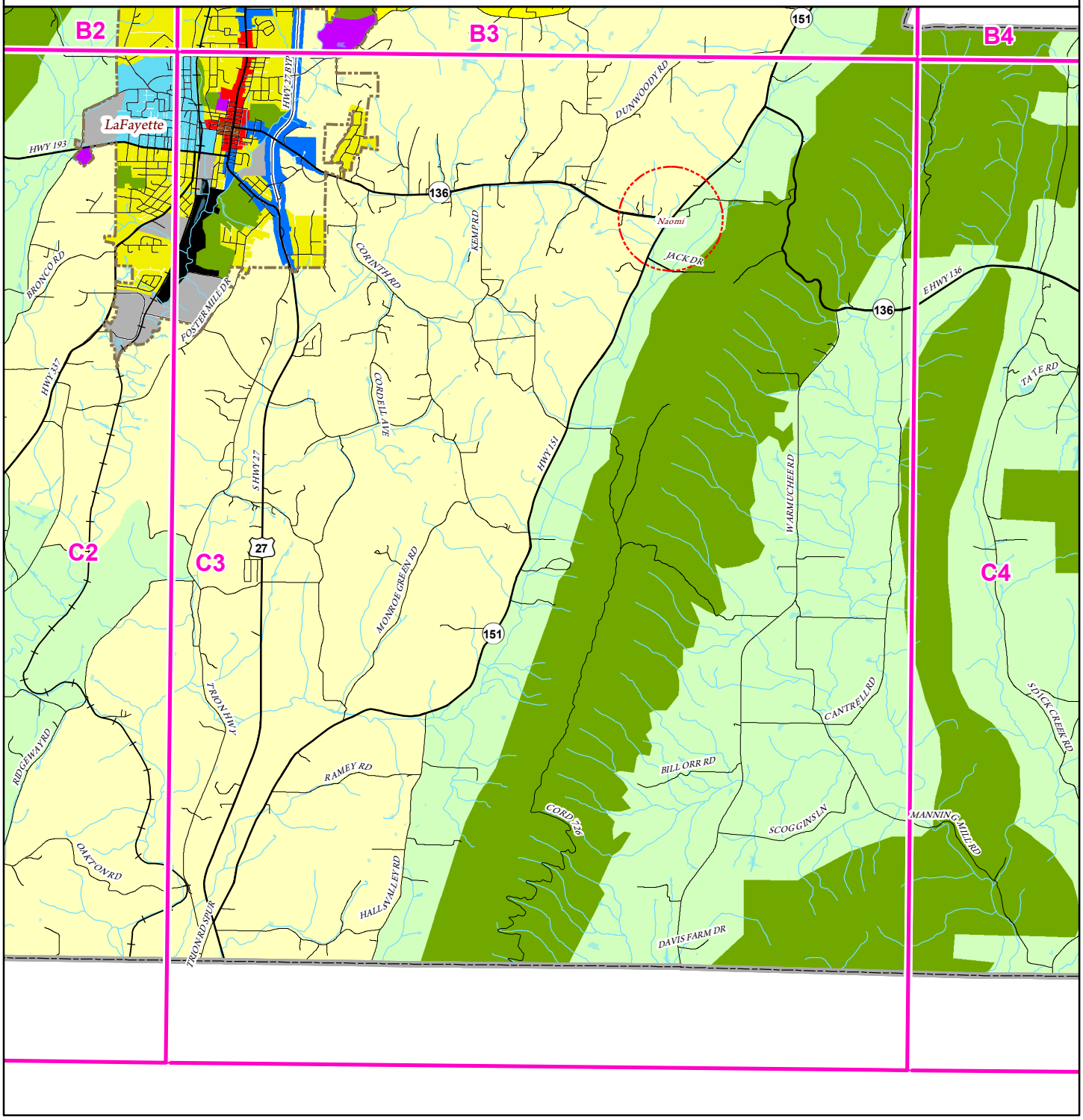
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Future Development Map - Walker County, Georgia

1 inch = 1 miles



Roads — Railroads — Lakes & Ponds — Crossroad Community

Highways — Rivers & Streams — City Limits

Character Areas

- Agriculture / Forestry
- Airport
- County Suburban
- Downtown Business District
- Downtown Mixed Use
- Gateway Corridor
- Greenspace / Conservation Area
- Industrial
- Residential Redevelopment Area
- Rural Residential
- School
- Traditional Neighborhood

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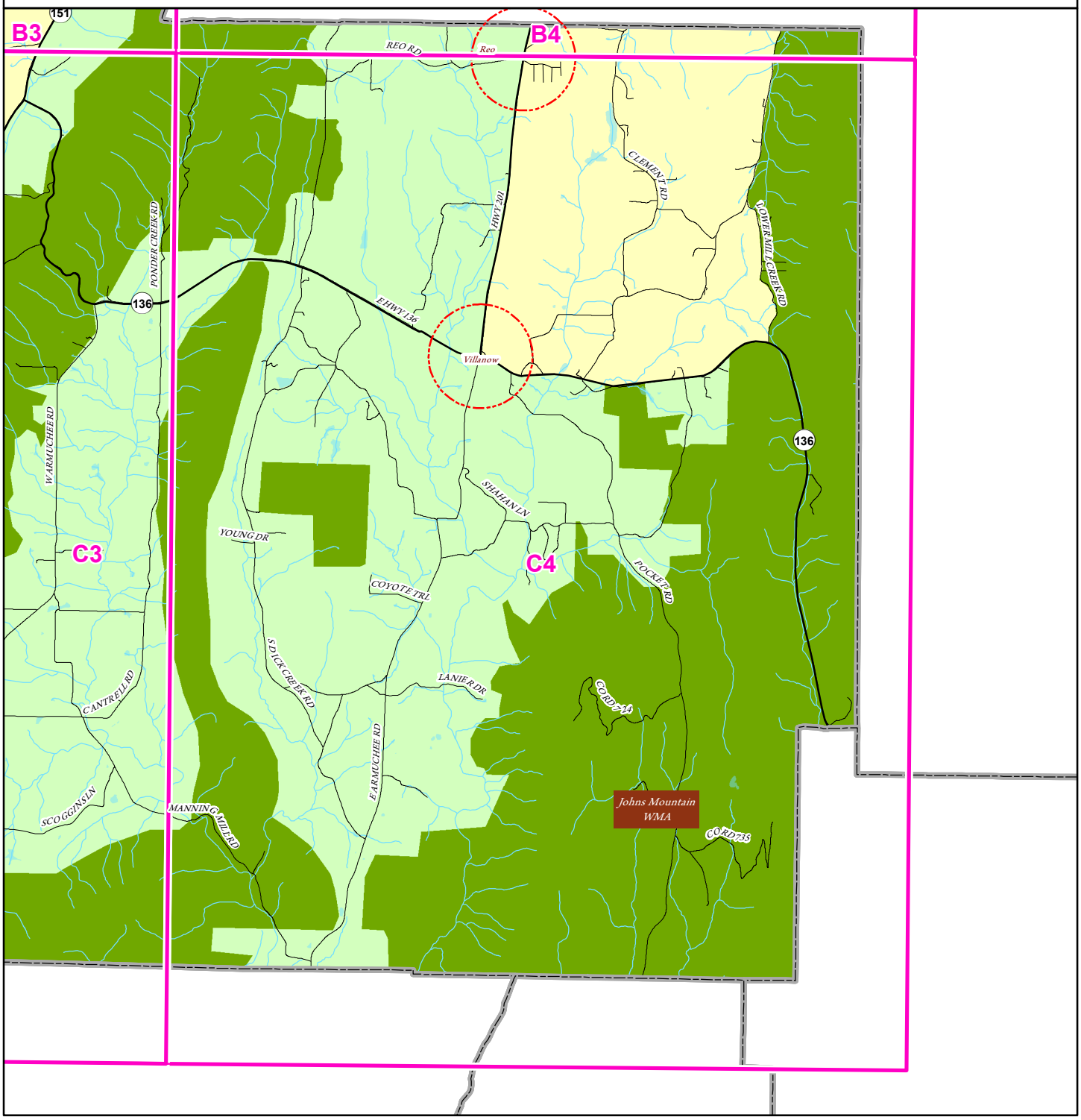
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Future Development Map - Walker County, Georgia

1 inch = 1 miles



Roads
Highways
Railroads
Rivers & Streams
Lakes & Ponds
City Limits
Crossroad Community

Character Areas

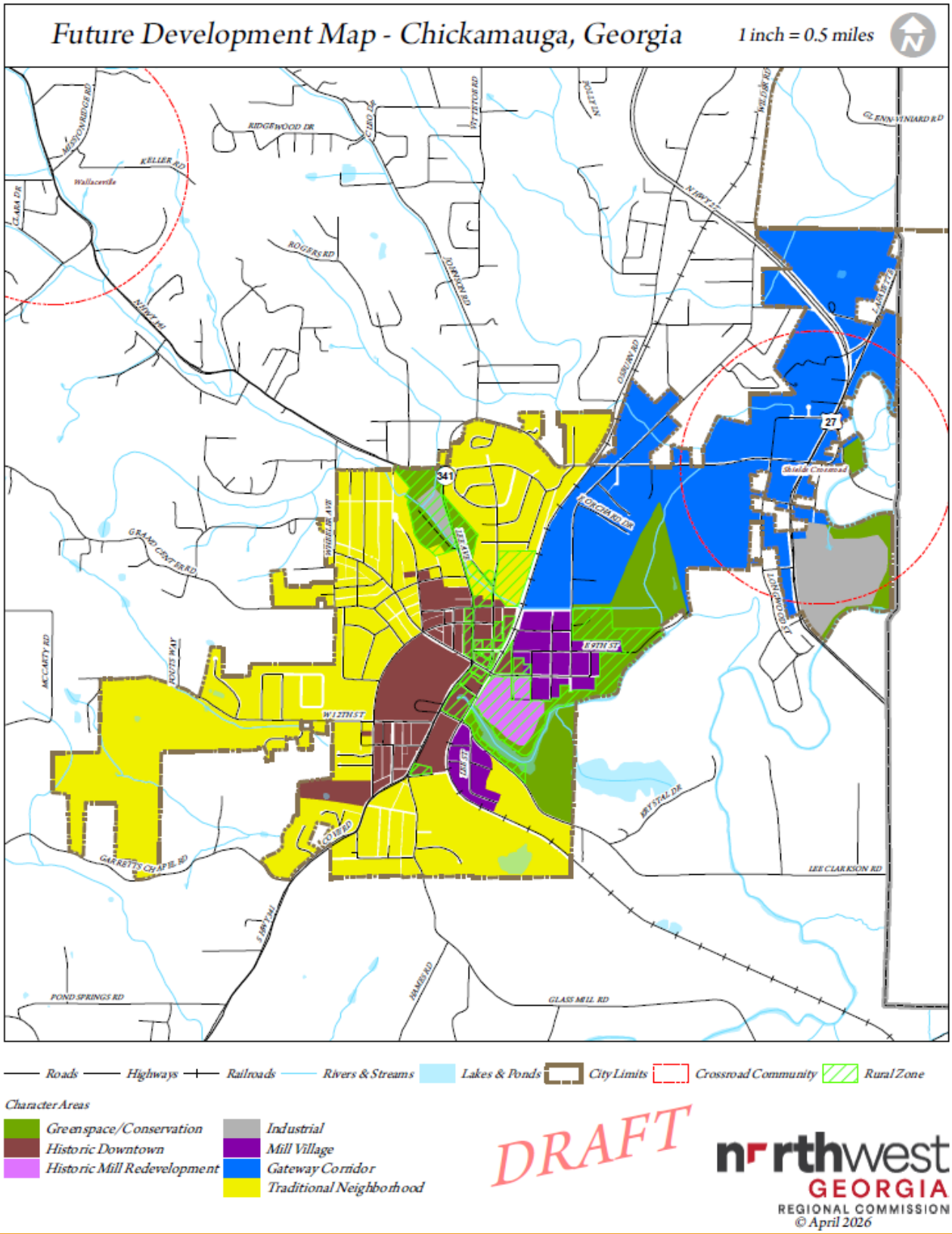
Agriculture / Forestry
Greenspace / Conservation Area
Rural Residential

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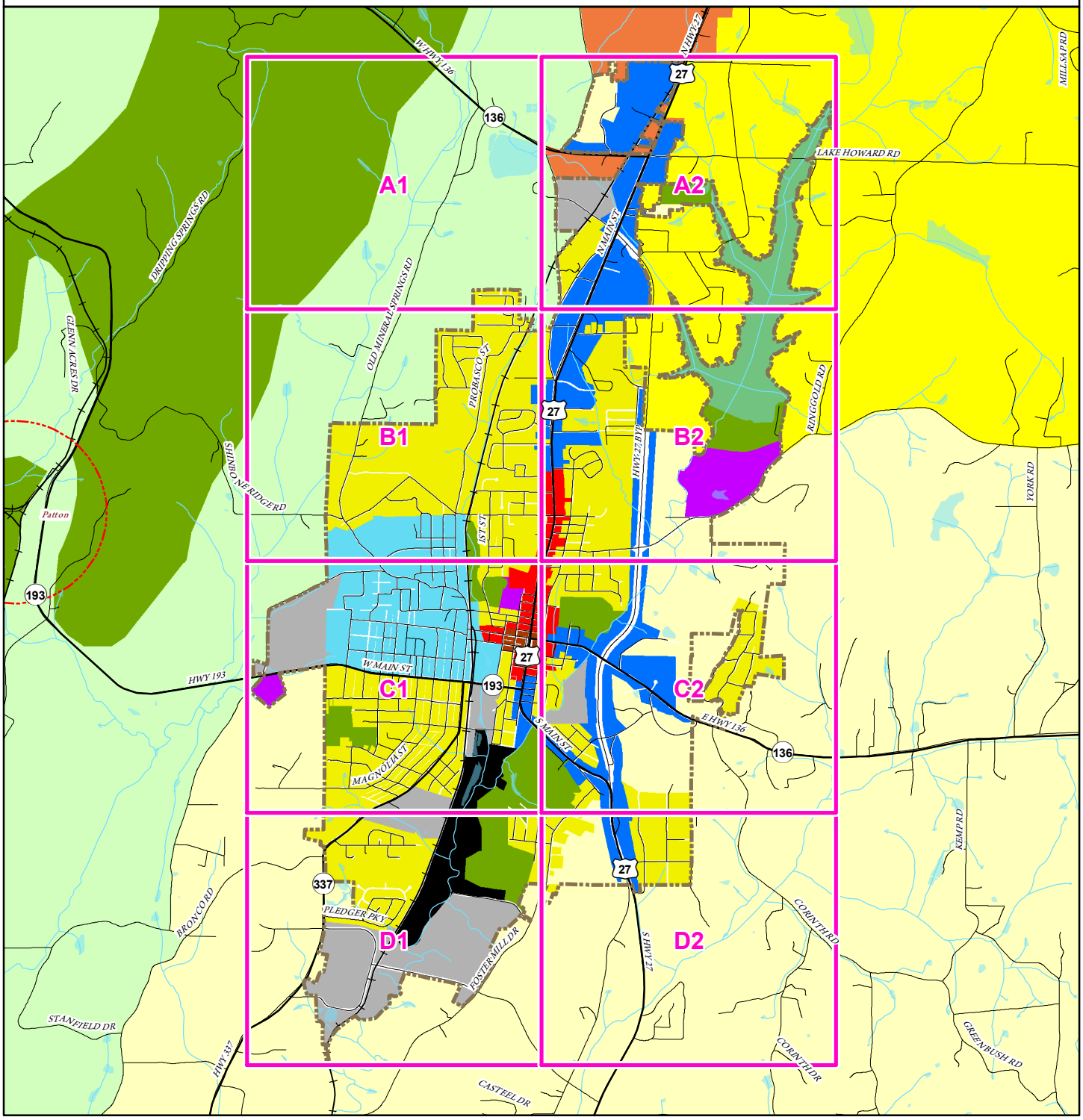
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Future Development Map - Chickamauga, Georgia
1 inch = 0.5 miles
Roads
Highways
Railroads
Rivers & Streams
Lakes & Ponds
City Limits
Crossroad Community
Rural Zone
Character Areas
Greenspace/Conservation
Historic Downtown
Historic Mill Redevelopment
Industrial
Mill Village
Gateway Corridor
Traditional Neighborhood
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Future Development Map - LaFayette, Georgia

1 inch = 0.8 miles



Roads — Highways — Railroads — Rivers & Streams — Lakes & Ponds — City Limits

Character Areas

- Activity Center
- Agriculture / Forestry
- Airport
- County Suburban
- Downtown Business District
- Downtown Mixed Use
- Gateway Corridor
- Greenspace / Conservation Area
- Industrial
- Mixed Use
- Residential Redevelopment Area
- Rural Residential
- School
- Traditional Neighborhood
- Crossroad Community

