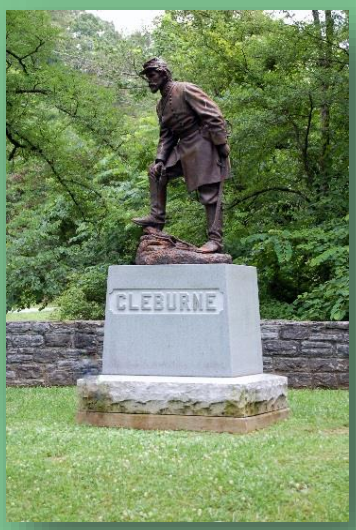
Catoosa County Joint Comprehensive Plan

2011-2031

Joint Comprehensive Plan Five Year Update for Catoosa County and the cities of Fort Oglethorpe and Ringgold

Northwest Georgia Regional Commission

January 2016



Catoosa County
Joint Comprehensive Plan 2011-2031

Joint Comprehensive Plan Five Year Update for Catoosa County and the cities of Fort Oglethorpe and Ringgold

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

January 2016

Adopted:
Catoosa County: January 19, 2016
City of Fort Oglethorpe: January 25, 2016
City of Ringgold: January 25, 2016

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RESOLUTION
TO ADOPT THE

FIVE-YEAR PLAN UPDATE, 2016-2020

FOR THE

CATOOSA COUNTY, RINGGOLD, & FORT OGLETHORPE
JOINT COMPREHENSIVE PLAN

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

Whereas, the **FIVE-YEAR PLAN UPDATE, 2016-2020** for Catoosa County is now complete; and

Whereas, such **FIVE-YEAR PLAN UPDATE, 2016-2020** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures, effective March 1, 2014; and

Whereas, the second and final public hearing was held on Wednesday, December 2, 2015 at 3:00 p.m. in the Catoosa County Administrative Building;

Now Therefore Be It Resolved, that the Board of Commissioners of Catoosa County hereby officially adopts the **FIVE-YEAR PLAN UPDATE, 2016-2020**.

Resolved, this 19th day of January, 2016.

BY: _____
Keith Greene, Chairman
Catoosa County Board of Commissioners

ATTEST: _____
Melissa Hannah, County Clerk
Catoosa County

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150 Tennessee Street
Ringgold, GA 30736

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City of Ringgold

RESOLUTION
TO ADOPT THE

FIVE-YEAR PLAN UPDATE, 2016-2020

FOR THE

CATOOSA COUNTY, RINGGOLD, & FORT OGLETHORPE
JOINT COMPREHENSIVE PLAN

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

Whereas, the **FIVE-YEAR PLAN UPDATE, 2016-2020** for the City of Ringgold is now complete; and

Whereas, such **FIVE-YEAR PLAN UPDATE, 2016-2020** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures, effective March 1, 2014; and

Whereas, the second and final public hearing was held on Wednesday, December 2, 2015 at 3:00 p.m. in the Catoosa County Administrative Building;

Now Therefore Be It Resolved, that the Mayor and Council of the City of Ringgold hereby officially adopts the **FIVE-YEAR PLAN UPDATE, 2016-2020**.

Resolved, this 25th day of January, 2016.

BY: _____
Nick Millwood, Mayor
City of Ringgold

ATTEST: _____
City Clerk
City of Ringgold

Established 1847

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City of Fort Oglethorpe

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"Home of the Sixth Cavalry"

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"Gateway to Chickamauga-Chattanooga National Military Park Chickamauga Battlefield"

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RESOLUTION TO ADOPT THE

FIVE-YEAR PLAN UPDATE, 2016-2020

FOR THE

CATOOSA COUNTY, RINGGOLD, & FORT OGLETHORPE JOINT COMPREHENSIVE PLAN

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

Whereas, the **FIVE-YEAR PLAN UPDATE, 2016-2020** for the City of Fort Oglethorpe is now complete; and

Whereas, such **FIVE-YEAR PLAN UPDATE, 2016-2020** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures, effective March 1, 2014; and

Whereas, the second and final public hearing was held on Wednesday, December 2, 2015 at 3:00 p.m. in the Catoosa County Administrative Building;

Now Therefore Be It Resolved, that the Mayor and Council of the City of Fort Oglethorpe hereby officially adopts the **FIVE-YEAR PLAN UPDATE, 2016-2020.**

Resolved, this 25th day of January, 2016.