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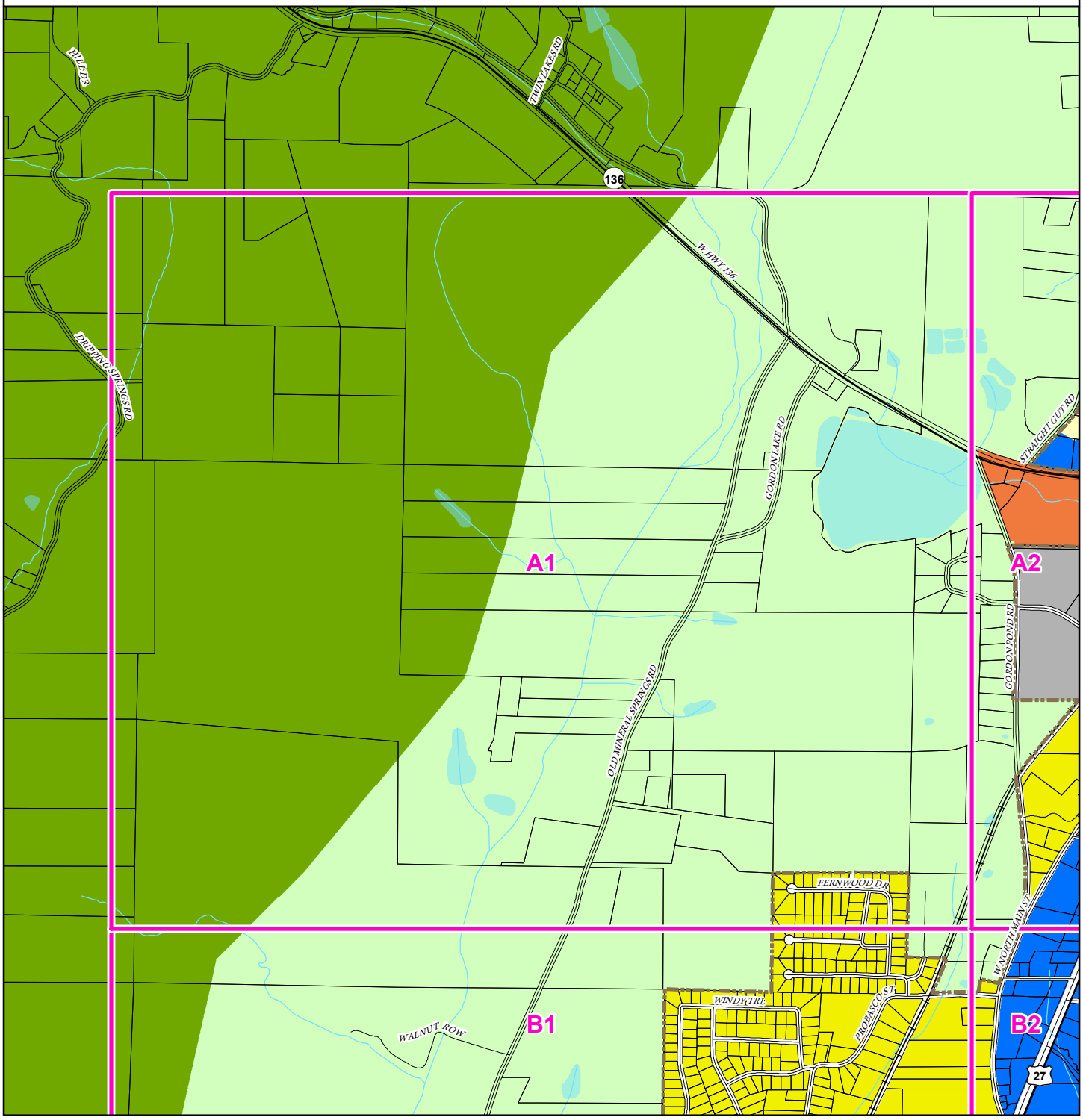
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Grid Index

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Future Development Map - LaFayette, Georgia

1 inch = 0.3 miles



Roads — Highways — Railroads — Rivers & Streams — Lakes & Ponds — City Limits

Character Areas

- Gateway Corridor
- Industrial
- Rural Residential
- Traditional Neighborhood

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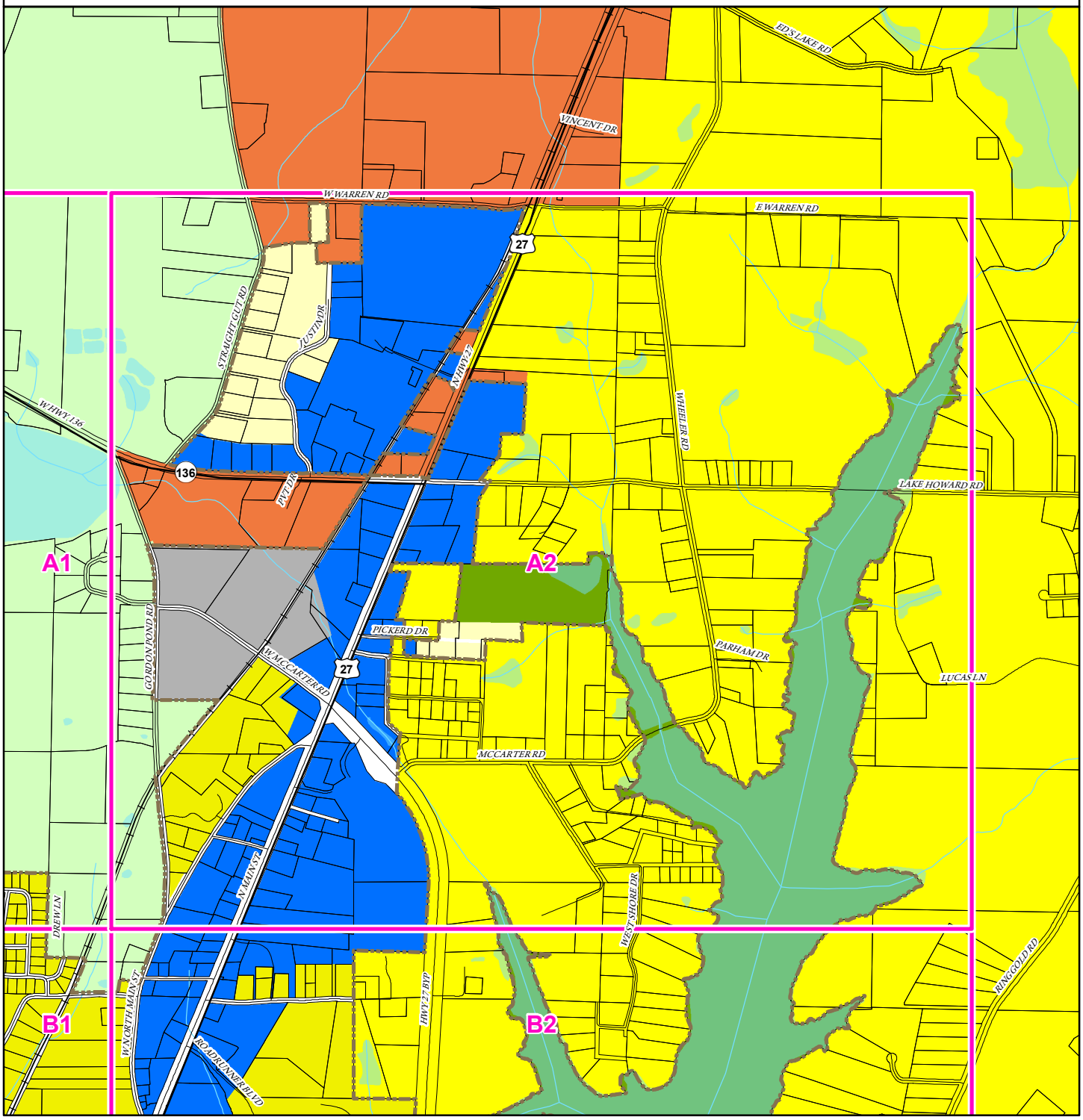
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Future Development Map - LaFayette, Georgia

1 inch = 0.3 miles



Roads — *Highways* — *Railroads* — *Rivers & Streams* — *Lakes & Ponds* — *City Limits*

Character Areas

- *Gateway Corridor*
- *Greenspace / Conservation Area*
- *Industrial*
- *Rural Residential*
- *Traditional Neighborhood*

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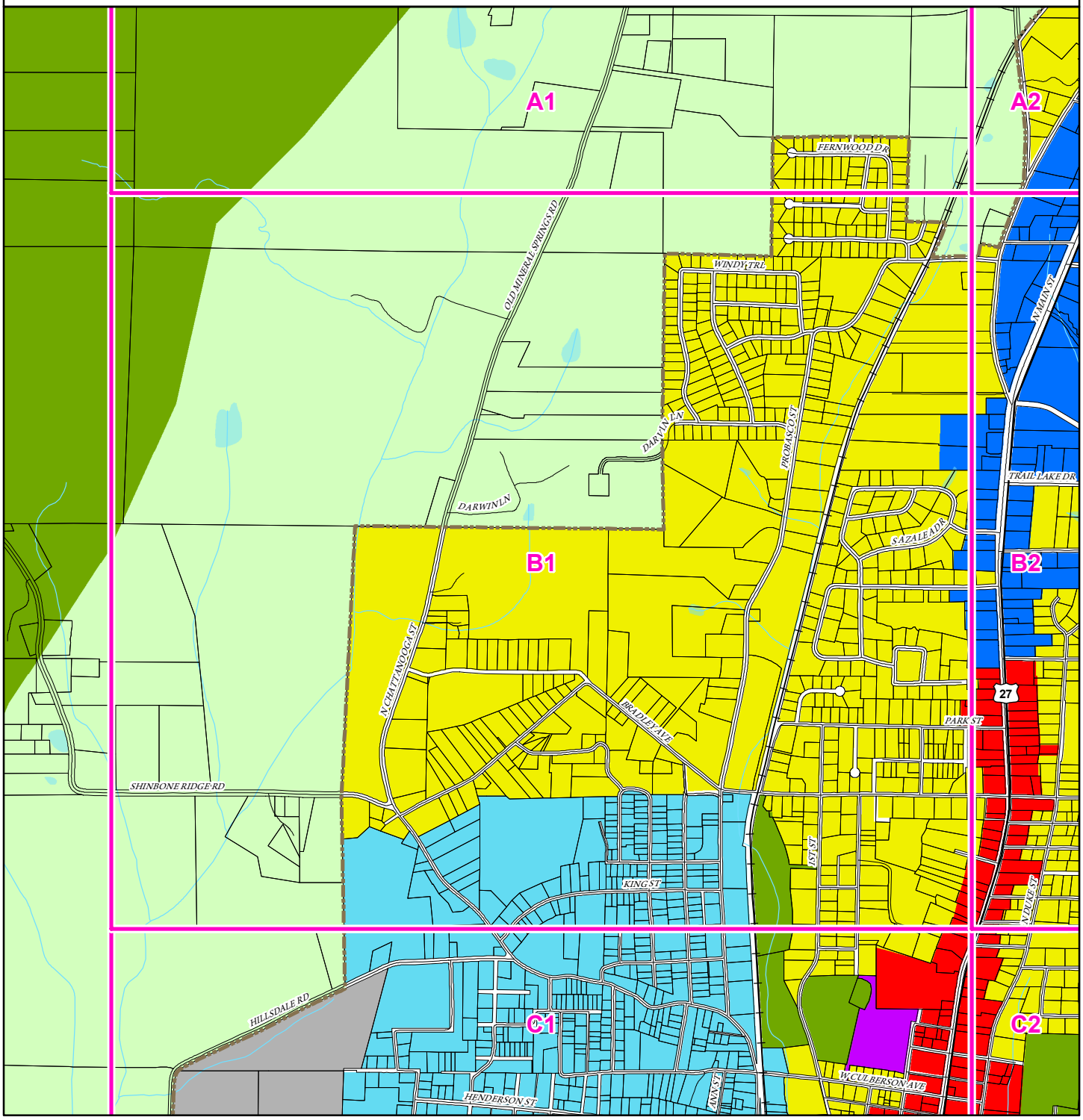
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Future Development Map - LaFayette, Georgia

1 inch = 0.3 miles



Roads — Highways — Railroads — Rivers & Streams — Lakes & Ponds — City Limits

Character Areas

- Downtown Business District
- Gateway Corridor
- Greenspace / Conservation Area
- Industrial
- Residential Redevelopment Area
- School
- Traditional Neighborhood

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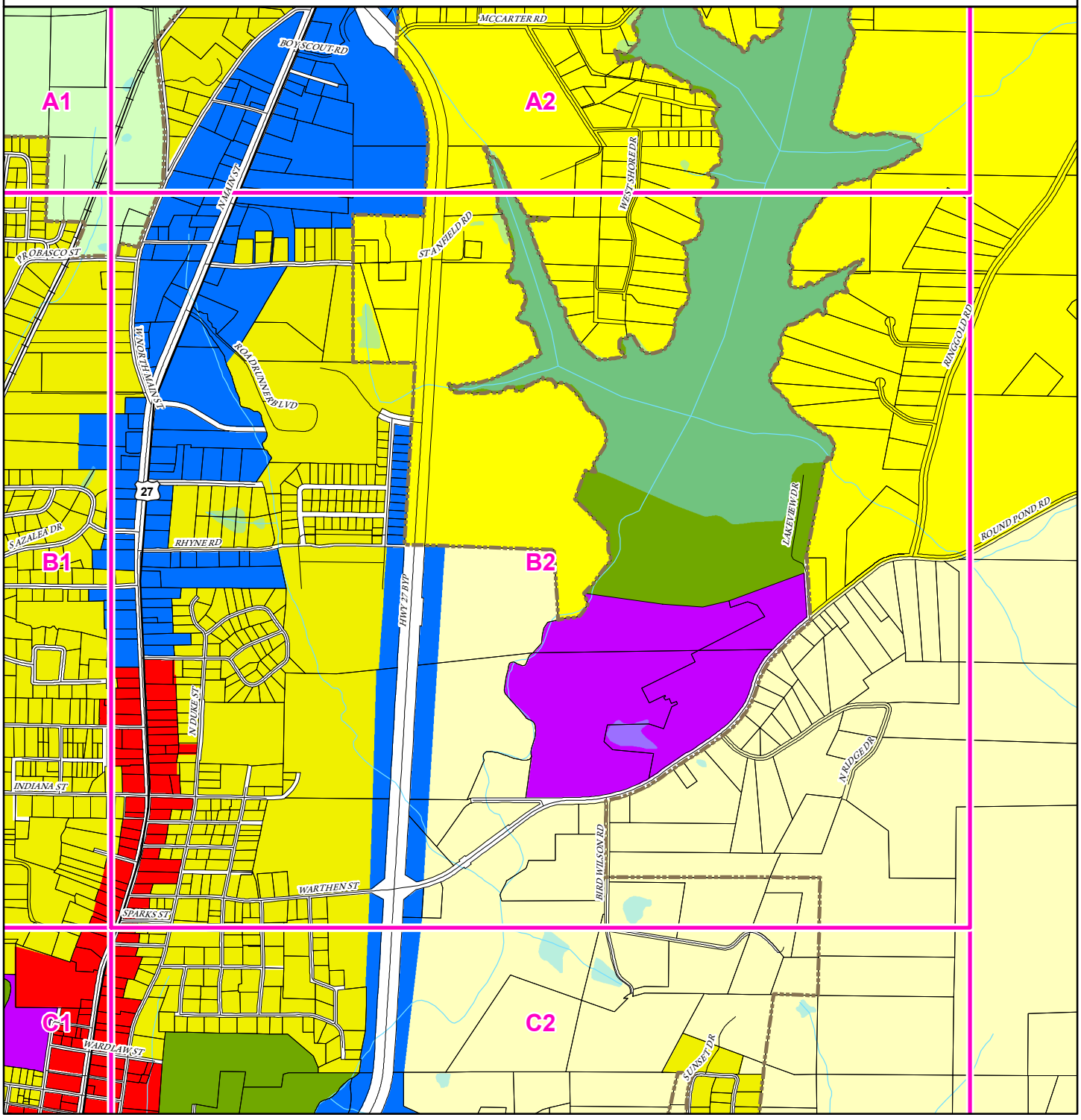
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Future Development Map - LaFayette, Georgia

1 inch = 0.3 miles



Roads — Highways — Railroads — Rivers & Streams — Lakes & Ponds — City Limits

Character Areas

- Downtown Business District
- Gateway Corridor
- Greenspace / Conservation Area
- Industrial
- Rural Residential
- School
- Traditional Neighborhood

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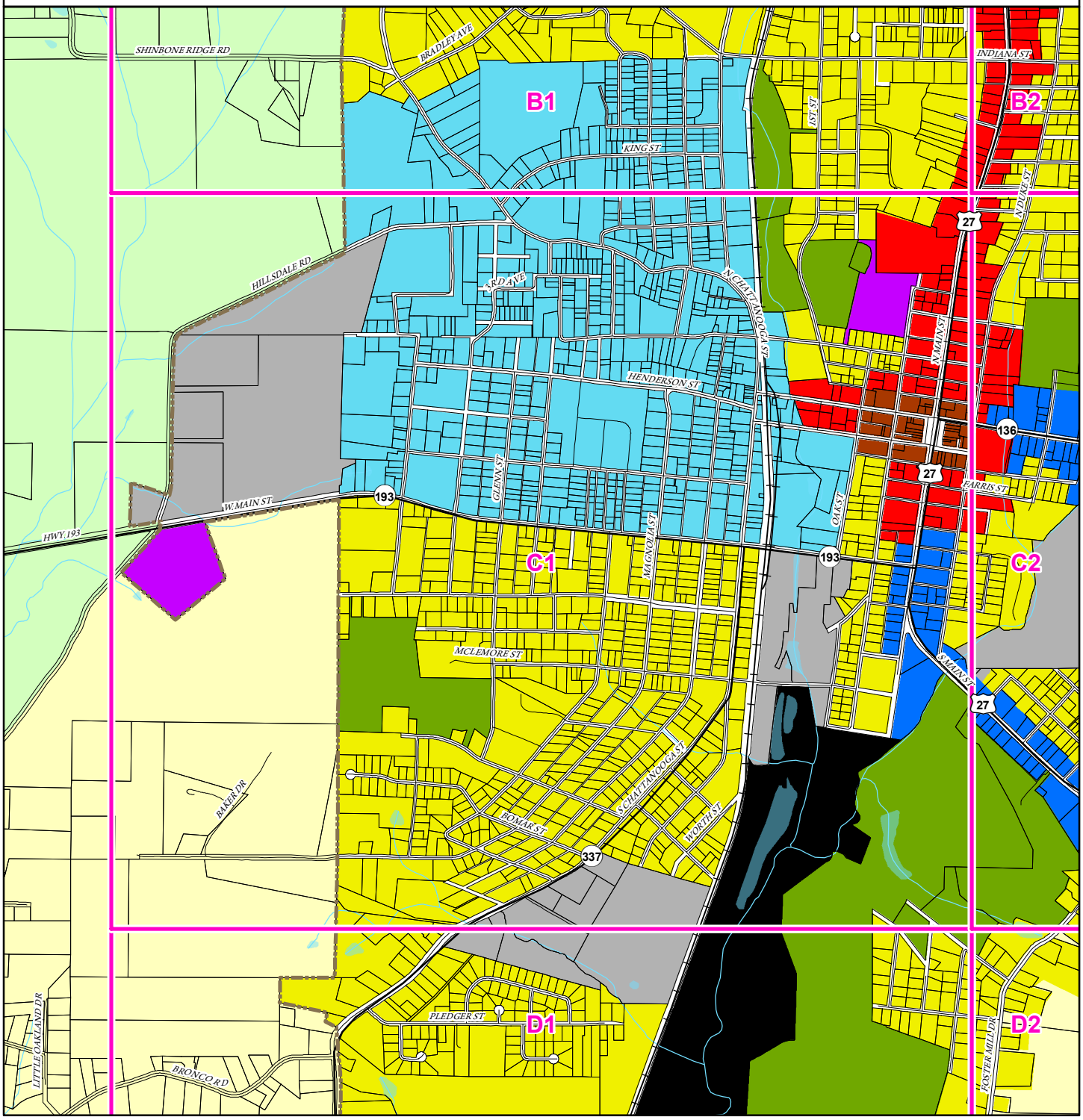
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Future Development Map - LaFayette, Georgia

1 inch = 0.3 miles



Roads — Highways — Railroads — Rivers & Streams — Lakes & Ponds — City Limits

Character Areas

- Airport
- Downtown Business District
- Downtown Mixed Use
- Gateway Corridor
- Greenspace / Conservation Area
- Industrial
- Residential Redevelopment Area
- Rural Residential
- School
- Traditional Neighborhood

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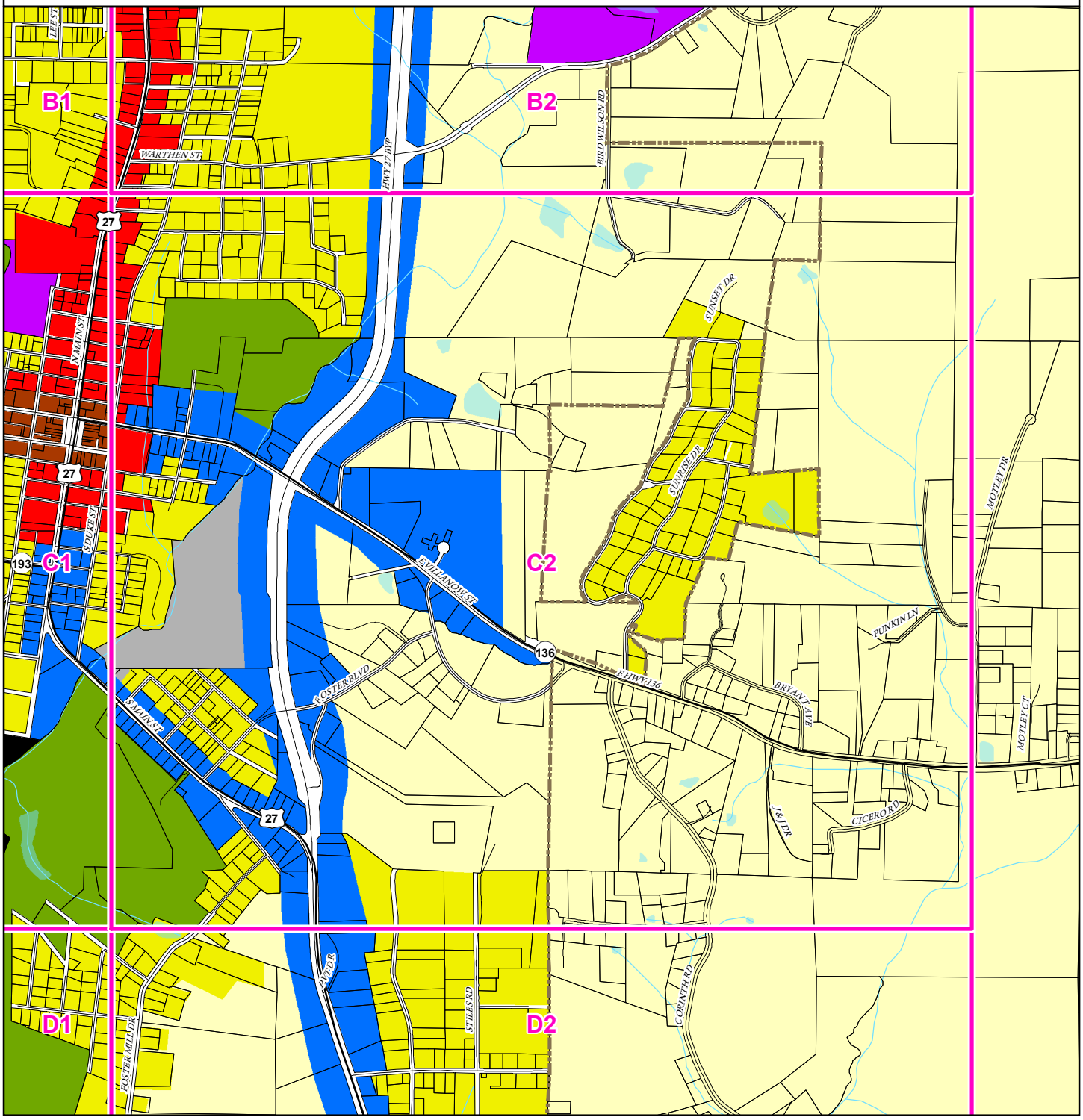
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Future Development Map - LaFayette, Georgia

1 inch = 0.3 miles



Roads — Highways — Railroads — Rivers & Streams — Lakes & Ponds — City Limits

Character Areas

- Airport
- Downtown Business District
- Downtown Mixed Use
- Gateway Corridor
- Greenspace / Conservation Area
- Industrial
- Rural Residential
- School
- Traditional Neighborhood

northwest GEORGIA REGIONAL COMMISSION

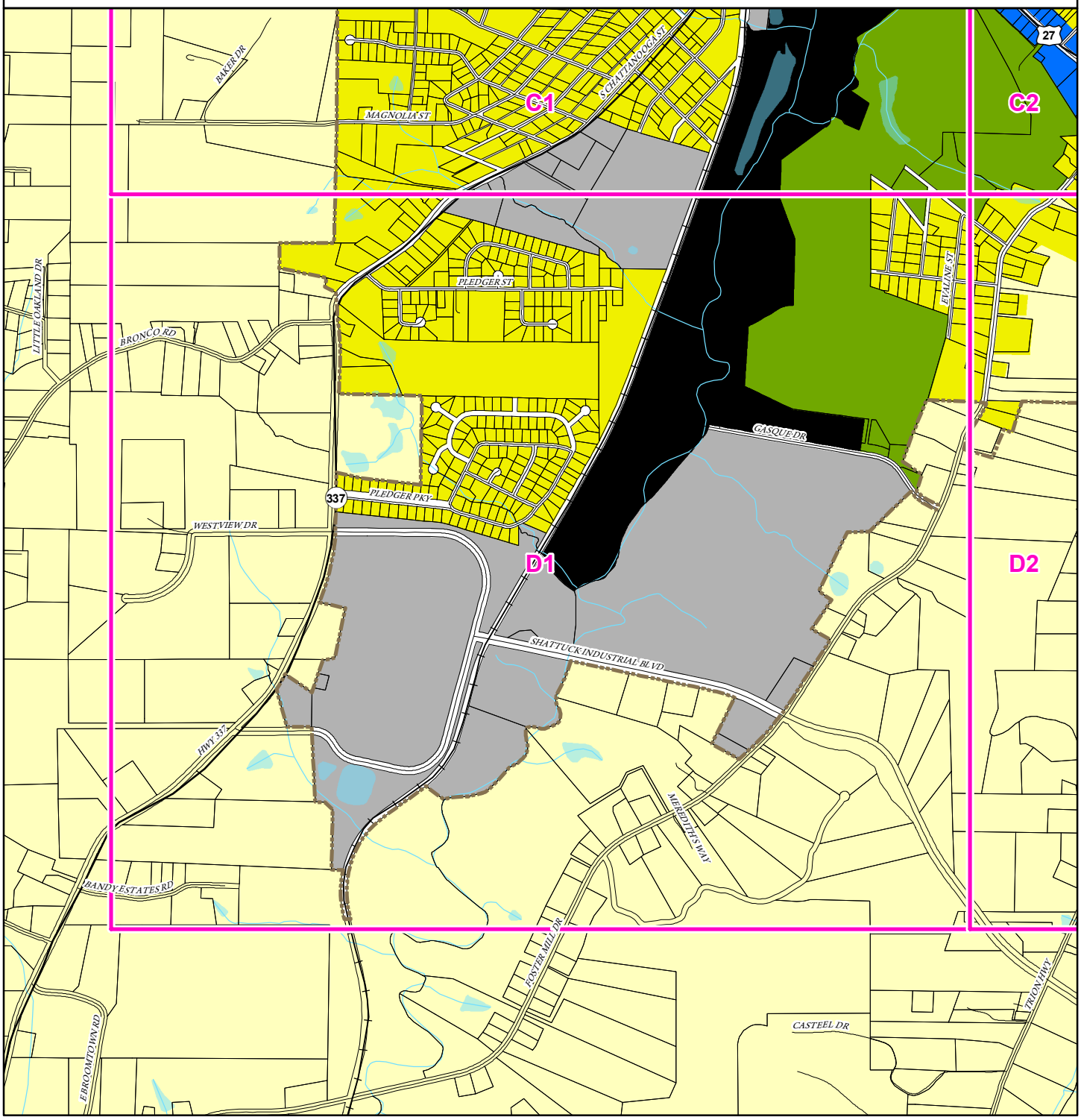
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Grid C2

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Future Development Map - LaFayette, Georgia

1 inch = 0.3 miles



Roads — *Highways* — *Railroads* — *Rivers & Streams* — *Lakes & Ponds* — *City Limits*

Character Areas

- *Airport*
- *Gateway Corridor*
- *Greenspace / Conservation Area*
- *Industrial*
- *Rural Residential*
- *Traditional Neighborhood*

northwest GEORGIA REGIONAL COMMISSION

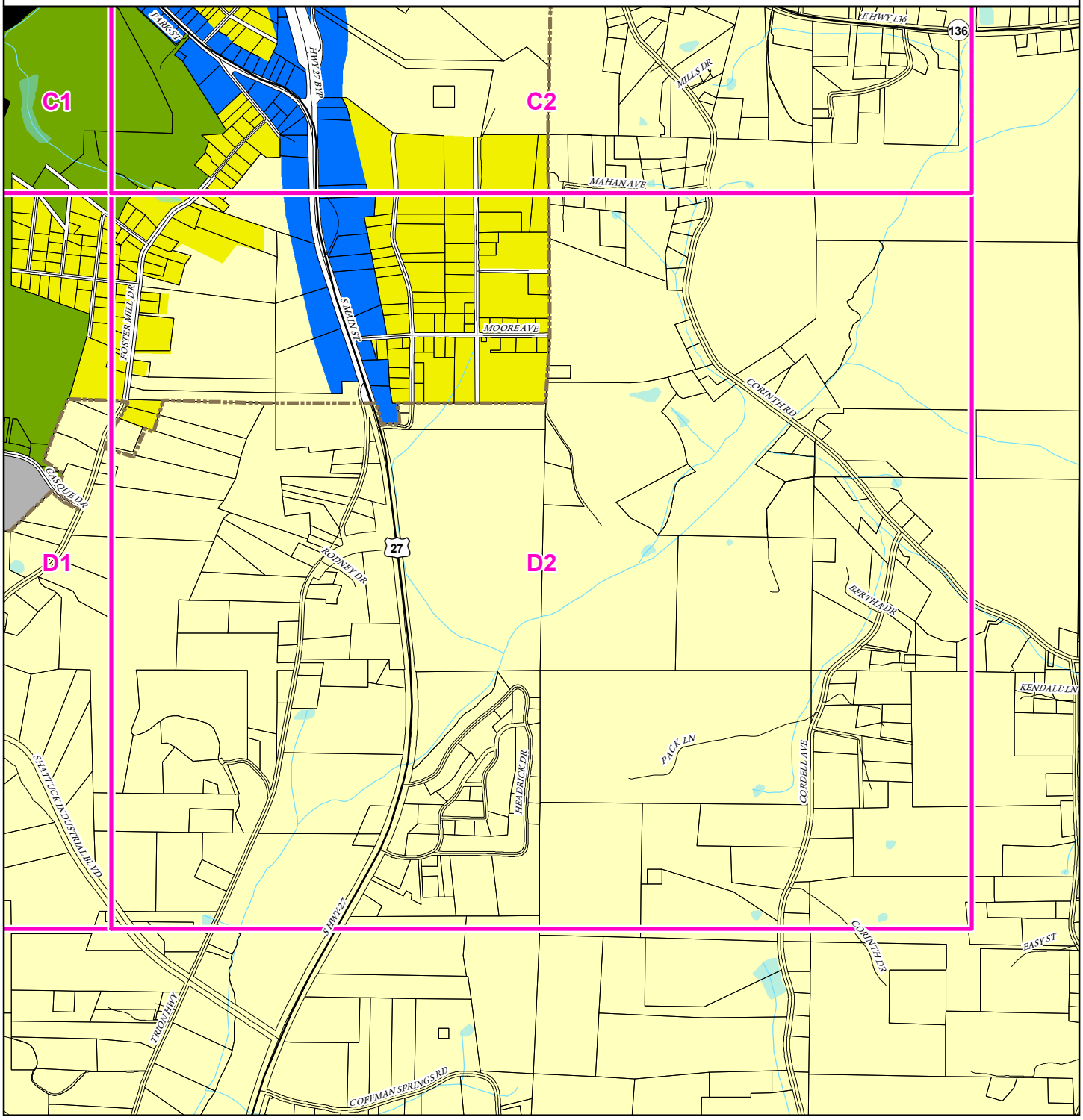
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Grid D1

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Future Development Map - LaFayette, Georgia

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Roads — *Highways* — *Railroads* — *Rivers & Streams* — *Lakes & Ponds* — *City Limits*

Character Areas

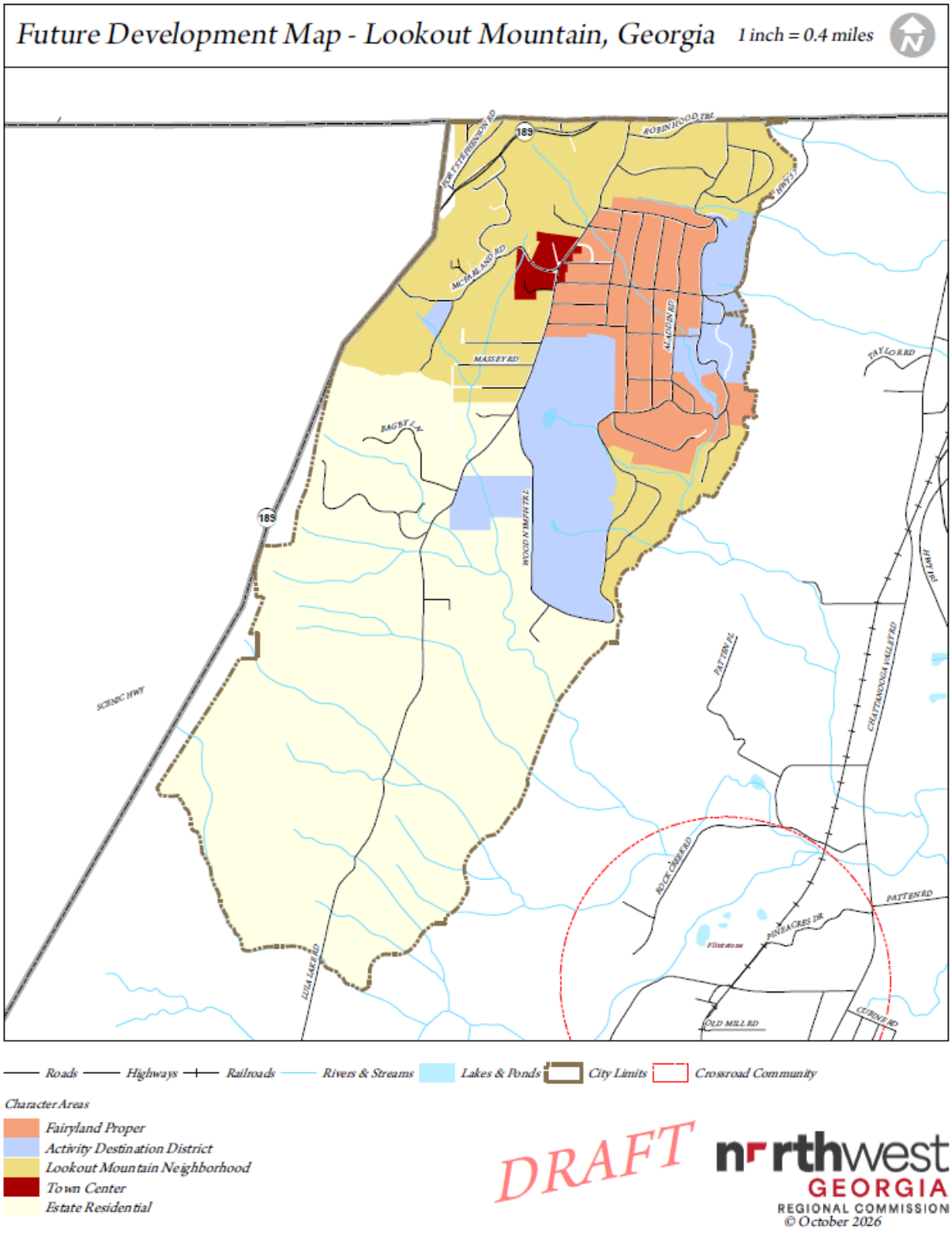
- *Airport*
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northwest GEORGIA REGIONAL COMMISSION

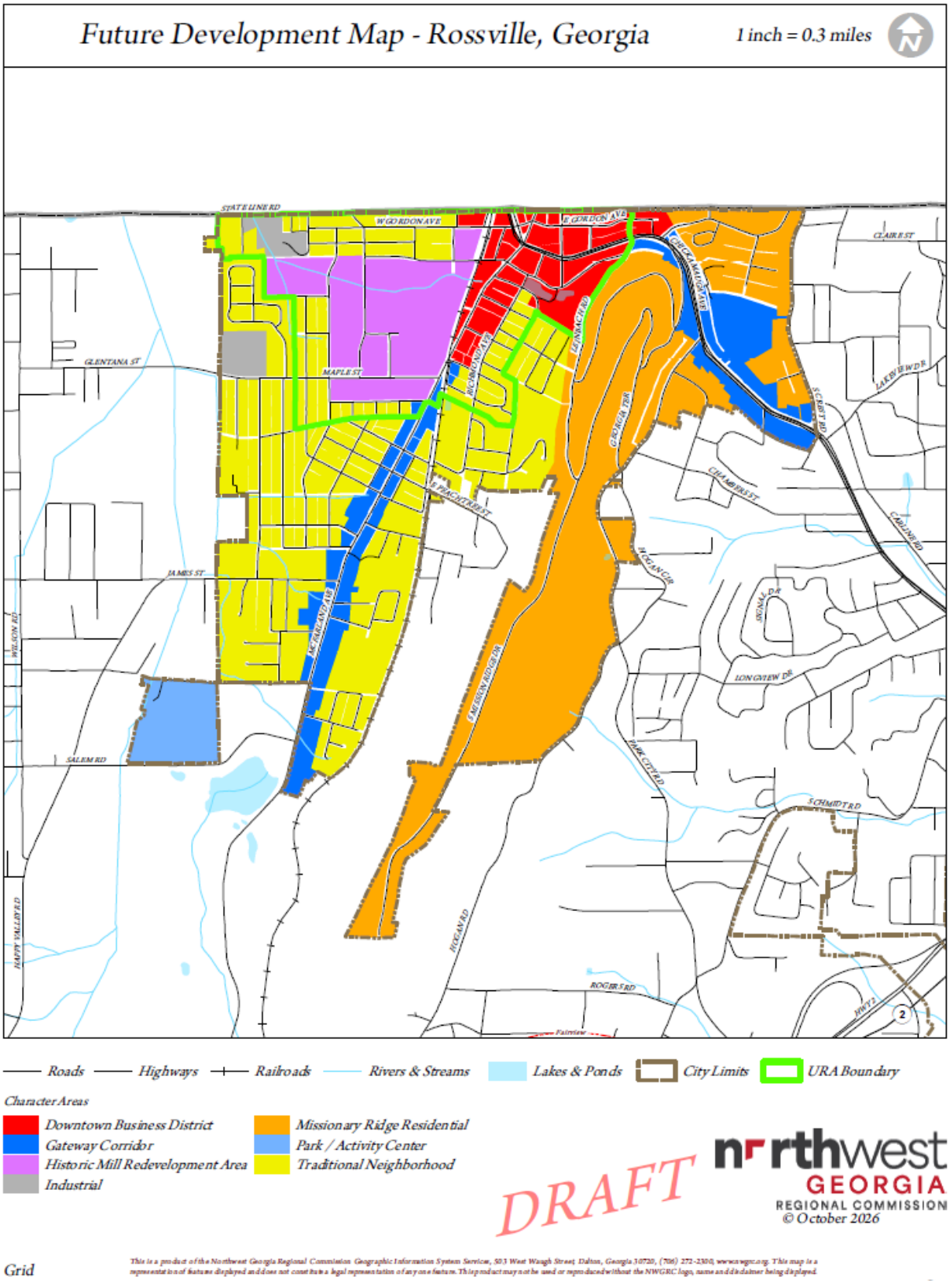
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6. Community Work Programs: Climbing to New Heights

Community Work Programs list the actions each local government intends to track and complete. These items are based on needs and opportunities identified during the planning process. Steering committees reviewed draft work programs, added new priorities, and carried forward relevant items from the previous plan.