BY: Earl L. Gray
Earl Gray, Mayor
City of Fort Oglethorpe

ATTEST: Carol Murray
Carol Murray, City Clerk
City of Fort Oglethorpe

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INTRODUCTION

Figure 1. Nashville Street from the Ringgold Depot.

The planning process for Catoosa County and its two incorporated municipalities, Fort Oglethorpe and Ringgold, follows the planning rules promulgated by the Georgia Department of Community Affairs (DCA). The process involved collecting data on the state of the community, gathering input from government leaders and members of the community, developing a vision and goals for the community, looking at past successes and accomplishments, and constructing specific work programs for activities that will help the community meet its goals. The last full plan for this area, the *Catoosa County Joint Comprehensive Plan 2011-2031*, was completed in 2011, and is therefore referred to as the 2011 Comprehensive Plan in this document. The county did not experience rapid population change or economic growth during this five-year period, partly due to the recession starting in late 2007. However, there has been some commercial growth along Battlefield Parkway and the I-75 corridor in the Fort Oglethorpe area. In the spring of 2011, a tornado devastated Ringgold and disrupted the local economy. The recovery process has included rebuilding Ringgold High School, Ringgold Middle School and many homes and businesses that were either damaged or destroyed. The required five-year update of the plan provides an opportunity to assess the impact of changes such as these on the community. The following elements need to be addressed in the five-year update:

Figure 2. Hutcheson Medical Center, Fort Oglethorpe.

- Community Needs and Opportunities-a collection of ideas that reflects the current state of the county and what it could improve and enhance.
- Community Work Program- a list of specific tasks to accomplish within the next 5 years.
- Land Use- a spatial organization system describing how people interact with the landscape and how human activity will change the landscape in the future. It includes maps of the area.
- Transportation- Catoosa County and its cities are part of the Transportation Planning Organization (TPO) centered in Chattanooga/Hamilton County.
- Report of Accomplishment- a table to summarize the status of work activities listed in the last five-year work programs. Items that are assessed as underway are automatically moved forward to the next work program, along with activities that were postponed, but not dropped.

The process of updating the plan is completed 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 March 1, 2014. The plan is reorganized to comply with these new state planning rules.

PUBLIC PARTICIPATION

Public input was sought from a stakeholder group whose members were selected through consultation with elected officials and city and county managers. Effort was made to select stakeholders from a range of professions and interests in the community. Stakeholders reviewed the plan and provided input at meetings open to anyone in the community. These public meetings were advertised in the Catoosa County News, both in the weekly published paper and on the paper's Facebook site. See Appendix B for details on how the public was involved in the plan update process.

COMMUNITY VISION

The planning process is an extended effort to carry out the vision of the community. In the case of the 2011 plan, the vision is a general idea of where the community wants to be in the future. General goals are developed from the vision. The next level of organization is policies that provide a path for the goals to be met. Finally, strategies are specific action items that serve as work program items.

VISION STATEMENT

The community vision statement was developed during the 2011 planning process when stakeholders participated in several workshops to discuss their hopes and dreams for the future of their community. The resulting statement represents what the stakeholders see as an ideal community. It describes Catoosa County's place in Northwest Georgia and how the county and its municipalities can contribute to the prosperity and quality of life in the region. When the time came in 2015 to begin the 5-year update, a newly selected group of stakeholders agreed that many of the same concerns continue to affect life in Catoosa County. Their input shows that this vision statement still represents residents' aspirations for their community.

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

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

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

Vision Themes with Needs and Opportunities

In 2010 and 2011 stakeholders developed needs (previously called "issues" in the old planning rules) and opportunities which were then used to develop goals, policies and strategies. Stakeholders identified what they liked about their community, what needed to be improved, what was missing from their community, and what needed to be fixed. Vision themes are categories used to organize the needs and opportunities. The themes used in 2010-2011 were:

1. Development Patterns
2. Resource Conservation
3. Social and Economic Development
4. Government Relations

Figure 3. Visitor Center, Chickamauga National Military Park, Fort Oglethorpe.

Figure 4.South Chickamauga Creek Dragging Canoe Memorial Launch, on the Chief Richard Taylor Nature Trail, Ringgold.

These vision themes are useful for brain-storming and providing general structure for planning. However, when the time came for the 2015 update, planners decided to use the following activity categories that more clearly define what a government does. These categories, taken from the implementation measures of the DCA's state planning recommendations, are more specific than the vision themes, and are easy to apply to the day-to-day needs of government. Citizens can more easily direct their thought processes to these objective topics.

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

The following table shows the relationship between the vision themes and the activity categories. Since the vision themes are so general, some activity categories fall into more than one vision theme.

Table 1. Comparison of Vision Themes and Activity Categories

Plan activities in these Vision Themes:	Are included in these Activity Categories:
Developmental Patterns (DP)	Economic Development Housing Transportation Natural and Cultural Resources Community Facilities and Services Land Use
Resource Conservation (RC)	Natural and Cultural Resources Land Use
Social and Economic Development (SED)	Economic Development Housing Natural and Cultural Resources
Governmental Relations (GR)	Intergovernmental Coordination

Each vision theme is found below, with its associated needs and opportunities, goals, policies, and strategies. As part of the 2015 update process, stakeholders reviewed each of these needs and opportunities and agreed that most were still relevant issues. The few items that stakeholders said were no longer issues are noted below. New DCA planning rules require that the needs and opportunities be tracked through to the work program items. In this document update, a numbering system is applied to the needs and opportunities, which allows tracking to specific activities listed in the community work program.

1. Development Patterns

Primary Needs and Opportunities

NO 1 Limited bicycle and pedestrian infrastructure – Intermittent sidewalks, lack of sidewalks and wide roads hamper pedestrian safety in urban and suburban areas throughout the county. The community does not have enough sidewalks and bike trails and those that exist are not well linked. Sidewalk installation and enhancements in some areas has improved conditions, but much more is needed to create a pedestrian-friendly environment. Crosswalk installation in certain areas has not been effective, according to local officials. For the most part, pedestrian amenities and safety features are not required or invested in countywide, which results from an imbalance between auto-dependent transportation projects and alternative transportation projects. In addition, traffic speeds on many neighborhood streets and regional arterials, make walking and biking less safe and unappealing. Neighborhoods countywide generally lack amenities within walking distance of residences, which means most trips require driving.

NO 2 Automobile dependence – The countywide dependence on driving for most trips contributes to the region's air pollution problems. Higher intensity uses such as retail shops, offices, or apartments are concentrated along major roadways. Most streets are not spatially defined by buildings, trees and lighting. Many streets do not discourage high-speed traffic. As a result, housing, jobs, daily needs and other activities are not within easy and safe walking distance of one another. These patterns increase regional traffic and peak-period congestion. They reduce the level of service on arterial roadways and increase trip times. Local officials say that citizens have grown frustrated as taxpayer money funds road improvements while traffic congestion remains unchanged.

NO 3 Suburban sprawl – Typical suburban, car-dependent, single-use development defines the predominant countywide development pattern. Retail and employment opportunities are primarily relegated to major corridors like SR-2/Battlefield Parkway, US-41/US-76 and US-27 (north of the park). In addition, the county's typical lot size for new residential development falls between 0.25 and 1.0 acre. This has created automobile-oriented communities that lack many of the amenities that make environments safe and walkable.

NO 4 Outdated, under-performing auto-oriented commercial development – Commercial development designed for access solely by car dominates the commercial corridors, especially along US-41/US-76 and US-27. This highway scale discourages pedestrian traffic.

NO 5 Lack of sewer infrastructure dictates large-lot residential subdivisions – Sewer infrastructure does not reach all areas currently experiencing growth pressure. As a result, large-lot residential subdivision development takes place in order to accommodate septic systems. Retrofitted sewer systems serving large-lot subdivisions are less efficient and more costly than servicing more compact suburban and urban-scale development patterns. As a result, growth in Catoosa County is limited due to lack of sewer infrastructure. Planned sewer expansion should be coordinated with land use planning.

Major sewer improvements, including repairs and expansion, are in the works within the West Chickamauga, Peavine and East Chickamauga basins. Improvements allow for suburban-scale development in areas that previously relied on septic systems. Sewer allows for a wider range of development types and patterns. In addition, replacement of aging septic systems and improvements to the Fort Oglethorpe system will improve water quality in nearby creeks and rivers. The local governments can use water and sewer expansion as a tool to direct growth to suitable locations as well as manage the timing of new growth.

NO 6 Limited east-west countywide connectivity – While multiple routes provide north-south connectivity in Catoosa County (e.g. US-41/US-76, I-75, US-27, etc.), but due to the natural barrier created by Taylor's Ridge and other environmental constraints, only SR-2 provides east-west connectivity.