Local officials made final decisions based on available funding, staffing, public interest, administration priorities, and legal considerations. Items removed from the work program were also removed from the related Needs and Opportunities section.

In the following tables, items shown in green were carried forward from the 2021–2025 plan. The first column code links each item to its related Needs and Opportunities list. Each entry includes a brief description, schedule, estimated cost, funding source, and responsible party. The work program is a planning guide and not a binding commitment.

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Walker County Community Work Program

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

COMMUNITY WORK PROGRAM, 2027-2031 UNINCORPORATED WALKER COUNTY									
Need/ Opportunity Code:	**Activity Description**	**2027**	**2028**	**2029**	**2030**	**2031**	**Cost Estimate**	**Funding Source**	**Responsible Party**
ED	**ECONOMIC DEVELOPMENT**								
ED1	1. Develop a tourism plan for Walker County and its Hwy 27 corridor, including marketing, amenities development, signage, dining and lodging recruitment, and funding sources (rewritten)	X	X	X	X	X	$90,000	Grants, Walker County, Walker Co Chamber, NW Georgia Joint Development Auth	Walker County, Walker Co Chamber, NW Georgia Joint Development Auth
ED2	2. Walker Industrial Park Development: add two local access road points on Hwy 27 and West Reed Road (combined and rewritten)	X	X	X			$12,000,000	Walker County, Walker Co Devel Auth., NW Georgia Joint Development Auth., ARC, GDOT	Walker County, Walker Co Devel Auth., NW Georgia Joint Development Authority
ED3	3. Investigate ways to support small businesses and entrepreneurial efforts	X	X	X	X	X	$10,000	Grants, Walker County, Walker Co Chamber, NW Georgia Joint Development Auth	Walker County, Walker Co Chamber, NW Georgia Joint Development Auth

COMMUNITY WORK PROGRAM, 2027-2031 UNINCORPORATED WALKER COUNTY									
Need/ Opportunity Code:	**Activity Description**	**2027**	**2028**	**2029**	**2030**	**2031**	**Cost Estimate**	**Funding Source**	**Responsible Party**
ED4	4. Develop policies and procedures for evaluating potential data center projects and review and update the zoning ordinance to establish where data centers fit into the land uses of the county	X	X	X	X	X	$2,000	Grants, Walker County, Walker Co Chamber, NW Georgia Joint Development Auth	Walker County
ED5	5. Implement the Chattanooga Valley Community Action Plan (CAP) based on input from residents, landowners, and businesses for shaping priorities for land conservation, outdoor recreation, and economic development	X	X	X	X	X	$10,000	General fund	Walker County
H	**HOUSING**								
H1	6. Follow Future Development Map and Guide in Comprehensive Plan to direct housing development	X	X	X	X	X	$1,000	General fund	Walker County
T	**TRANSPORTATION**								
T1	7. Happy Valley Road Safety Improvements Phase I (Turner Ridge Road to Battlefield Parkway) (rewritten) Moved from the Economic Development section to the Transportation section	X	X	X			$5,655,264	federal, local funds	Walker County Public Works

COMMUNITY WORK PROGRAM, 2027-2031 UNINCORPORATED WALKER COUNTY									
Need/ Opportunity Code:	**Activity Description**	**2027**	**2028**	**2029**	**2030**	**2031**	**Cost Estimate**	**Funding Source**	**Responsible Party**
T1	8. Happy Valley Road Safety Improvements Phase II (Battlefield Parkway to Salem Road) (rewritten) Moved from the Economic Development section to the Transportation section	X	X	X			$6,654,183	federal, local funds	Walker County Public Works
T1	9. Salem Road Improvements- Happy Valley Rd to 370 Salem Rd- widen the travel lane w/curb and gutter, and 5-foot sidewalk-planning and ROW	X	X	X			$329,470	Federal, state. Local funds	Walker, USDOT, GDOT
T2	10. Bridge replacement on Old Bethel Road at West Chickamauga Cr, 3 miles SW of Chickamauga	X	X	X			$4,600,000	federal, state, local	Walker, USDOT
T2	11. Bridge replacement on Glass Mill Road at West Chickamauga Cr, 1.6 miles SE of Chickamauga	X	X	X			$5,225,000	federal, state, local	Walker, USDOT, GDOT
T3	12. Consider partnering with CARTA-Chattanooga Area Regional Transportation Authority to increase public transportation options.	X	X	X	X	X	$125,000	Walker General Fund, MPO, grants	Walker/ CARTA
NC	**NATURAL AND CULTURAL RESOURCES**								

COMMUNITY WORK PROGRAM, 2027-2031 UNINCORPORATED WALKER COUNTY									
Need/ Opportunity Code:	**Activity Description**	**2027**	**2028**	**2029**	**2030**	**2031**	**Cost Estimate**	**Funding Source**	**Responsible Party**
NC2	13. Dougherty House National Register designation and renovation					X	$100,000	Grant, Walker County	Walker County
NC2	14. Gain Certified Local Government (CLG) status by meeting Georgia State Historic Preservation Office (SHPO) requirements, including historic resource surveys and other elements	X	X	X	X	X	$50,000	General Fund, grants, donations	Walker County, Walker Historic Preservation Commission, NWGRC
NC1	15. Improve the County's recycling program and environmental education in support of the state's goal of a 25% reduction in waste going to our landfills- single-stream recycling program (paper, plastic, cardboard)	X	X	X	X	X	$11,000	Annual donation from waste haulers	Walker County
NC1	16. Walker County Roadside Litter Strategy Committee-plans roadside litter prevention strategy, roadside pickup events, and facilitates community and school education programs.	X	X	X	X	X	$31,855	Walker Solid Waste Environ. Mgmt. Dept	Walker Solid Waste Environ. Mgmt. Dept
NC1	17. Walker County Recycling Program: community single-stream recycling program (paper, plastic, cardboard)	X	X	X	X	X	$127,419	Walker Solid Waste	Walker Solid Waste

COMMUNITY WORK PROGRAM, 2027-2031 UNINCORPORATED WALKER COUNTY									
Need/ Opportunity Code:	**Activity Description**	**2027**	**2028**	**2029**	**2030**	**2031**	**Cost Estimate**	**Funding Source**	**Responsible Party**
								Environ. Mgmt. Dept	Environ. Mgmt. Dept
NC1	18. Community Service "Retire Your Tires" Tire Amnesty Day: community tire collection and disposal annual fall event	X	X	X	X	X	$34,509	GA EPD Grant	Walker Solid Waste Environ. Mgmt. Dept
NC1	19. Community Service "Mulch Madness": Mulch giveaway to the community and Walker County Board of Education agriculture programs.	X	X	X	X	X	$2,655	Walker Solid Waste Environ. Mgmt. Dept	Walker Solid Waste Environ. Mgmt. Dept
NC1	20. Update Solid Waste Management Plan	X			X	X	$7,500	Walker Solid Waste Environ. Mgmt. Dept	Walker County, Walker Solid Waste Environ. Mgmt. Dept
NC3	21. Work with Limestone Valley Resource Conservation and Development Council to develop a Watershed Management Plan for the Chattooga River Headwaters	X					$189,000	General Fund, USDA NRCS	Walker County, Limestone Valley RC&D

COMMUNITY WORK PROGRAM, 2027-2031 UNINCORPORATED WALKER COUNTY									
Need/ Opportunity Code:	**Activity Description**	**2027**	**2028**	**2029**	**2030**	**2031**	**Cost Estimate**	**Funding Source**	**Responsible Party**
NC3	22. Apply for 319 grants to carry out conservation measures outlined in the Chattooga River Watershed Management Plan that will improve water quality in impaired streams, including septic tank maintenance and repair programs		X	X	X		$300,000-$500,000	US EPA 319 conservation/ water quality grant	Walker County, Limestone Valley RC&D
CFS	**COMMUNITY FACILITIES AND SERVICES**								
CFS1	23. Emergency generators for emergency shelters at Walker County Civic Center and Ag Center, per the 2016 Walker County Hazard Mitigation Plan (rewritten)	X	X				$850,000	SPLOST, FEMA Hazard Mitigation Grant Program	Walker County
CFS2	24. Capital Improvements/Investment of county facilities, including the courthouse and courthouse annexes	X					$4,100,000	SPLOST	Walker County
CFS3	25. Add additional information to qpublic.com (www.walkerassessors.com) as it becomes available, for example, flood maps, zoning updates, storm drainage structures, updated aerial photography (rewritten)	X	X	X	X	X	$11,000	General Fund, Collected Fees	Walker County

COMMUNITY WORK PROGRAM, 2027-2031 UNINCORPORATED WALKER COUNTY									
Need/ Opportunity Code:	**Activity Description**	**2027**	**2028**	**2029**	**2030**	**2031**	**Cost Estimate**	**Funding Source**	**Responsible Party**
CFS4	26. Complete water and sewer master plans to determine future needs in the WCWSA service area in the county. (rewritten)	X	X	X	X	X	$7,500	Walker County Water and Sewer Authority, Walker County	Walker County Water and Sewer Authority, Walker County
CFS5	27. Civic Center Campus recreational improvements: splash pad and access trail linking Fieldstone Farms housing development (rewritten)		X				$600,000	SPLOST, LWCF Grant, Walker County, User fees, business/community donation	Walker County
CFS5	28. Walker County Youth Sports Complex (Phase 1)		X				$9,200,000	SPLOST, Walker County, Hotel/Motel tax, DNR LWCF Grant	Walker County
CFS5	29. Adventure Acres Park Phase 2 development: Miracle field, pickleball courts, parking lot improvements, shelters		X	X	X		$1,350,000	Walker County, Hotel/Motel tax, DNR LWCF Grant	Walker County
CFS6	30. Update county website and provide more links to other sites, including the cities' websites	X					$25,000	General fund	Walker County

COMMUNITY WORK PROGRAM, 2027-2031 UNINCORPORATED WALKER COUNTY									
Need/ Opportunity Code:	**Activity Description**	**2027**	**2028**	**2029**	**2030**	**2031**	**Cost Estimate**	**Funding Source**	**Responsible Party**
CFS7	31. Battlefield Connector Trail -Osburn Street Extension		X				$300,000	Federal DOT, Local funds	Walker County
LU	**LAND USE**								
LU1	32. Brownfield plan and redevelopment of the former Coats American Facility.	X	X	X	X	X	$15,000	Staff time	Walker County, Walker County Development Auth, NW Georgia Joint Devel Auth
LU2	33. Digitize zoning map and post on Walker County website	X					$2,500	Staff time	Walker County, NWGRC
LU2	34. Prepare and adopt additional land use standards, including architectural standards and form-based codes, for areas needing additional planning considerations or protections, including McLemore Cove Historic District	X	X	X	X	X	$30,000	Staff time	Walker County, NWGRC

Chickamauga Community Work Program

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

COMMUNITY WORK PROGRAM, 2027-2031 CHICKAMAUGA									
Need/ Opportunity Code:	**Activity Description**	**2027**	**2028**	**2029**	**2030**	**2031**	**Cost Estimate**	**Funding Source**	**Responsible Party**
ED	**ECONOMIC DEVELOPMENT**								
ED1	1. Depot and Welcome Center renovation	X	X	X	X		$150,000	Public/Private Partnership	Chickamauga
ED1	2. Wayfinding Signs and street signs (rewritten, moved from Transportation section)	X	X	X	X	X	$50,000	Chickamauga Public Works: labor, Hotel/Motel Tax, TSPOST	Chickamauga
ED1	3. Gateway Signs – see RSVP Plan and coordinate with DOT to place at Hwy 27 (rewritten, moved from Transportation section)	X	X	X	X		$50,000	Chickamauga Hotel/Motel Tax	Chickamauga
ED1	4. Coordinate with the GA Department of Economic Development to build a tourism strategy and marketing plan	X	X	X	X	X	$2,000	General fund	Chickamauga
ED1	5. Develop additional public restrooms downtown with Crystal Springs Mill site redevelopment	X	X	X	X	X	$50,000	General fund	Chickamauga

COMMUNITY WORK PROGRAM, 2027-2031
CHICKAMAUGA

Need/ Opportunity Code:	Activity Description	2027	2028	2029	2030	2031	Cost Estimate	Funding Source	Responsible Party
ED1	6, Update Visitor Brochure	X					$5,000	Walker Chamber of Commerce, General Fund	Chickamauga
ED2	7. Develop Master Plan with public input for the Crystal Springs Mill Redevelopment Project (rewritten)	X	X	X	X	X	$80,000	Private/EPA Brownfields Grant/ Chickamauga SPLOST	Chickamauga
ED2	8. Using Master Plan, clean up and redevelop Crystal Springs Mill site (rewritten)	X	X	X	X	X	$4,000,000	Private/EPA Brownfields Grant/ Chickamauga SPLOST	Chickamauga
ED2	9. Utilize HUD grant for blight remediation in the historic downtown and Crystal Springs Mill site	X	X	X	X	X	$1,450,000	HUD grant, SPLOST	Chickamauga
ED2	10. Consider participating in Main Street Program or establishing a Downtown Development Authority	X	X	X	X		$5,000	General fund	Chickamauga
H	**HOUSING**								

COMMUNITY WORK PROGRAM, 2027-2031
CHICKAMAUGA

Need/ Opportunity Code:	Activity Description	2027	2028	2029	2030	2031	Cost Estimate	Funding Source	Responsible Party
H1	11. Promote the revitalization of the Mill Villages by adopting design guidelines or an Urban Redevelopment Plan	X	X	X	X	X	$5,000	Staff time	Chickamauga, private consultant, NWGRC
H2	12. Consider mixed-use development, with apartments above retail, in a portion of the Crystal Mill redevelopment site	X	X	X	X	X	$5,000	Staff time	Chickamauga
T	**TRANSPORTATION**								
T1	13. Roundabout at Five Points and 341 intersection from RSVP Plan. Phase one feasibility study. (rewritten)	X	X	X	X	X	$10,000	GDOT/ Chickamauga grants	GDOT & Chickamauga
T1	14. Sidewalks – Simonton Hills	X	X	X	X	X	$250,000	SPLOST/ grants	Chickamauga
T1	15. Sidewalks--Dogwood Estates	X	X	X	X	X	$250,000	SPLOST/ grants	Chickamauga
T1	16. Develop and implement a sidewalk plan for both residential and business districts	X	X	X	X	X	$500,000	Chickamauga /state	Chickamauga

COMMUNITY WORK PROGRAM, 2027-2031
CHICKAMAUGA

Need/ Opportunity Code:	Activity Description	2027	2028	2029	2030	2031	Cost Estimate	Funding Source	Responsible Party
T1	17. Through partnership with Northwest Georgia Regional Commission, attend Complete Streets Training and seek appropriate transportation policies for multimodal transportation.	X	X	X	X		$1,000	General fund, Bike/ped funds	Chickamauga
T1	18. Consider a trolley service for tourists arriving by train to historic sites	X	X	X			$25,000	Grants, General fund	Chickamauga
T2	19. Install three electric vehicle charging stations downtown	X	X	X			$50,000	Electric utility provider, Chickamauga	Chickamauga
NC	**NATURAL AND CULTURAL RESOURCES**								
NC1	20. Stormwater drainage improvement – 10th Street. (Bioswale)	X	X	X	X	X	$700,000	Private/grants/ Chickamauga/ SPLOST/ Community Dev Block Grant	Chickamauga
NC1	21. Develop a plan for management of vacant mill village parcels acquired by the city during flood mitigation project.	X	X	X	X	X	$50,000	Chickamauga /state/Rural Zone	Chickamauga

COMMUNITY WORK PROGRAM, 2027-2031
CHICKAMAUGA

Need/ Opportunity Code:	Activity Description	2027	2028	2029	2030	2031	Cost Estimate	Funding Source	Responsible Party
NC1	22. Coke Oven Branch litter catch basin	X	X	X	X	X	$10,000	Chickamauga	Chickamauga
NC2	23. Dock and walking trail at Lee & Gordon's Mill	X	X	X	X	X	$20,000	Chickamauga /LWCF	Chickamauga
NC3	24. Downtown Art Grant	X	X	X	X	X	$10,000	Grants	Chickamauga
NC4	25. Reactivate the historic preservation commission and historic preservation ordinance	X	X				$1,000	General fund	Chickamauga
CFS	**COMMUNITY FACILITIES AND SERVICES**								
CFS1	26. Underground Placement of utilities-Phase 1	X	X	X	X	X	$5,000,000	Electric system revenues/loans/ grants	Chickamauga
CFS2	27. Upgrading Downtown's water and sewer lines (moved from Community Facilities and Services section)	X	X	X	X	X	$1,000,000	CARES Act/ ARC/SPLOST/ Grant	Chickamauga
CFS3	28. Chickamauga Creek Grist Mill	X	X	X	X	X	$100,000	Chickamauga /grants	Chickamauga
CFS3	29. Wallace Building	X	X	X	X	X	$100,000	Chickamauga /grants	Chickamauga

COMMUNITY WORK PROGRAM, 2027-2031
CHICKAMAUGA

Need/ Opportunity Code:	Activity Description	2027	2028	2029	2030	2031	Cost Estimate	Funding Source	Responsible Party
CFS4	30. Implement a recycling education program.	X	X	X	X	X	$3,000	Chickamauga /donations	Chickamauga/ civic groups
CFS5	31. Develop a comprehensive recreation plan to include youth, adult, and senior recreation needs	X	X	X	X	X	$50,000	Chickamauga /state	Chickamauga
CFS6	32. Update Community Calendar on city website and use it to advertise community events	X	X				$20,000	General fund	Chickamauga

LaFayette Community Work Program

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

COMMUNITY WORK PROGRAM, 2027-2031 LAFAYETTE									
Need/ Opportunity Code:	**Activity Description**	**2027**	**2028**	**2029**	**2030**	**2031**	**Cost Estimate**	**Funding Source**	**Responsible Party**
ED	**ECONOMIC DEVELOPMENT**								
ED1	1. Expand and update our Urban Redevelopment Area, as part of previous efforts such as the West LaFayette Transformation Plan, Urban Redevelopment Plan, and Rural zone designation	X	X				$4,500	Staff Time	LaFayette DDA, Main Street and Economic Development Department, NWGRC
ED2	2. Coordinate with the GA Department of Economic Development to build a Tourism strategy and marketing plan.	X	X				$15,000	Staff Time	LaFayette DDA, Main Street and Economic Development Department
ED2	3. Create a greenway/heritage corridor implementation plan that links recreation assets, historic sites, educational institutions, and Queen City Lake to our Downtown Master Plan focus area.	X	X				$30,000	General funds, Grants, Donations	Main Street and Economic Development Department /

COMMUNITY WORK PROGRAM, 2027-2031

LAFAYETTE

Need/ Opportunity Code:	Activity Description	2027	2028	2029	2030	2031	Cost Estimate	Funding Source	Responsible Party
									Planning Department
ED2	4. Design and install “Gateway Corridor” signage and wayfinding that reflects the community’s vision.	X	X				$50,000	General Fund, Hotel/Motel Funds	Main Street and Economic Development Department
ED2	6. Improve LaFayette recognition, branding, and tourism by holding annual Honeybee Festival	X	X	X	X	X	$40,000	General Fund	Event Coordinator
ED2	7. Work with Economic & Community Development (ECG) to build a business recruitment strategy that focuses on small to medium retail with a focus on outdoor recreation, creative economy, and food and beverage production.	X	X	X	X	X	$25,000	General Fund	Economic Development Department, ECG, Main Street
ED2	8. Develop a plan for lodging (hotels, Airbnb, adventure hostels, traditional bed & breakfast) in the DDA footprint and amend the ordinance for plan implementation	X	X				$10,000	Staff Time	DDA, Economic Development Department, Main Street

COMMUNITY WORK PROGRAM, 2027-2031

LAFAYETTE

Need/ Opportunity Code:	Activity Description	2027	2028	2029	2030	2031	Cost Estimate	Funding Source	Responsible Party
ED3	9. Research and develop a downtown business incentive package with community stakeholders, financial institutions, and the DDA.	X	X				$7,000	Staff Time, General Fund	City of LaFayette, DDA, Economic Development Department, Main Street, local Stakeholders
ED3	10. Research micro-retail development with a focus on shared kitchens for food and beverage incubators	X	X	X			$4,500	USDA Grant, Staff Time	LaFayette High School, Main Street, Economic Development Department
ED3	11. Partner with the Walker County Chamber, Small Business Development Center, and local schools to build an entrepreneurship platform for both adults and students in partnership with micro-retail spaces or retail incubator space.	X	X	X			$9,000	Staff Time, ARC Grant, USDA grant	Walker County Chamber, Economic Development Department, Main Street, Walker County School System, Local Financial institutions, and non-profits
ED3	12. New Business One Stop Shop- data/ market research, permitting, zoning, incentives on a single website.	X	X	X	X		$1,000	Staff Time	Office of Economic Development

COMMUNITY WORK PROGRAM, 2027-2031

LAFAYETTE

Need/ Opportunity Code:	Activity Description	2027	2028	2029	2030	2031	Cost Estimate	Funding Source	Responsible Party
ED4	14. Build a Brownfield redevelopment strategy focused on post-industrial sites, old school buildings, and vacant lots to develop into mixed-use, workforce and/or senior housing, and greenspace.	X	X	X	X	X	$75,000	Staff Time, EPA grants, CDBG	Economic Development Department, City Manager, Local Stakeholders, LaFayette Development Authority
H	**HOUSING**								
H1	15. Apply for the Housing Revitalization Area Strategies and Redevelopment Fund CDBG along with the CHIP program to revitalize low-income neighborhoods	X	X				$5,000	CDBG	Office of Economic Development, Main Street, GICH Team, Consultants
H1	16. Incentivize infill housing and mixed-use development	X	X	X	X	X	$20,000	General Funds / Grants / Developers	Main Street and Economic Development Department
H1	17. Conduct citywide housing market analysis	X	X	X	X	X	$25,000	LaFayette Development Authority Funds	Economic Development and Codes/Engine

COMMUNITY WORK PROGRAM, 2027-2031

LAFAYETTE

Need/ Opportunity Code:	Activity Description	2027	2028	2029	2030	2031	Cost Estimate	Funding Source	Responsible Party
									ering, Contract Consultants
H1	18. Apply for or receive housing funding from sources such as CDBG, LIHTC, housing bonds, tax allocation district (TAD), and other grants to help in our initiative to develop city-wide residential development and construction of affordable, workforce, and middle-class housing.	X	X	X	X	X	$130,000	Georgia Initiative of Community Housing (GICH), Grants, General Funds, Staff Time	Main Street, Economic Development Department/Planning Department, City Manager, Stakeholders, Walker County Industrial Development Authority, LaFayette Development Authority
H1	19. Study and catalog all redevelopment site opportunities to create more dense downtown housing. Analyze post-industrial adaptive reuse sites, aging educational buildings, greenfield, brownfield, and infill sites to attract the diversification of housing stock	X	X	X	X	X	$50,000	EPA Grant, Additional Grants, General Fund, Staff Time	Main Street and Economic Development Department, DDA, Codes/ Planning, City Manager
H2	20. Review and update residential zoning ordinance to allow for innovative housing types such as cottage courts, ADUs, and missing middle housing types	X	X	X	X	X	$5,000	Grants	Main Street and Economic

COMMUNITY WORK PROGRAM, 2027-2031
LAFAYETTE

Need/ Opportunity Code:	Activity Description	2027	2028	2029	2030	2031	Cost Estimate	Funding Source	Responsible Party
									Development Department
T	**TRANSPORTATION**								
T1	21. GDOT collaboration to find a solution for tractor-trailers not using downtown as the main route (utilize bypass)	X	X				$1,000	Staff Time	Public Works
T2	22. Phased Streetscape project on West Villanow Street (rewritten)	X	X	X	X	X	$7,000,000	City of LaFayette, RAISE Grant, Loans	City of LaFayette, Main Street and Economic Development Department
T2	23. Phased Streetscape project South Duke Street	X	X	X	X	X	$250,000	City of LaFayette, Grants, Loans	City of LaFayette, Main Street and Economic Development Department
T2	24. Phased Streetscape project City Square	X	X	X	X	X	$250,000	City of LaFayette, Grants, Loans	City of LaFayette, Main Street and Economic Development Department
T2	25. Phased Streetscape project South Main Street	X	X	X	X	X	$250,000	City of LaFayette,	City of LaFayette, Main Street and Economic

COMMUNITY WORK PROGRAM, 2027-2031
LAFAYETTE

Need/ Opportunity Code:	Activity Description	2027	2028	2029	2030	2031	Cost Estimate	Funding Source	Responsible Party
								Grants, Loans	Development Department
T2	26. Phased Streetscape project Patton Street	X	X	X	X	X	$250,000	City of LaFayette, Grants, Loans	City of LaFayette, Main Street and Economic Development Department
T2	27. Develop bike trails/lanes from Main Recreational Facility to Joe Stock Park through Cemetery to Ross Abney facility. Connect recreational assets with multimodal trails.	X					$1,000,000	Local, Loans, Georgia DOT Transportation Alternative Program, Georgia DNR RTP, DNR LWCF Grants	LaFayette, Georgia DOT, Georgia DNR, (NWGRC)
T2	28. Construct Sidewalk on Indiana Street	X	X	X			$1,000,000	TSPLOST/ SS4A	Public Works
T2	29. Construct Sidewalk from Bypass to LaFayette High School to City Lake	X	X	X			$1,050,000	TSPLOST/ SS4A	Public Works
T2	30. Construct Sidewalk on Duke Street from Warthen to North LaFayette Elementary	X	X				$200,000	TSPLOST	Public Works

COMMUNITY WORK PROGRAM, 2027-2031

LAFAYETTE

Need/ Opportunity Code:	Activity Description	2027	2028	2029	2030	2031	Cost Estimate	Funding Source	Responsible Party
T2	31. Construct Sidewalk from Main Street to Bypass	X	X				$300,000	TSPLOST	Public Works
T2	32. Biking trail at Max Stoker recreational facility	X	X	X			$20,000	TSPLOST, RTR	Public Works
T2	33. Improve accessibility of Sidewalks (uneven, roots, etc.)	X	X	X	X	X	$250,000	TSPLOST, General Fund	Public Works
T2	34. Biking trail at Simmon's Park	X	X	X	X	X	$20,000	TSPLOST, RTR	Public Works
T3	35. Develop additional parking downtown	X	X	X	X	X	$150,000	General Fund, grants	Public Works
T4	36. Work with Walker County to expand Walker transit service	X	X	X	X	X	$1,000	Staff Time	City
T5	37. Airport-rehab taxi lane	X	X	X	X	X	$500,000	Local, state, federal	City
T5	38. Airport-runway end obstruction removal	X	X	X	X	X	$900,000	Local	City
NC	**NATURAL AND CULTURAL RESOURCES**								

COMMUNITY WORK PROGRAM, 2027-2031

LAFAYETTE

Need/ Opportunity Code:	Activity Description	2027	2028	2029	2030	2031	Cost Estimate	Funding Source	Responsible Party
NC1	39. Erosion mitigation for Chattooga River. Hydrology study along the Chattooga River and pursue a plan for reservoir development for flood mitigation	X	X				$500,000	BRIC funding	Public Works
NC2	40. Designate downtown LaFayette as local historic district and adopt design guidelines	X	X	X	X	X	$500	Staff time	Main Street and Economic Development Department
NC2	41. Nominate LaFayette's historic business district for the National Register of Historic Places (NRHP)	X	X	X	X	X	$500	Staff time	Main Street and Economic Development Department
NC2	42. Nominate historic residential areas north and south of the square to the NRHP and designate as local historic district	X	X	X	X	X	$1,000	Staff time	Main Street and Economic Development Department
NC3	43. Promote public education on Fort Cumming and the Trail of Tears.	X	X				$5,000	Grants	Main Street and Economic Development Department

COMMUNITY WORK PROGRAM, 2027-2031
LAFAYETTE

Need/ Opportunity Code:	Activity Description	2027	2028	2029	2030	2031	Cost Estimate	Funding Source	Responsible Party
NC4	44. Research and plan for a LaFayette Land Trust	X					$5,000	General funds, Grants	City of LaFayette
CFS	**COMMUNITY FACILITIES AND SERVICES**								
CFS1	45. Expand broadband internet speed and services and build smart-grid technology.	X	X	X	X	X	$7,000,000	CARES Act, Grant funding	City of LaFayette
CFS2	46. Phase II Spring Creek Interceptor and Trunk lines	X	X				$2,000,000	City, GEFA, User Fees, Other Grants	City, Water and Sewer enterprise fund
CFS2	47. Phase II Town Creek interceptor from Rambler Road to Warren Road	X	X	X	X		$2,000,000	City, GEFA, User Fees, Other Grants	City, Water and sewer enterprise fund
CFS2	48. Replace McArthur Street interceptor	X	X				$2,000,000	City, GEFA, User Fees, Other Grants	City, Water and sewer enterprise fund
CFS2	49. Upgrade Foster Boulevard Pump Station	X	X				$1,500,000	City of LaFayette, GEFA, User	City of LaFayette

COMMUNITY WORK PROGRAM, 2027-2031
LAFAYETTE

Need/ Opportunity Code:	Activity Description	2027	2028	2029	2030	2031	Cost Estimate	Funding Source	Responsible Party
								Fees, Other Grants	
CFS2	50. Alternative Sludge Disposal Method	X					$4,000,000	City of LaFayette, GEFA, User Fees, Other Grants	City of LaFayette
CFS3	51. New fire vehicle/equipment building	X	X	X			$300,000	General Fund, SPLOST, Grants, ARC, USDA/RD	City of LaFayette
CFS3	52. Continue to market SirenGPS app as early warning system to increase public participation (rewritten)	X	X	X	X	X	$30,000	General funds and grants, BRIC	City of LaFayette
CFS4	53. Replace existing meters with electronic receiver/transmitter (ERT) meters	X	X	X	X		$3,000,000	Enterprise fees, MEAG, Grants, SPLOST	City of LaFayette
CFS4	54. Replace 2-inch galvanized water lines (23.5 miles).	X	X	X	X	X	$375,000	City of LaFayette,	City of LaFayette

COMMUNITY WORK PROGRAM, 2027-2031
LAFAYETTE

Need/ Opportunity Code:	Activity Description	2027	2028	2029	2030	2031	Cost Estimate	Funding Source	Responsible Party
								GEFA, User Fees, Other Grants	
CFS4	55. Renovations to Darvin Lane Tank.	X	X	X	X	X	$700,000	City of LaFayette, GEFA, User Fees, Other Grants	City of LaFayette
CFS4	56. Fire flow improvements for Skyline Heights Subdivision	X	X	X	X	X	$1,000,000	City of LaFayette, GEFA, User Fees, Other Grants	City of LaFayette
CFS4	57. New well and clear well at Lee School Road.	X					$1,000,000	City of LaFayette, User fees, Georgia Environmental Authority (GEFA), Grants	City of LaFayette
CFS4	58. Add filtration system at Dixon Springs treatment plant to address PFOS (rewritten)	X	X				$9,300,000	City of LaFayette, User fees, Georgia Environmental Authority (GEFA), Grants	City of LaFayette

COMMUNITY WORK PROGRAM, 2027-2031
LAFAYETTE

Need/ Opportunity Code:	Activity Description	2027	2028	2029	2030	2031	Cost Estimate	Funding Source	Responsible Party
CFS4	59. New well in Rock Spring area	X	X	X			$300,000	City of LaFayette, User fees, Georgia Environmental Authority (GEFA), Grants	City of LaFayette
CFS4	60. Add additional treatment for turbidity and a larger clear well at Lee School Road Plant	X					$8,500,000	City of LaFayette, GEFA, User Fees, Other Grants	City of LaFayette
CFS5	61. Expand the city's natural gas system	X	X	X	X	X	$1,000,000	Municipal Gas Authority (MGAG) loan	City of LaFayette
CFS5	62. Establish emergency connection to another natural gas source (AGL).	X					$100,000	Municipal Gas Authority (MGAG) loan, GEFA, User fees	City of LaFayette
CFS6	63. Replace existing streetlights with energy-saving LED lights (rewritten)	X	X	X	X	X	$150,000	Enterprise fees, Municipal Gas Authority (MGAG) loan, Georgia Environmental Authority (GEFA), Grants, SPLOST	City of LaFayette

COMMUNITY WORK PROGRAM, 2027-2031

LAFAYETTE

Need/ Opportunity Code:	Activity Description	2027	2028	2029	2030	2031	Cost Estimate	Funding Source	Responsible Party
CFS7	64. Explore the possibility of reestablishing a 24-hour emergency health care facility in our community.	X	X	X	X	X	$1,000	Staff time	City of LaFayette
CFS8	65. Renovate the Ross Abney Recreation Complex	X	X	X	X	X	$200,000	General Fund, SPLOST, Grants	City of LaFayette
CFS8	66. Convert baseball fields 2 & 4 into multiuse recreational fields to include soccer	X	X				$25,000	General Fund, Other Grants, LWCF	Recreation
CFS8	67. Replace flooring in Lowell Greene Recreational Facility	X	X	X			$60,000	General Fund, Other Grants	Recreation
CFS8	68. Façade Lowell Green Recreational Facility	X	X	X			$50,000	General Fund, Other Grants	Recreation
CFS8	69. Façade and Roof on Main Recreational Facility	X	X	X			$200,000	General Fund, Other Grants	Recreation

Lookout Mountain Community Work Program

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

COMMUNITY WORK PROGRAM, 2027-2031 LOOKOUT MOUNTAIN									
Need/ Opportunity Code:	**Activity Description**	**2027**	**2028**	**2029**	**2030**	**2031**	**Cost Estimate**	**Funding Source**	**Responsible Party**
T	**TRANSPORTATION**								
T1	1. Seek funding for the creation of additional trail/pathways/sidewalk connecting the community, Covenant College, and the city park (rewritten and combined)	X	X	X	X	X	$250,000	State, Federal, DNR RTP Grant, and private foundation	Lookout Mountain
T2	2. Identify and develop transportation policies and practices with GDOT regarding large and heavy vehicles (rewritten)	X	X	X	X	X	$7,000	GDOT Bike and Pedestrian Program	Lookout Mountain, GDOT, NWGRC
NC	**NATURAL AND CULTURAL RESOURCES**								
NC1	3. Make information available on the city website about Thrive Regional Partnership's Thriving Gardens Initiative to encourage landscaping with native plants	X					$500	Staff time	Lookout Mountain