NO 7 Limited public transit service – While Chattanooga Area Transit Authority provides residents of Hamilton County with public bus transportation, Catoosa County residents have extremely limited transit choices. Services currently offered fail to provide suitable choices for growing segments of the population that need access to quality jobs, services, goods, health care, and recreation opportunities.

NO 8 Inter-parcel connectivity and congestion in commercial areas – Arterial corridors have experienced increased peak-period traffic congestion, unattractive commercial sign clutter, and sprawling unconnected development. Inter-parcel connectivity between individual development uses is needed within new development [rewritten in 2015].

NO 9 Incompatible or lack of connectivity to adjacent residential development – Street layouts in new developments are often not compatible with those in older parts of our community. In addition, they often do not adequately (if at all) connect to the adjacent existing neighborhoods [rewritten in 2015].

NO 10 Lack of flexibility for pavement widths – The right-of-way pavement standards do not allow for flexible street widths to accommodate different usage patterns or to promote walkability.

NO 11 Potential impacts of new road and expansion projects – Widening of some corridors has the potential to encourage adjacent development and create congestion in areas where the community has not previously desired the alteration of existing character. Construction of new roads to areas not previously connected also encourages suburban development. Decisions to build new and expanded existing roadways should be consistent with long-range land use plans.

NO 12 At-grade rail crossings – At-grade rail crossings create safety hazards countywide.

NO 13 Lack of centrally-located services – The community is not physically locating services (e.g. infrastructure, buildings, etc.) in compact areas to benefit the citizenry and make for easy access (e.g. walking, car, bike and transit). The stakeholders did not view this as a problem in 2015. An example of the county's effort to group government buildings together is at Benton Place, off of Battlefield Parkway, where the Health Department, the Library, the Colonnade Civic Center and Chamber of Commerce are all located.

NO 14 SR-**2/Battlefield Parkway and I-75 interchange at SR-146/Cloud Springs Road–** These two areas are projected to grow in population and importance as a regional center for activity.

NO 15 Availability of drinking water – While other areas of north Georgia struggle to identify potential sources of drinking water to support future growth, Catoosa County currently has substantial water resources that can support long-term growth. In 2015 stakeholder discussion indicated that past drought had proved the need for careful management of water resources in the county. Water could still be a limiting factor in the future for development, since the county has no large rivers or large reservoirs of its own.

NO 16 I-75 Corridor – The I-75 corridor connects Catoosa County to major job and entertainment centers in Hamilton and Whitfield counties.

NO 17 SPLOST funds benefitting county – SPLOST funds generated by sales tax allow for countywide infrastructure improvements. Retail located in proximity to I-75 interchanges allow generation of revenue from travelers and shoppers who live in other areas.

In this section below, red means that that strategy was completed or dropped. Yellow means it was postponed. When the strategy is both yellow and red, one government entity postponed it, and another dropped it.

Goals, Policies and Strategies

[C]=Catoosa County, [FO]= Fort Oglethorpe, [R]=Ringgold, numbers in superscript are footnotes at bottom of page

DP Goal 1: Rural communities [C]

While growth continues to impact rural areas of Catoosa County, vast areas of undeveloped open space, pastures and working farms continue to dominate the south and east areas of the county. Ample land remains in non-Rural designated areas to accommodate projected population growth in areas where infrastructure exists or is planned to support suburban and urban development intensity.

DP Policy 1.1: Promote rural development patterns and design in rural areas[C]

The Future Development Map (presented in Chapter 3) designates rural development character (e.g. low-density residential, agricultural, etc.) for significant areas of south and east Catoosa County, while encouraging suburban and urban-scale development in other areas better suited to accommodate growth.

- ***DP Strategy 1.1.1:*** *Follow Future Development Guide and Map to determine appropriate limits for expansion sewer infrastructure to maintain rural community character and to instead prioritize infrastructure expansion for areas where development is desired.* [C]
- ***DP Strategy 1.1.2:*** *Develop a Rural Corridor Overlay District (a.k.a. Scenic Corridor Overlay) for areas designated as Rural-Corridor character area to determine site design, access management, visual character, appropriate land use, and other design standards for these corridors in order to protect scenic views and rural development patterns.*[1] [C]
- ***DP Strategy 1.1.3:*** *Create conservation easement program to promote the use of conservation easements and conservation tax credits by land owners, conserve important natural land, and preserve rural public and private lands.* [C] **[Catoosa County dropped this item in the 2015update]**
- ***DP Strategy 1.1.4:*** *Encourage use of conservation subdivision ordinance to preserve natural features and rural character within new residential development, building from the existing ordinances that allow for cluster development.*[2] [C]