COMMUNITY WORK PROGRAM, 2027-2031 LOOKOUT MOUNTAIN									
Need/ Opportunity Code:	**Activity Description**	**2027**	**2028**	**2029**	**2030**	**2031**	**Cost Estimate**	**Funding Source**	**Responsible Party**
CFS	**COMMUNITY FACILITIES AND SERVICES**								
CFS1	4. Upgrade the sanitary sewer system pump station.	X					$150,000	General Funds, ARC Grant and/or GEFA Loan	Lookout Mountain
CFS2	5. Evaluate need for design guidelines for residential development to protect the City's character, with additional community input and support (rewritten).	X	X	X	X	X	$2,500	General Fund	Lookout Mountain
LU	**LAND USE**								
LU1	6. Review and adopt the updated zoning ordinance prepared by the Northwest Georgia Regional Commission	X					$15,000	Staff time, Attorney Fees	City Staff, Planning Commission
LU2	7. Develop a tree ordinance	X	X	X	X	X	$2,500	Staff time	Lookout Mountain
LU3	8. Adopt solar energy panel ordinance	X	X	X	X	X	$2,500	Staff time	Lookout Mountain
IC	**INTERGOVERNMENTAL COORDINATION**								

COMMUNITY WORK PROGRAM, 2027-2031 LOOKOUT MOUNTAIN									
Need/ Opportunity Code:	**Activity Description**	**2027**	**2028**	**2029**	**2030**	**2031**	**Cost Estimate**	**Funding Source**	**Responsible Party**
IC1	8. Adopt the Walker County Hazard Mitigation Plan (rewritten and moved from the Natural and Cultural Resources section)	X					$1,000	Staff time	Lookout Mountain

Rossville Community Work Program

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

COMMUNITY WORK PROGRAM, 2027-2031 ROSSVILLE									
Need/ Opportunity Code:	**Activity Description**	**2027**	**2028**	**2029**	**2030**	**2031**	**Cost Estimate**	**Funding Source**	**Responsible Party**
ED	**ECONOMIC DEVELOPMENT**								
ED1	1. Assist in the redevelopment of the Peerless Mill complex	X	X	X	X	X	$100,000	Rossville, Rossville Downtown Development Authority	Rossville, RDDA, WCDA
ED1	2. Develop and implement a façade improvement program for downtown and the Urban Redevelopment Boundary identified in the Urban Redevelopment Plan.	X	X	X	X	X	$1,000	Staff time, Business Improvement District (BID)	Rossville, RDDA
ED1	3. Apply for and participate in the Main Street Program			X	X	X	$2,000	RDDA	RDDA
ED2	4. Reinstate Rossville Downtown Development Authority and recruit members for the board	X					$5,000	RDDA	RDDA
ED2	5. Develop an aggressive marketing and branding plan to promote the City of Rossville,	X	X	X	X	X	$3,000	Staff time	Rossville, RDDA, NW

COMMUNITY WORK PROGRAM, 2027-2031
ROSSVILLE

Need/ Opportunity Code:	Activity Description	2027	2028	2029	2030	2031	Cost Estimate	Funding Source	Responsible Party
	especially its dense downtown retail, cultural, and natural assets.								Georgia Joint Dev. Auth
H	**HOUSING**								
H1	6. Complete a qualitative analysis and needs assessment of housing stock. Develop a plan to remediate blight	X	X	X	X	X	$7,500	Staff time	Rossville
H2	7. Apply for Community Development Block Grant (CDBG) housing rehabilitation funding and Community HOME Investment Program (CHIP) to encourage more Owner-Occupied Housing	X	X	X	X	X	$2,000	Staff time, private investments	Rossville, NWGRC
H2	8. Recruit LIHTC, senior, market rate, multi-family, and single-family housing developers	X	X	X	X	X	$8,000	Staff time	Rossville, RDDA, NWGJDA
H2	9. Explore the possibility of partnering with Walker County and encouraging a local Habitat for Humanity chapter (from the North Rossville Urban Development Plan)	X	X	X	X	X	$1,000	Staff time	Rossville, RDDA, Walker Co Dev Authority
T	**TRANSPORTATION**								

COMMUNITY WORK PROGRAM, 2027-2031
ROSSVILLE

Need/ Opportunity Code:	Activity Description	2027	2028	2029	2030	2031	Cost Estimate	Funding Source	Responsible Party
T1	10. Through partnership with Northwest Georgia Regional Commission, attend Complete Streets Training, seek appropriate transportation policies.	X	X	X	X	X	$3,000	GDOT Bike and Pedestrian Program funding	Rossville, NWGRC, GDOT
T2	11. McFarland Avenue Corridor Area Development and Beautification	X	X	X	X	X	$400,000	GDOT, TSPOST, ARC	Rossville
T2	12. Chickamauga Avenue Corridor Area Development and Beautification	X	X	X	X	X	$550,000	TSPOST, ARC	Rossville
T2	13. Continue the development and implementation of a sidewalk plan for the residential areas.	X	X	X	X	X	$300,000	Rossville	Rossville
T3	14. Explore coordinating transportation options with the Chattanooga Area Regional Transportation Authority (CARTA) (from the North Rossville Urban Development Plan)	X					$500	Staff time	Rossville
NC	**NATURAL AND CULTURAL RESOURCES**								
NC1	15. Work with Trust for Public Land to connect the Chattanooga Riverwalk extension to the City of Rossville, connecting downtown Rossville	X	X	X	X	X	$10,000	Staff Time, DNR Recreational	Rossville, RDDA

COMMUNITY WORK PROGRAM, 2027-2031
ROSSVILLE

Need/ Opportunity Code:	Activity Description	2027	2028	2029	2030	2031	Cost Estimate	Funding Source	Responsible Party
	to recreation assets and to the City of Chattanooga.							Trails Program grant	
NC2	16. Work with Limestone Valley RC&D to develop management plans for impaired streams	X	X	X	X	X	$500	Staff time	LVRCD, Rossville
NC2	17. Work with Limestone Valley RC&D and other programs to carry out streamside tree plantings and green infrastructure and stormwater infiltration landscaping.	X	X	X	X	X	$500	Staff time	LVRCD, Rossville
NC2	18. Apply for 319 grants to carry out conservation measures outlined in management plans that will improve water quality in impaired streams.	X	X	X	X	X	$500	Staff time	LVRCD, Rossville
CFS	**COMMUNITY FACILITIES AND SERVICES**								
CFS1	19. Apply for Community Development Block Grant (CDBG) for sewer repair and replacement	X	X	X	X	X	$500,000	Georgia DCA Community Development Block Grant	Rossville, CTI, NWGRC
CFS1	20. Apply for sewer funding from the Clean Water State Revolving Loan Fund through GEFA (rewritten)	X	X	X	X	X	$100,000	GEFA	Rossville

COMMUNITY WORK PROGRAM, 2027-2031
ROSSVILLE

Need/ Opportunity Code:	Activity Description	2027	2028	2029	2030	2031	Cost Estimate	Funding Source	Responsible Party
CFS2	21. Develop a youth recreation program	X					$500	Staff time	Ridgeland Athletic Academy, Rossville
CFS2	22. Continue to partner with not-for-profit organizations and churches to provide youth services and activities in the community	X	X	X	X	X	$500	Staff time	Rossville
CFS2	23. Consider expanding Youth Programs to include a facility like the Boys and Girls Club Model. Apply for a CDBG grant.	X	X	X	X	X	$500	Staff time	Rossville
CFS3	24. Add pickleball courts			X	X	X	$200,000	SPLOST	Rossville
CFS3	25. Add more activities for seniors	X	X	X	X	X	$500	Staff time	North GA Community Action, Rossville
CFS3	26. Explore creating an event space	X	X	X	X	X	$500	Staff time	Rossville

APPENDIX A: PUBLIC PARTICIPATION DOCUMENTATION

PUBLIC PARTICIPATION DOCUMENTATION



First Stakeholder meeting April 23, 2026.

The following is a record of public contact and local government contact and input for the *Walker County Joint Comprehensive Plan 2027-2031* five-year update.

January 12, 2026: First **Walker County Steering Committee** meeting with Julianne Meadows and planner Gretchen Lugthart.

January 28, 2026. Notice of the **first required public hearing** published in the Walker County Messenger.

January 29, 2026. First **LaFayette Steering Committee** meeting with Julianne Meadows, Boyd Austin, Gretchen Lugthart, Ethan Calhoun, Tyler White, Kisha Moore, and Cole Allen.

January 29, 2026. First **Lookout Mountain Steering Committee** meeting with Julianne Meadows, Gretchen Lugthart, Ethan Calhoun, Tyler White, Kisha Moore, and Cole Allen.

February 3, 2026: First **Chickamauga Steering Committee** meeting with Julianne Meadows and planner Gretchen Lugthart.

February 3, 2026: First **Rossville Steering Committee** meeting with Julianne Meadows and planner Gretchen Lugthart.

February 19, 2026. **First required Public Hearing for the Walker County Joint Comprehensive Plan Update**, Walker County Civic Center. Hearing preceded a regularly scheduled Walker Planning Commission meeting.

March 2026. On March 4th and 5th, the *Walker County Comprehensive Plan Survey* link was sent to Walker County and the cities. By March 11, it was posted online, and responses began to climb. Paper copies were taken to stakeholder meetings.

April 7, 2026. Teams meeting with Chickamauga Mayor Evitte Parrish and Chickamauga High School students to discuss the comprehensive plan process and to get them to take the survey

April- June 2026. Various posts about upcoming stakeholder meetings in the Walker County Messenger Newspaper, on websites, and on Facebook. See Appendix B.

April 23, 2026. **First Stakeholder meeting** held at the Walker County Civic Center, Rock Springs

May 13, 2026. **Second Stakeholder meeting** for the City of LaFayette, held at the LaFayette-Walker County Public Library in LaFayette.

May 28, 2026. **Second Stakeholder meeting** for the county and Chickamauga, Lookout Mountain, and Rossville, held at the Walker County Civic Center, Rock Springs



Third Stakeholder meeting open house June 25, 2026. Photo: Julianne Meadows

June 25, 2026. **Third Stakeholder meeting** held at the Walker County Civic Center, Rock Springs

July 1, 2026. The *Walker County Comprehensive Plan Survey* was closed—total respondents:480.

July 16, 2026. Second Lookout Mountain Steering Committee Meeting in Lookout Mountain. Second Rossville Steering Committee Meeting in Rossville.

July 20, 2026. Second LaFayette Steering Committee Meeting in LaFayette.

July 22, 2026. Second Walker County Steering Committee Meeting in LaFayette. Second Chickamauga Steering Committee Meeting in Chickamauga.

September 16, 2026. Public hearing notice ran in the Walker County Messenger for the public hearing on the draft plan.

October 15, 2026. Second required public hearing held at the Walker County Civic Center prior to the regularly scheduled Walker Planning Commission meeting.

Adoption dates of the plan by the 4 governments



Second Stakeholder Meeting Photo: Julianne Meadows

APPENDIX B: LEGAL NOTICES/MEDIA COVERAGE/ADVERTISING

This legal advertisement for the First Public Hearing to update the Walker County Joint Comprehensive Plan appeared in the *Walker County Messenger* on Wednesday, January 28, 2026.

PUBLIC HEARING NOTICE
WALKER COUNTY, CHICKAMAUGA, LAFAYETTE, LOOKOUT MOUNTAIN, AND ROSSVILLE
UPDATE OF JOINT COMPREHENSIVE PLAN

The above governments share a Joint Comprehensive Plan. Under planning rules promulgated by the Georgia Department of Community Affairs effective on October 1, 2018, it is time for a full five-year update of the Plan document. This first public hearing is intended to explain the process for the plan preparation and the opportunities for public participation in the development of the updated plan. These affected governments intend to appoint citizens to participate as part of a Coordinating/ Stakeholder Committee to work with planners for the plan preparation. In addition, broad citizen participation at every meeting related to the plan preparation is desirable and recommended.

The plan document, estimated for completion in draft form by December 1, 2026 will ultimately be submitted for review to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs. Plan approval by February 28, 2027 will allow the affected governments to extend their Qualified Local Government status, and each will therefore be eligible for State loans, grants, or permits for another five years.

This public hearing will be held in the Walker County Civic Center, 10052 N. Highway 27, Rock Spring, GA 30739 at 6:00 p.m. on Thursday, February 19, 2026 as part of the Planning Commission meeting.

Walker County
Planning Commission Meeting

February 19, 2026
6:00 P.M.
Walker County Civic Center

AGENDA

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **READING AND APPROVAL OF MINUTES FOR JANUARY 15, 2026 MEETING**

IV. **MOTION TO OPEN PUBLIC HEARING:**

V. **NEW BUSINESS:**

A. **PUBLIC HEARING FOR THE WALKER COUNTY JOINT COMPREHENSIVE PLAN UPDATE**

B. **REZONE:**

1. **William & Christy White:** Requests a partial rezone from C-1 (Commercial) to RA (Residential/Agricultural) for property located at 0 S. Hwy 27 Trion, GA. 30753. Tax map & parcel number 0-486-026A.

2. **Cora Sue Burse:** Requests a rezone from A-1 (Agricultural) to RA (Residential/Agricultural) for property located at 0 S. Dicks Creek Road LaFayette, GA. 30728. Tax map & parcel number 0-555-004.

3. **Joel Nix:** Requests a partial rezone from A-1 (Agricultural) to RA (Residential/Agricultural) for property located at 430 West Rogers Road LaFayette, GA. 30728. Tax map & parcel number 0-483-046.

A legal advertisement for the Second Public Hearing to update the Walker County Joint Comprehensive Plan appeared in the *Walker County Messenger* on September 16, 2026.

Morning Pointe celebrates National Assisted Living Week

Rossville and other Morning Pointe communities will host activities Sept. 13-19 highlighting residents' experiences, talents, connections

From Media Release

September 13-19 highlights the opportunities, connections and support found in assisted living

Every person has a story worth celebrating, and National Assisted Living Week offers an opportunity to recognize the experiences, accomplishments and individuality that continue to shape older adults throughout every chapter of life.

From Sept. 13-19, Morning Pointe Senior Living communities across the Southeast, including the Rossville campus, will celebrate National Assisted Living Week with the theme "Shining Through the Years." Throughout the special week, communities will host themed activities and experiences designed to celebrate residents, encourage connection and showcase the many ways assisted living can enrich daily life.

While National Assisted Living Week is a time to celebrate, it is also an opportunity to raise awareness about what assisted living can offer older adults and their families.

"Assisted living is about providing the right balance of support and independence so older adults can continue to live meaningful, active and connected lives," said Greg A. Vital, co-founder of Morning Pointe Senior Living. "Our residents bring decades of experiences, accomplishments, relationships and wisdom with them, and we want to create an environment where they can continue to share those gifts while receiving the support they need."

For families beginning to consider senior living, understanding what assisted living looks like day to day can help make an important decision feel less overwhelming. Assisted living can provide support with daily needs while also creating opportunities for residents to participate in activities, build relationships, enjoy meals together, stay active and remain connected to the people and interests that matter most to them.

"At Morning Pointe, we believe every resident should have opportunities to shine in their own way," said Amanda Yelenick, vice president of life enrichment for Morning Pointe Senior Living. "Our life enrichment programs are designed around the people who call our communities home. National Assisted Living Week allows us to celebrate their individuality, their talents, their stories and all of the moments that make each day meaningful."

The week's activities will look different from community to community, reflecting the interests and personalities of the residents who live there. From special programs and creative activities to opportunities for fellowship with families, friends and community partners, Morning Pointe communities will celebrate the many ways residents continue to grow, contribute and connect.

Families and community members are encouraged to check with their local Morning Pointe to find out about all the fun activities planned throughout this special National Assisted Living Week. These celebrations also provide an opportunity for those who are curious about assisted living to visit a community, meet the people who live and work there, and learn more about what senior living can look like for themselves or a loved one.

To learn more about assisted living and find a Morning Pointe community near you, visit morningpointe.com/senior-living locations.

ABOUT MORNING POINTE SENIOR LIVING

Morning Pointe Senior Living, headquartered in Ooltewah, Tenn., was founded in 1997 by healthcare entrepreneurs Greg A. Vital and J. Franklin Farrow, Morning Pointe Senior Living operates assisted living and Alzheimer's memory care communities in four southeastern states, including Georgia, Indiana, Kentucky and Tennessee. For more information, visit morningpointe.com.

The philanthropic arm of Morning Pointe Senior Living is the Morning Pointe Foundation, a 501(c)(3) nonprofit that works to provide clinical scholarships and caregiver support.

CITY OF FORT OGLETHORPE
PUBLIC NOTICE/PUBLIC HEARING

The public is hereby informed that the City of Fort Oglethorpe, Georgia will hold a public hearing of the FY27 Budget on Monday, October 12, 2026. The First Reading of the FY27 Budget will be September 28, 2026, the Second Reading will be October 12, 2026, and the Third and Final Reading will be October 26, 2026.

For the above all readings and the public hearing will be held at 6:00 pm in the City Hall Council Room, 500 City Hall Dr. Fort Oglethorpe GA 30742. For questions regarding this matter, please contact Kathy Bradley, City Clerk, 706-866-2544, ext. 1208. Citizens with special needs should contact the ADA Coordinator at 706-866-2544, ext. 1208 to obtain this notice in an alternate format or to request special accommodation for the meeting.

Playhouse brings 'Eurydice' to the stage

Three shows remain: Orpheus myth explores love, grief and memory

From Media Release

The Ringgold Playhouse (TRP) continues this weekend with its production of "Eurydice." The play, which opened Sept. 11 at TRP, is a magical retelling of the classic Myth of Orpheus.

The play, written by Sarah Ruhl, revisits the classic Myth of Orpheus through the eyes of the heroine — Eurydice, played by the lovely Colleen Wainright. In a love story that transcends time, life, death, and the underworld, Eurydice is a one-of-a-kind theatre experience for audiences over the next two weeks in downtown Ringgold.

"Eurydice is a story that I truly believe everyone will find a place in their heart for," said director Jessica Wagner. "It's a story that is cyclical, because it is something we all experience in our own lives."