DP Policy 1.2: Incorporate tools that protect viability of remaining agricultural uses[C]

Develop development tools that preserve and promote agricultural activity in rural areas of Catoosa County, especially in areas where development pressures currently make farm preservation difficult. [C]

- ***DP Strategy 1.2.1:*** *Establish partnerships with land trusts or create financial instruments such as tax incentives that support and preserve agricultural activities and rural open space* [C] **[Catoosa County dropped this item in the 2015 update]**
- ***DP Strategy 1.2.2:*** *Promote the use of Purchase of Development Rights (PDRs), and Transfer of Development Rights (TDRs).* [C] **[Catoosa County dropped this item in the 2015 update]**
- ***DP Strategy 1.2.3:*** *Adopt zoning text amendment to establish an "agricultural use notice and waiver." At the time that an individual applies for land use, building or occupancy permit or when non-agricultural land abutting or within 1,000 feet of agricultural land, the applicant would sign a waiver that indicates an understanding/acknowledgement that agricultural land exists near the subject property and an agricultural operation is ongoing adjacent to this existing or proposed use.*[3] [C]

[1] See DCA Model Land Use Management Code Sec. 7-8 Scenic Corridor Overlay District
[2] See DCA Model Land Use Management Code Sec. 8-1 (Rural Clustering) and Sec. 9-6-1 (Conservation Character District)
[3] See DCA Model Land Use Management Code Sec. 7-1 Agricultural Use Notice and Waiver

- ***DP Strategy 1.2.4:*** *Adopt zoning text amendment to establish an "agricultural buffer" to minimize future potential conflicts between agricultural and non-agricultural uses for all new non-agricultural development adjacent to designated agricultural land should provide an agricultural buffer.*[4] C
- ***DP Strategy 1.2.5:*** *Encourage use of Federal Farm and Ranch Land Protection Program, which provides matching funds to help purchase development rights to keep productive farm and ranchland in agricultural uses for purchase of conservation easements or other interests in land from landowners.*[5] C **[Catoosa County dropped this item in the 2015update]**
- ***DP Strategy 1.2.6:*** *Encourage large family farms to gain recognition by the Georgia Centennial Farm Program.*[6] C

DP Goal 2: Healthy, complete neighborhoods C, FO, R

Neighborhoods should be enjoyable places to live with interesting buildings, streets, and green spaces that promote community pride. The community promotes strong, healthy, walkable neighborhoods located near commercial, service and employment centers that provide a mix of uses, and variety of housing choices that create quality, compact development that enhance the quality of life, maximize use of available infrastructure, reduce travel time, increase opportunities to access uses by walking or bicycling, and direct development away from sensitive natural areas. Neighborhoods with these qualities require appropriate maintenance and infrastructure enhancements, while growing areas on the periphery require master planning and attention to detail to ensure that they will add enduring value to the community.

DP Policy 2.1: Create new, walkable, well-connected neighborhoods, including a mixture of conventional suburban and traditional neighborhood design C, FO, R

Roads and sidewalks designed for new suburban neighborhood developments should connect adjacent established neighborhoods to link residences to greenspace, commercial, recreation areas. Encourage Traditional Neighborhood Development (TND) that could provide a wide range of housing types in newly-developing areas with a connected, pedestrian-friendly street system and ample open space.

- ***DP Strategy 2.1.1:*** *Amend existing zoning regulations to include provisions that support Traditional Neighborhood Design principles (e.g. amend Planned Unit Development district or adopt new TND ordinance).*[7] C, FO, R
- ***DP Strategy 2.1.2****: Promote desired development patterns with incentives and develop small area/community plans for large undeveloped areas where growth is planned for the next 20 years* C, FO, R
- ***See DP Strategy 5.3.1:*** *Street connectivity requirements*

DP Policy 2.2: Locate schools and parks in or near existing neighborhoods C, FO, R

New public schools and public parks should be located in or near existing neighborhoods to enhance quality of life, reduce the automobile dependence, stimulate infill development, and enhance the sense of community and local pride. Locating these uses near existing neighborhoods also provides nearby residents with the choice of walking or biking to these uses from home, rather than depending solely on the private automobile. Safe sidewalks, trails and bike lanes should connect schools to neighborhoods, allowing children to walk and bike to school safely.

---

[4] See DCA Model Land Use Management Code Sec. 7-2 Agricultural Buffer
[5] USDA NRCS Farm and Ranch Lands Protection Program: http://www.nrcs.usda.gov/programs/frpp/
[6] Georgia DNR HPD Centennial Farms Program: http://gashpo.org/content/displaycontent.asp?txtDocument=119
[7] See DCA Model Land Use Management Code Sec. 9.6.5 Traditional Neighborhood Character District

- ***DP Strategy 2.2.1:*** *Coordinate school site selection between planning officials, neighborhoods, and the school board to identify school locations within or near existing neighborhoods.* C, FO, R **[Catoosa County, Fort Oglethorpe, and Ringgold dropped this item in the 2015 update]**
- ***DP Strategy 2.2.2:*** *Develop a Parks, Recreation and Greenspace Master Plan to assess current facilities, determine future needs, identify maintenance needs, determine locations for new parks, coordinate connection of parks and neighborhoods with a greenway trail network, and prioritize capital investments.* C, FO, R **[Catoosa County, Fort Oglethorpe, and Ringgold dropped this item in the 2015 update]**
- ***DP Strategy 2.2.3:*** *Apply for federal "Safe Routes to School" to fund construction of sidewalks, trails, and bike lanes that make walking and biking easy and safe within schools zones.* **[Catoosa dropped this item and Ft Oglethorpe postponed it in the 2015 update]**

DP Policy 2.3: Revitalize established neighborhoods C, FO, R

Development, revitalization, and retrofit of established, older neighborhoods have typically taken a back seat to the growth issues related to Greenfields. Established, older neighborhoods offer opportunities for neighborhood stabilization/revitalization, infill development, redevelopment of underutilized commercial/industrial areas, and intensification/urbanizing of aging suburban shopping centers with mixed use development. Infill and redevelopment in existing neighborhoods allows the reuse of underutilized and neglected properties in areas with existing infrastructure such as roads, water and sewer. This new development improves neighborhood housing options and creates additional opportunities to enhance the neighborhood's visual character and function.

- ***DP Strategy 2.3.1:*** *Create incentives for infill development.* C, FO, R
- ***DP Strategy 2.3.2:*** *Develop small area neighborhood plans to identify specific issues within neighborhoods, identify design strategies, and prioritize reinvestment strategies and projects (including redevelopment plans via the state's redevelopment planning laws), especially for north Fort Oglethorpe and the unincorporated Lakeview area.* C, FO
- ***DP Strategy 2.3.3****: Improve enforcement efforts to require that all residential, commercial and industrial properties be appropriately maintained following property maintenance codes of each community (including dilapidated housing or poorly maintained vacant lots).* C, FO, R **[Catoosa County, Fort Oglethorpe, and Ringgold dropped this item in the 2015 update]**
- ***DP Strategy 2.3.4:*** *Study the potential to establish an environmental court solely dedicated to problems related to housing, community health, solid waste, fire, building, litter, illegal dumping, and zoning violations (including the property maintenance code) in order to result in stricter adherence to property maintenance and compliance with various local requirements.* C, FO, R
- ***DP Strategy 2.3.5:*** *Establish a land bank public authority to efficiently acquire, hold, manage and develop tax foreclosed property with long-term investment of community and surrounding property owners in mind. Land banks provide the opportunity to decide the fate of tax foreclosed property and to slow or stop the spread of slum and blight. In addition, the land bank program could be used to acquire land with dilapidated structures, abandoned properties, and blighted lots for the purpose of selling the land to a developer of new housing or commercial development that meets the community's goals.* C, FO, R **[Ringgold dropped this item in the 2015 update and Catoosa County and Fort Oglethorpe postponed it]**

- ***DP Strategy 2.3.6:*** *Develop financing tools for landowners that facilitate investment in struggling neighborhoods. Tax rebates, small low interest loan programs, or federal Community Development*

Block Grant (CDBG) funds for interior and exterior renovations or home energy improvements can improve the visual character and quality of life of neighborhoods. C, FO, R