After dying too young on her wedding day, Eurydice embarks on a journey to the underworld, where she reunites with her Father (Michael Ake) and several other colorful characters as the show is stage managed by Math Wynnemer, and includes amazing lighting and set designs from John Thomas McCecil and Shane Lowery.

"I have been so blessed to work with this amazing cast and crew, and I cannot wait for audiences to experience



TRP/Chad Trammel Photography

Actress Colleen Wainright emerges from a rainy elevator as she rehearses a scene in her titular role of Eurydice.

IF YOU GO

'Eurydice' will run for three more performances, at 7:30 p.m. on Friday and Saturday, Sept. 18 and 19, with a matinee performance at 2 p.m. on Sunday, Sept. 20. Tickets for the show are $15 for adults and $12 for seniors/students/military. Tickets can be purchased at the door or online at https://our.show/eurydicetrp.

PUBLIC HEARING NOTICE
WALKER COUNTY, CHICKAMAUGA,
LAFAYETTE,
LOOKOUT MOUNTAIN, AND ROSSVILLE
UPDATE OF JOINT COMPREHENSIVE PLAN

Walker County and the Cities of Chickamauga, LaFayette, Lookout Mountain, and Rossville have prepared a draft Joint Comprehensive Plan Update for 2027-2031 in accordance with the 2018 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989. The draft plan was prepared with broad public and stakeholder participation and with guidance from a Steering Committee of public and private sector individuals.

A joint public hearing is scheduled for the County and Cities to accept comments on the draft Joint Comprehensive Plan. After the public hearing and receipt of public comment, the draft plan will be submitted to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs for review. Plan approval by February 28, 2027, is required to maintain Qualified Local Government (QLG) status for each local government per the Georgia Planning Act of 1989, allowing continued eligibility for State loans, grants, or permits for another five years.

The public hearing on the draft plan will be at 6:00 p.m. on Thursday, October 15, 2026, at the Walker County Planning Commission meeting at the Walker County Civic Center, 10052 N. Highway 27, Rock Spring, GA 30739.

The draft Comprehensive Plan will be available for review on the Northwest Georgia Regional Commission website, nwgrc.gov, beginning Friday, October 9, 2026.

Walker County
Planning Commission Meeting

October 15, 2026
6:00 P.M.
Walker County Civic Center

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. READING AND APPROVAL OF MINUTES FOR SEPTEMBER 17, 2026 MEETING

IV. MOTION TO OPEN PUBLIC HEARING:

V. NEW BUSINESS:

A. PUBLIC HEARING:

1. **Walker County, Chickamauga, LaFayette, Lookout Mountain & Rossville:** Update of the Joint Comprehensive Plan

B. CONDITIONAL USE VARIANCE:

1. **Antonio Criscuoli:** Requests a conditional use variance for his business in an R-1 (Residential) zone for property located at 913 Garden Street Rossville, GA. 30741. Tax map & parcel number 0-173-158.

C. SPECIAL USE PERMIT 2



w.local3news.com/local-news/public-invited-to-walker-county-hearing-for-joint-comprehensive-plan/article_c73e2c53-5ef2-4bbe-a157-c1e0d3c7c3a6.html

LOCAL NEWS WEATHER SPORTS TRAFFIC VIDEO APPS ADVERTISE WITH US

Public invited to Walker County hearing for Joint Comprehensive Plan

Courtney Goins Oct 9, 2026 Updated 4 hrs ago

Listen to this article now
Powered by Trinity Audio
00:00 01:40

Google Add us to your Google preferred sources
What is a "Google Preferred Source"?

Walker County has drafted a Joint Comprehensive Plan for 2027-2031, including the cities of Chickamauga, LaFayette, Lookout Mountain and Rossville.

There will be a public hearing for the draft plan on Thursday, October 15, at 6:00pm, during the Walker County Planning Commission meeting. This will take place at the Walker County Civic Center in Rock Spring, Georgia.

The plan discusses future growth within the county, including with data centers, industrial development, utilities, housing and more.

It also includes specific projects within the county and cities:

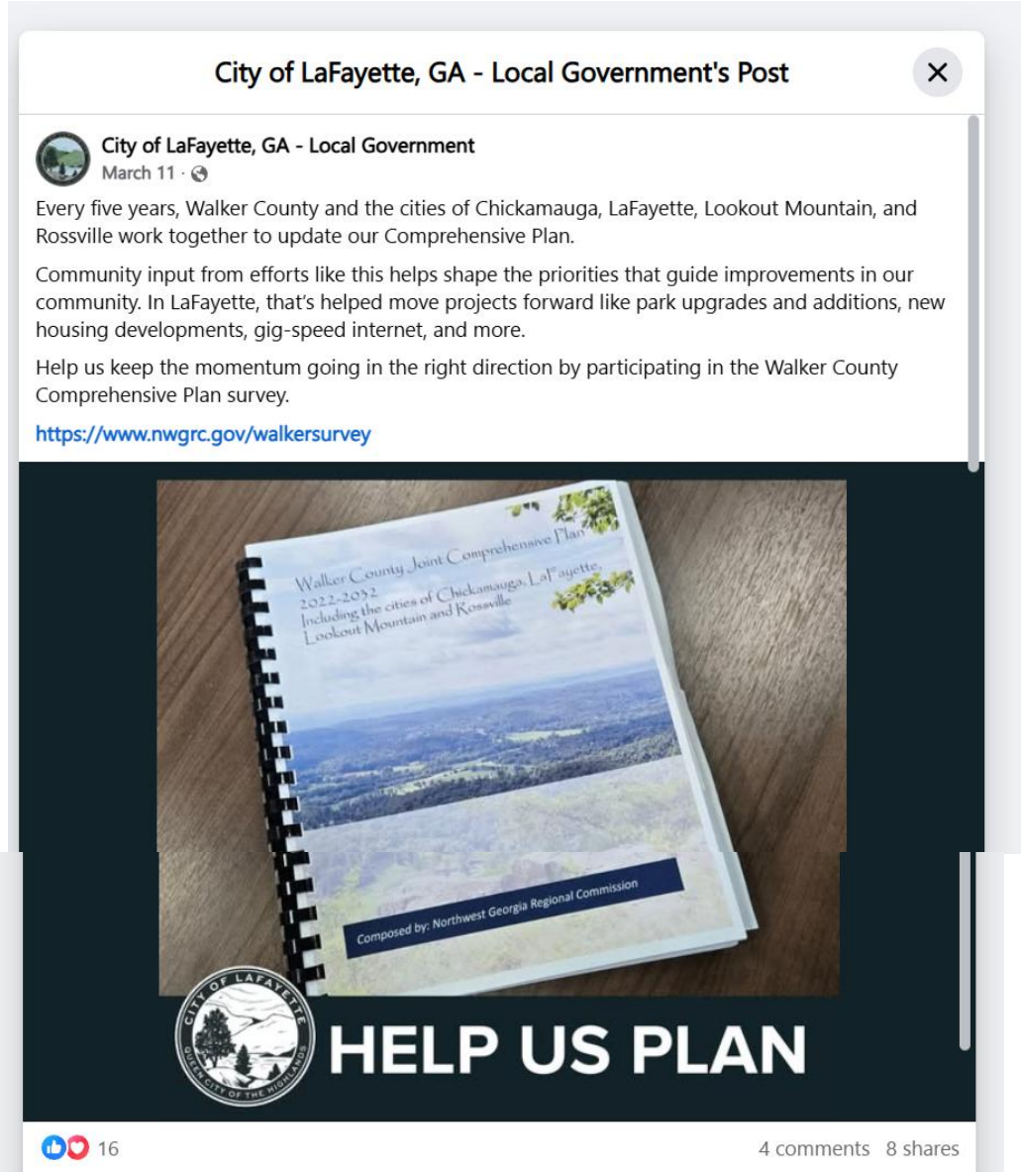
WATCH ANYTIME
LOCAL 3 NOW
LOCAL CONTENT ALWAYS STREAMING

LOCAL 3 WEATHER
STORM ALERT RIGHT NOW
77°
FEELS LIKE: 79°
WINDS: 0

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TRENDING NOW
1. HURRICANE ISAIAS RECAP: A look back at the impacts
2. Help scientists by submitting Joro spider photos during 5th annual contest
3. UPDATE: One person hospitalized, 20 apartments affected by East Brainerd Road fire
4. UPDATE: Dog rescued from Chattanooga drain pipe named Georgie, now receiving care
5. FNF3 Scoreboard

City of LaFayette Facebook Post March 11, 2026



The following announcement for the Walker County Comprehensive Plan First Stakeholder Meeting appeared in the *Walker County Messenger* community calendar on April 1 and April 8, 2026.

A6 ♦ WEDNESDAY, APRIL 1, 2026 ♦ WALKER COUNTY MESSENGER

MARK YOUR CALENDAR

in the fellowship hall. More information: 706-764-2801.

Walker County residents can have their dogs and cats vaccinated against rabies at the 2026 **Walker County rabies clinics**, scheduled for two Saturdays in April and May. Vaccinations cost $15 per animal, cash only. Clinics will be held Saturday, April 18, from 1 to 2:30 p.m. at Gilbert Elementary School, 3 to 4 p.m. at Naomi Elementary School, and 4:30 to 6 p.m. at Rock Spring Elementary School. Additional clinics are scheduled Saturday, May 9, from 1 to 2:30 p.m. at Gordon Lee High School, 3 to 4:30 p.m. at Chattanooga Valley Elementary School, and 5 to 6 p.m. at Rossville Elementary School. The clinics are

community celebration will include live music, food, merchandise and business vendors, a kids' zone, and a wide selection of crawfish dishes. The city invites residents, visitors, and local businesses to take part in the festivities and help make the inaugural event a success.

THURSDAY, APRIL 23

The **First Stakeholder meeting for the Walker County Comprehensive Plan Update** will be Thursday, April 23, from 6 to 7:30 p.m. at the Walker County Civic Center at 10052 U.S. Highway 27 in Rock Spring. Come and help plan your community's future. All are welcome to attend.

A6 ♦ WEDNESDAY, APRIL 8, 2026 ♦ WALKER COUNTY MESSENGER

MARK YOUR CALENDAR

THURSDAY, APRIL 23

The **first stakeholder meeting for the Walker County Comprehensive Plan update** will be Thursday, April 23, from 6 p.m. to 7:30 p.m. at the Walker County Civic Center at 10052 U.S. Highway 27 in Rock Spring. Come and help plan your community's future. All are welcome to attend.

Facebook post on May 19, 2026, for the Walker County Comprehensive Plan Second Stakeholder meeting on May 28, 2026

facebook

Walker County, GA Government
5h ·

The second stakeholder meeting to update to the Walker County Comprehensive Plan will be Thursday, May 28th from 6:00 p.m. to 7:30 p.m. at the Walker County Civic Center, 10052 N. Highway 27 in Rock Spring. Come join us again as we continue to plan our community's future. This is a public meeting, and all are welcome.

A third stakeholder meeting will take place on June 25 at the Civic Center.



You, Ethan Calhoun and 3 others 1 comment 1 share

The following announcement for the Walker County Comprehensive Plan Second Stakeholder meeting appeared in the *Walker County Messenger* community calendar on May 6, 13, 20, and 27, 2026.

WALKER COUNTY MESSENGER ♦ WEDNESDAY, MAY 27, 2026 ♦

MARK YOUR CALENDAR

THURSDAY, MAY 28

The second of three stakeholder meetings for the Walker County Comprehensive Plan update will be held Thursday, May 28, from 6 p.m. to 7:30 p.m. at the Walker County Civic Center at 10052 U.S. Highway 27 in Rock Spring. Join the meeting to plan the community's future. This is a public meeting and all are welcome.

Facebook post on June 15, 2026, for Walker County Comprehensive Plan Third Stakeholder Meeting on June 25, 2026

Walker County, GA Government
Jun 15 ·

The third and final stakeholder meeting for the Walker County Comprehensive Plan Update will be on Thursday, June 25, 2026, at the Walker County Civic Center, 10052 North Highway 27, Rock Spring. The event will be a drop-in open house from 6:00 p.m. to 7:30 p.m.

The results of the community survey will be posted, as well as preliminary results of the first two stakeholder meetings. Drop by, stay as long as you want and add your comments to the results on economic development, housing, transportation, cultural and natural resources, community facilities and services, land use, and intergovernmental coordination.



24 10 8

Announcement for the June 25, 2026, Third Stakeholder Meeting appeared on the Walker County Website:

UPCOMING EVENTS

Alcoholic Beverage Control Board
June 25, 2026 at 6:00 pm – 7:00 pm
10052 US-27, Rock Spring, GA 30739, USA

Comprehensive Plan Stakeholders Meeting
June 25, 2026 at 6:00 pm – 7:30 pm
10052 US-27, Rock Spring, GA 30739, USA

Walker County Board of Commissioners Called Meeting
June 26, 2026 at 8:30 am – 9:30 am
101 S Duke St, LaFayette, GA 30728, USA
The Fiscal Year 2027 Budget will be presented to the Board at this meeting.

TRENDING TOPICS

WORK FOR WALKER COUNTY

APPLICATION FOR BOARDS & COMMITTEES

ANIMAL SERVICES

PARKS

TSPLOST

HOW DO I?

CITIZEN PORTAL

HOURS & INFO

101 S Duke Street
LaFayette, GA 30728
706-638-1437
Weekdays: 8am to 5pm

Announcement of the 3rd Stakeholder Meeting appeared in the *Walker County Messenger* community calendar on June 10 and 17, 2026

A6 ♦ WEDNESDAY, JUNE 17, 2026 ♦ WALKER COUNTY MESSENGER

MARK YOUR CALENDAR

Office parking lot.

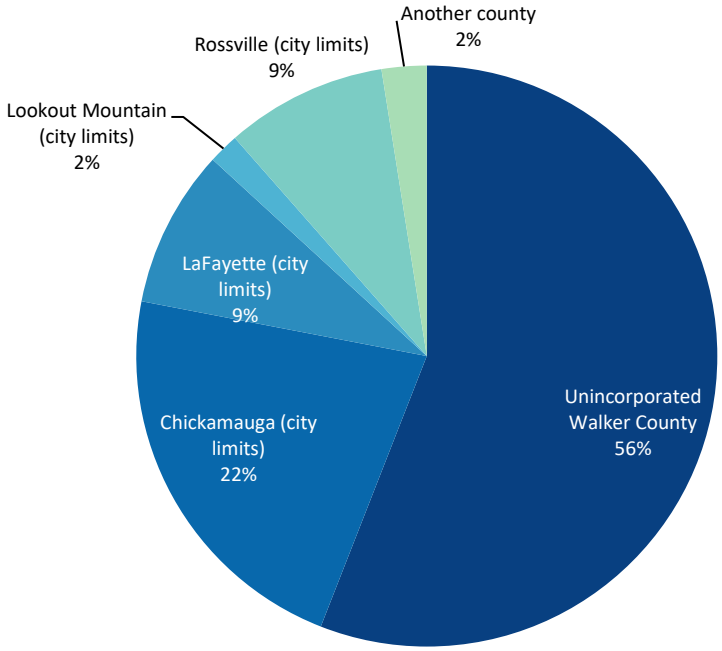
The last of three stakeholder meetings for the Walker County Comprehensive Plan update will be held Thursday, June 25, from 6 p.m. to 7:30 p.m. at the Walker County Civic Center at 10052 U.S. Highway 27 in Rock Spring. Join the meeting to plan the community's future. This is a public meeting and all are welcome.

APPENDIX C. RESULTS OF THE WALKER COUNTY COMMUNITY VISION SURVEY 2027

Results Report for Walker County Comprehensive Plan Survey

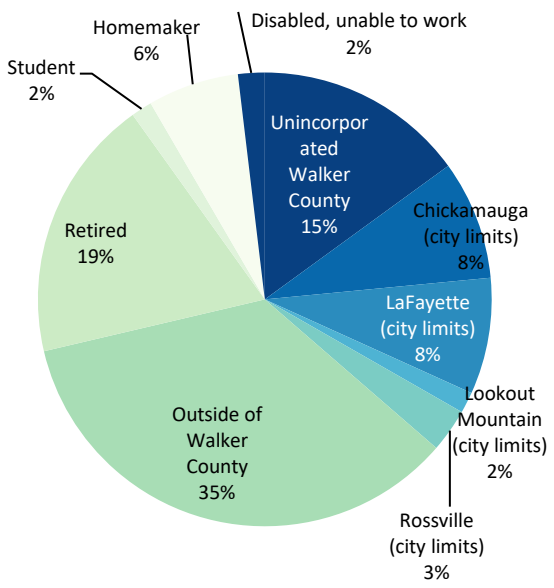
Survey ran from March 4, 2026, to July 1, 2026. Total Respondents: 480

1. Where do you live?



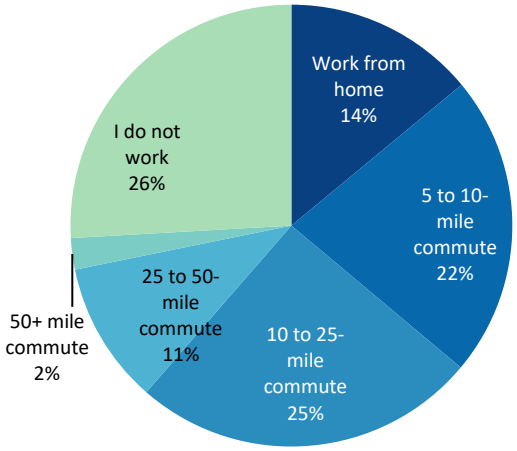
Value	Percent	Count
Unincorporated Walker County	56.0%	269
Chickamauga (city limits)	22.1%	106
LaFayette (city limits)	8.8%	42
Lookout Mountain (city limits)	1.7%	8
Rossville (city limits)	9.0%	43
Another county	2.5%	12
	Totals	480