- ***DP Strategy 2.3.7:*** *Seek funding from the Neighborhood Stabilization Program (NSP), part of the Federal Housing and Economic Recovery Act of 2008, which allocated more than $6,000,000 for the Northwest Georgia Region to redevelop abandoned, foreclosed and blighted properties and to provide homeowner counseling between 2009 and 2013.* C, FO, R **[Catoosa County, Fort Oglethorpe and Ringgold postponed this item in the 2015 update]**

DP Policy 2.4: Ensure context-sensitive redevelopment and infill C, FO, R

Appropriate standards are needed to ensure that new development is compatible with its neighborhood, maintains harmony and character of existing residential areas and that development occurs in an orderly and desirable manner

- ***DP Strategy 2.4.1:*** *Develop a vacant site/lot inventory, identify those that are suitable for infill development* C, FO, R
- ***DP Strategy 2.4.2:*** *Establish an Infill Development Guide and regulations to describe appropriate site design and development standards for context sensitive infill development allowing for accommodation of infill housing with building setbacks and minimum lots sizes that are compatible with surrounding homes.*[8] C, FO, R **[Catoosa and Ft Oglethorpe Dropped this item in the 2015 update, and Ringgold postponed it]**
- ***DP Strategy 2.4.3:*** *Establish effective design guidelines to steer the development of high-quality commercial, walkable mixed use commercial and higher intensity residential neighborhoods and corridors and ensure appropriate new and infill development that complements the character of the community.*[9] C, FO, R

DP Goal 3. Vibrant downtowns and activity centers C, FO, R

Activity centers are the heart of the community and should combine a wide range of uses, including places for shopping, employment, recreation and civic activity. They should include attractive buildings and streets that support a wide range of uses and transportation options to make meeting the daily needs of both residents and visitors enjoyable, safe, and convenient.

DP Policy 3.1: Encourage mixed use within centers C, FO, R

While community development patterns in much of the county separate residential from commercial uses, future development in appropriate areas should allow mixed-use patterns creating activity nodes that provide jobs and services within walking distance of residences, preserve open spaces, and make public transportation more effective.

- ***DP Strategy 3.1.1:*** *Adopt a mixed use overlay zoning district that allows for a vertical mix of higher density residential, office, and commercial uses, that promotes compact, interconnected development, and that continues traditional "Main Street" development patterns. The overlay should include*

[8] See DCA Model Land Use Management Code Sec. 7-9 Residential Infill Development
[9] See DCA Model Land Use Management Code Sec. 9-2 Design Review, 9-3 Design Guidelines, and 9-5 Formed-Based Code Provisions

specific requirements for specific Character Areas (see descriptions for Character Areas: S-CTR N, S-CTR C, U-CTR N, U-CTR C, D-DT).[10] C, FO, R

- ***DP Strategy 3.1.2*** *Establish effective design guidelines to steer the development of high-quality commercial, walkable mixed use commercial and higher intensity residential neighborhoods and corridors.*[11] C, FO, R
- ***DP Strategy 3.1.3:*** *"Repurpose" vacant store fronts through partnerships with Downtown landowners of vacant buildings. They could serve as art exhibits, advertising space for community events or civic gatherings, or advertisement for other Downtown businesses.* C, FO, R

DP Policy 3.2: Initiate revitalization efforts in Downtowns and other struggling centers C, FO, R

Encourage the continued revitalization and redevelopment of Downtowns Fort Oglethorpe, Downtown Ringgold and other underutilized activity centers as vibrant centers for culture, government, dining, residential, and retail diversity. Downtown areas can accommodate a greater mix in housing types (e.g. loft apartments or condominiums) within close proximity to shopping, recreation and employment.