2. In what community do you work?



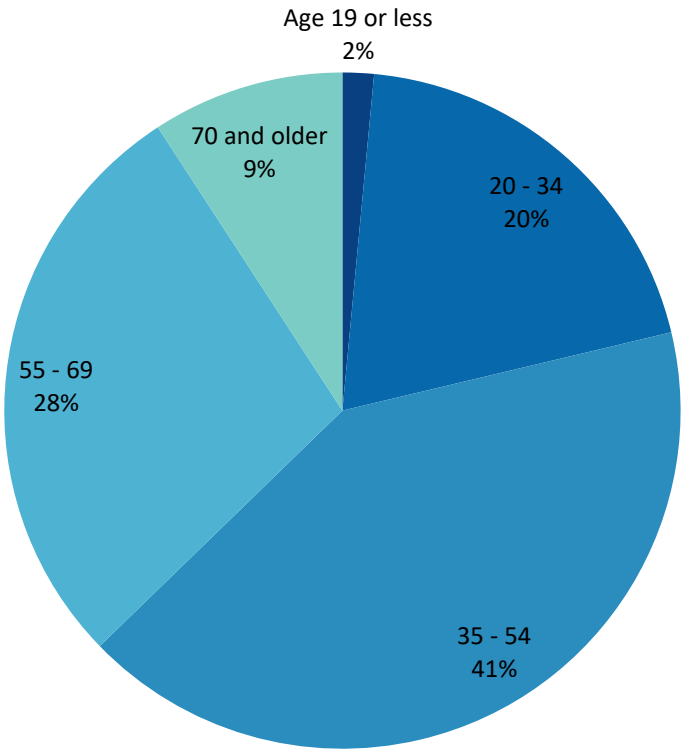
Value	Percent	Count
Unincorporated Walker County	15.0%	72
Chickamauga (city limits)	8.5%	41
LaFayette (city limits)	8.3%	40
Lookout Mountain (city limits)	1.5%	7
Rossville (city limits)	3.1%	15
Outside of Walker County	35.0%	168
Retired	18.8%	90
Student	1.5%	7
Homemaker	6.5%	31
Disabled, unable to work	1.9%	9
	Totals	480

3. How far do you travel from your residence for work?



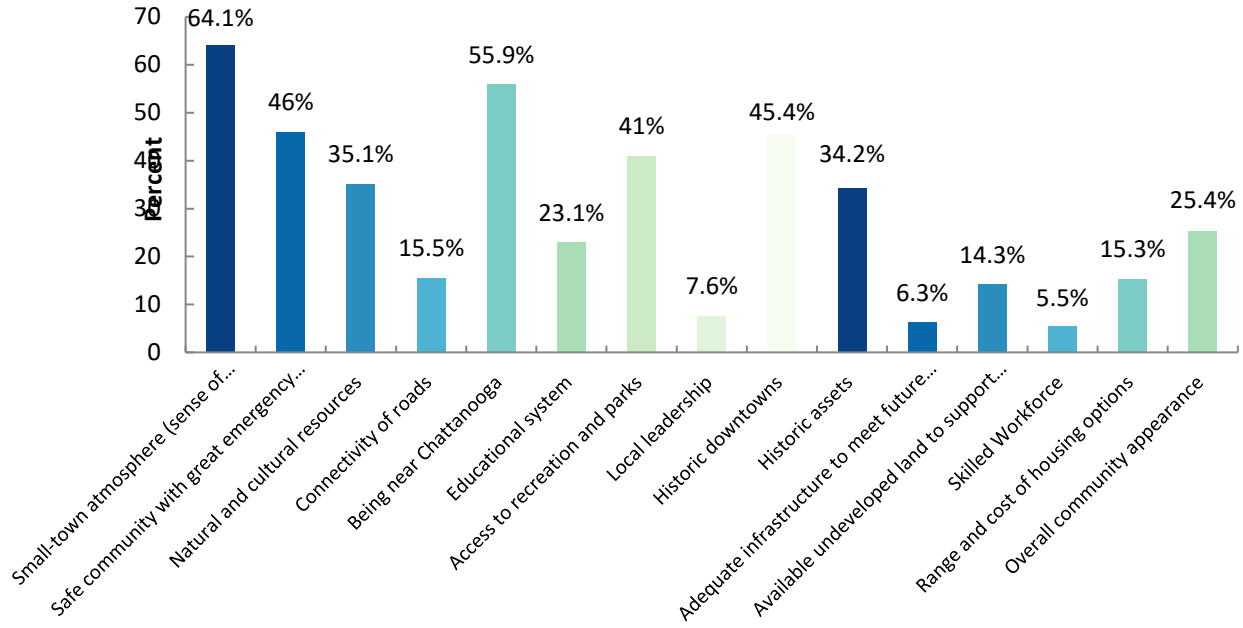
Value	Percent	Count
Work from home	14.0%	67
5 to 10-mile commute	22.1%	106
10 to 25-mile commute	25.3%	121
25 to 50-mile commute	10.4%	50
50+ mile commute	2.3%	11
I do not work	25.9%	124
	Totals	479

4. What age group do you represent?



Value	Percent	Count
Age 19 or less	1.5%	7
20 - 34	19.8%	95
35 - 54	41.5%	199
55 - 69	28.1%	135
70 and older	9.2%	44
	Totals	480

5. What do you feel are the greatest strengths of your community? (Select all that apply)

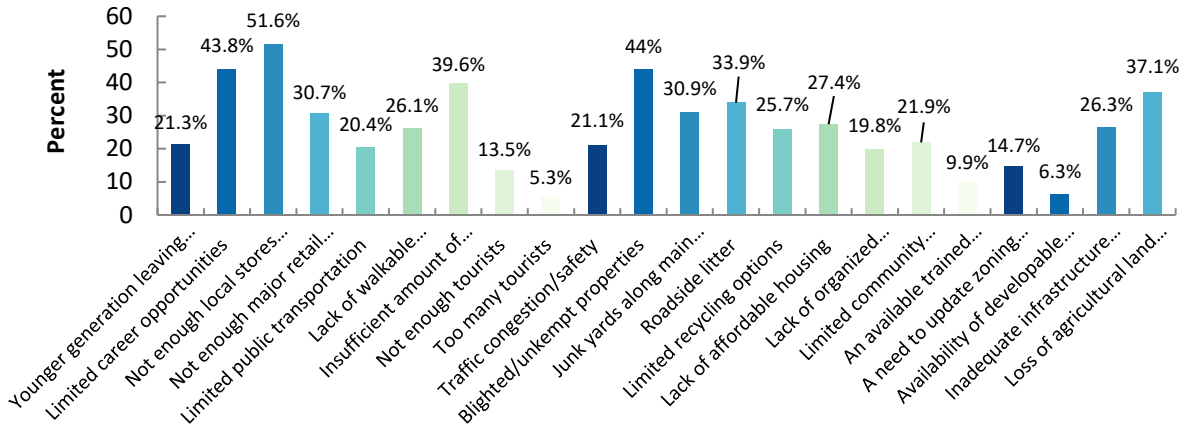


Top three responses are in blue:

Value	Percent	Count
#1. Small-town atmosphere (sense of community)	64.1%	305
#3. Safe community with great emergency services	46.0%	219
Natural and cultural resources	35.1%	167
Connectivity of roads	15.5%	74
#2. Being near Chattanooga	55.9%	266
Educational system	23.1%	110
Access to recreation and parks	41.0%	195
Local leadership	7.6%	36
Historic downtowns	45.4%	216
Historic assets	34.2%	163
Adequate infrastructure to meet future needs	6.3%	30
Available undeveloped land to support growth	14.3%	68
Skilled Workforce	5.5%	26
Range and cost of housing options	15.3%	73

Overall community appearance	25.4%	121

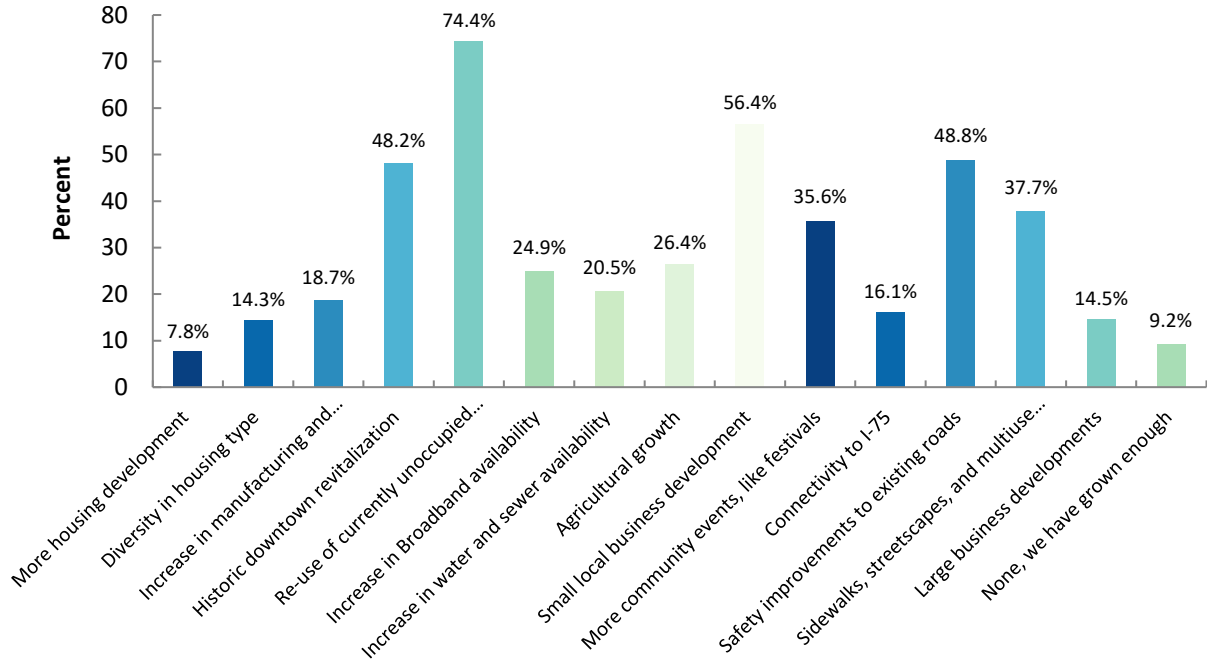
6. What do you feel is a concern for your community? (Select all that apply)



Top three responses in blue:

Value	Percent	Count
Younger generation leaving and not returning	21.3%	101
#3 Limited career opportunities	43.8%	208
#1 Not enough local stores and restaurants	51.6%	245
Not enough major retail stores	30.7%	146
Limited public transportation	20.4%	97
Lack of walkable communities	26.1%	124
Insufficient amount of entertainment for all ages	39.6%	188
Not enough tourists	13.5%	64
Too many tourists	5.3%	25
Traffic congestion/safety	21.1%	100
#2 Blighted/unkempt properties	44.0%	209
Junk yards along main community gateways	30.9%	147
Roadside litter	33.9%	161
Limited recycling options	25.7%	122
Lack of affordable housing	27.4%	130
Lack of organized recreational activities	19.8%	94
Limited community recreational assets	21.9%	104
An available trained workforce	9.9%	47
A need to update zoning ordinance to address current land issues	14.7%	70
Availability of developable land	6.3%	30
Inadequate infrastructure to meet new growth	26.3%	125
Loss of agricultural land and natural resources to new development.	37.1%	176

7. What type of growth are you interested in seeing within your community? (Select all that apply)

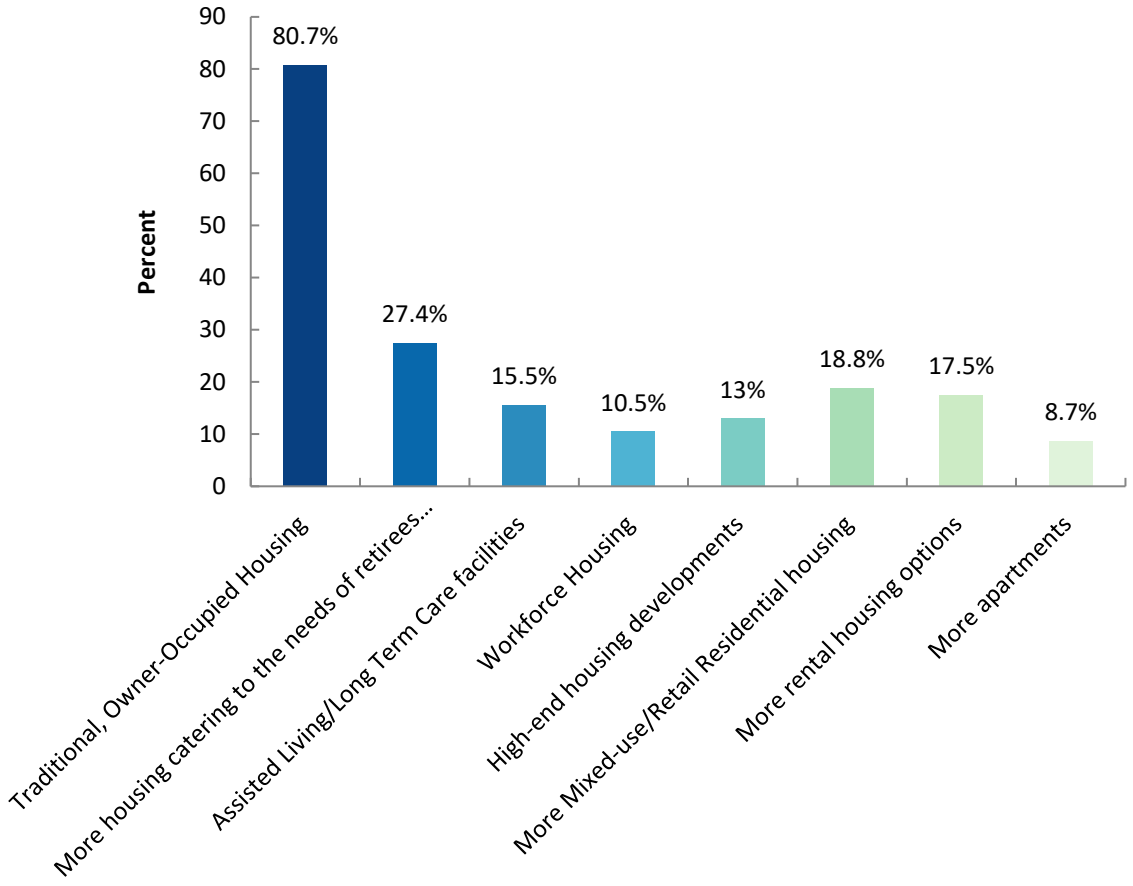


Top three responses are in blue:

Value	Percent	Count
More housing development	7.8%	37
Diversity in housing type	14.3%	68
Increase in manufacturing and industrial jobs	18.7%	89
Historic downtown revitalization	48.2%	230
#1 Re-use of currently unoccupied buildings	74.4%	355
Increase in Broadband availability	24.9%	119
Increase in water and sewer availability	20.5%	98
Agricultural growth	26.4%	126
#2 Small local business development	56.4%	269
More community events, like festivals	35.6%	170
Connectivity to I-75	16.1%	77
#3 Safety improvements to existing roads	48.8%	233
Sidewalks, streetscapes, and multiuse pathways	37.7%	180
Large business developments	14.5%	69

None, we have grown enough	9.2%	44

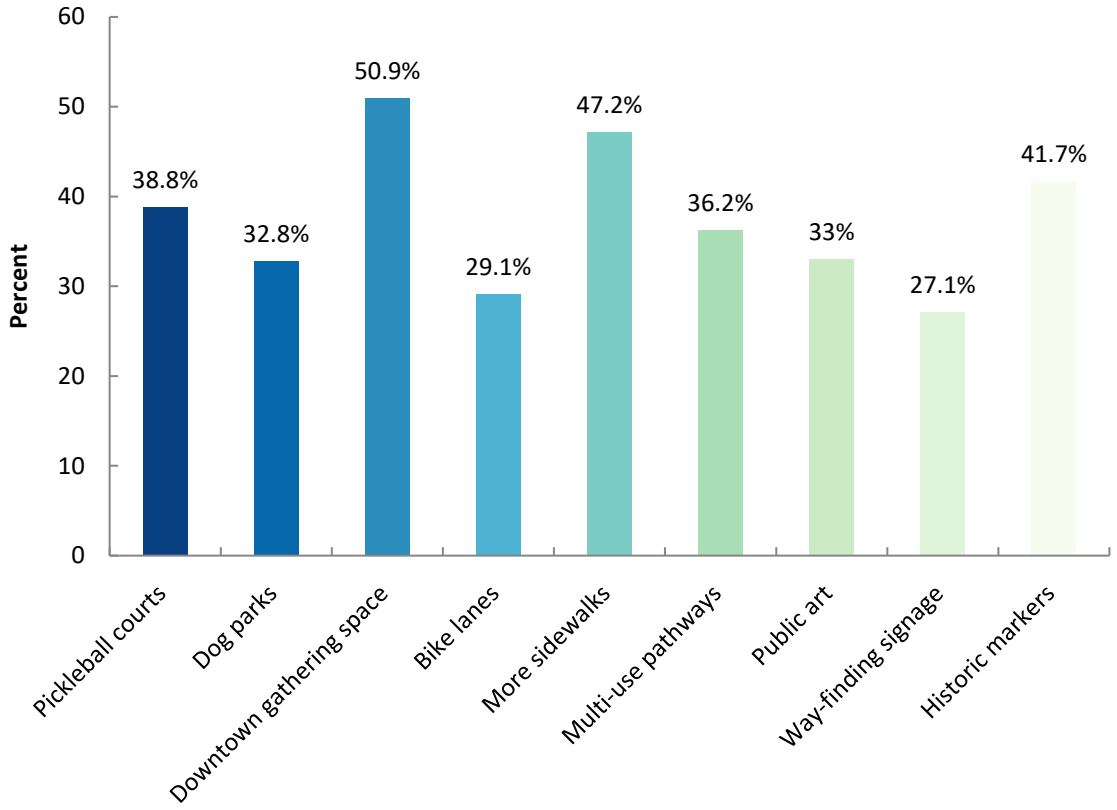
8. What type of housing are you interested in seeing developed in your community? (Select all that apply)



Top three responses are in blue:

Value	Percent	Count
#1 Traditional, Owner-Occupied Housing	80.7%	360
#2 More housing catering to the needs of retirees and/or seniors	27.4%	122
Assisted Living/Long Term Care facilities	15.5%	69
Workforce Housing	10.5%	47
High-end housing developments	13.0%	58
#3 More Mixed-use/Retail Residential housing	18.8%	84
More rental housing options	17.5%	78
More apartments	8.7%	39

9. What additional amenities for your community would you support? (Select all that apply)



Top three responses are in blue:

Value	Percent	Count
Pickleball courts	38.8%	169
Dog parks	32.8%	143
#1 Downtown gathering space	50.9%	222
Bike lanes	29.1%	127
#2 More sidewalks	47.2%	206
Multi-use pathways	36.2%	158
Public art	33.0%	144
Way-finding signage	27.1%	118
#3 Historic markers	41.7%	182