- ***DP Strategy 3.2.1:*** *Coordinate with various entities to develop and implement master plans for Downtown Fort Oglethorpe and Downtown Ringgold that establish a clear vision for the revitalization for each and help guide public and private investments to improve the physical character, and support the retention of residential and non-residential uses that will provide economic and social vitality.*[12] FO, R
- ***DP Strategy 3.2.2:*** *Establish a Ringgold locally-designated historic district. The boundaries of the Ringgold Commercial Historic District (National Register district), have the potential to form a locally-designated historic district. This designation would protect buildings from inappropriate exterior alterations, signage, infill development, as well as demolition due to a required design review process.* [13] R
- ***DP Strategy 3.2.3:*** *Pursue urban redevelopment plans for downtown areas that provide legal redevelopment tools that can be used to revitalize the central business district.*[14] FO, R
- ***DP Strategy 3.2.4:*** *Consider tax allocation districts to provide funding for redevelopment activities through the pledge of future incremental increases in property values generated by redevelopment, such as support needed infrastructure improvements within the designated area and support new private investment.* FO, R
- ***DP Strategy 3.2.5:*** *Consider establishing Community Improvement District or self-taxing districts that use additional property taxes to help accelerate transportation and infrastructure projects critical to the redevelopment of downtown areas.* FO, R
- ***DP Strategy 3.2.6:*** *Establish shared parking opportunities, encouraging property owners to share their parking facilities in order to reduce the overall need for parking spaces in downtown.* FO, R
- ***DP Strategy 3.2.7:*** *Develop a Downtown farmers market in a highly visible location, such as an existing parking lot, to provide opportunities for local artisans, vendors, shop owners, and other businesses to sell goods at a Downtown market space. Monthly or weekly markets could be scheduled along with other Downtown events to promote activity in Downtown. A location in the warehouse district is preferred, containing a shelter to accommodate trucks and vendors.* FO, R **[Fort Oglethorpe postponed this item in 2015 and Ringgold completed it by 2015]**.
- ***DP Strategy 3.2.8:*** *Assist in the formation of a Downtown Merchants Association by providing City staff assistance and technical support.* FO, R **[Fort Oglethorpe postponed this item in 2015 and Ringgold completed it]**.

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[10] See DCA Model Land Use Management Code Sec. 9-6-9 Mixed Use Activity Center Character District, 9-6-7 Pedestrian Retail District, and 7.6 Mixed Use District
[11] See DCA Model Land Use Management Code Sec. 9-2 Design Review, 9-3 Design Guidelines, and 9-5 Formed-Based Code Provisions
[12] See DCA Model Land Use Management Code Sec. 9-1 Downtown Specific Plan
[13] See DCA Model Land Use Management Code Sec. 9-4 Historic Preservation
[14] See DCA Model Land Use Management Code Sec. 10-4 Urban Redevelopment/Downtown Development

- Fort Oglethorpe post
- ***DP Strategy 3.2.9:*** *Apply for the Georgia Main Street Program and if accepted receive assistance in the form of technical services, networking, training and information to assist with downtown/neighborhood business district economic development efforts.*
    - *Fort Oglethorpe should apply for Main Street community status.* FO
    - *Ringgold should apply for Better Hometown community status.* R
- ***DP Strategy 3.2.10:*** *Coordinate with DCA to establish an Opportunity Zone(s) to encourage development and redevelopment of a smaller geographical area(s) served by existing economic development programs (only after adopting an urban redevelopment plan, per state law).* FO, R

DP Policy 3.3: Strategically place nodal development C, FO, R

Focus regional-scaled, suburban, and big box commercial development into development and redevelopment nodes, such as major intersections, rather than allowing commercial development along the full length of major corridors. In addition, promote development of smaller-scaled neighborhood centers as well as revitalization and enhancement of existing small-scale commercial centers.

- ***DP Strategy 3.3.1:*** *Encourage the location of activity center development in specially designated nodes identified in the Future Development Guide and Map.* C, FO, R

DP Goal 4: Attractive, inviting corridors and gateways C, FO, R

Create attractive and functional corridors that combine a wide range of uses Major corridors are the backbone of the community, acting as the primary regional transportation connector between adjacent communities, neighborhoods, and activity centers. Because of their important transportation role, they are also attractive locations for major businesses and civic institutions. New development of property along corridors should balance transportation requirements with surrounding business and residential development. In addition, corridor development should improve the visual character and function of the suburban and urban corridors.

DP Policy 4.1: Promote quality corridor development C, FO, R

Development along major corridors provides travelers and visitors with a positive impression of the community. Corridors throughout Catoosa County should balance transportation needs with surrounding business and residential development and improve the visual character and function of suburban and urban corridors.

- ***DP Strategy 4.1.1:*** *Develop a corridor overlay zoning district that addresses site design, access management, visual character, and other design standards along major corridors (See Future Development Guide and Map). This includes establishing an amenity zone adjacent to the corridor to provide for sidewalks or other enhancements and to manage development so as to avoid strip commercial patterns. The overlay should include specific requirements for unique Character Areas (see descriptions for Character Areas: S-COR R, S-COR MU, U-COR R, U-COR MU).*[15] C, FO, R
- ***DP Strategy 4.1.2:*** *Engage in phased corridor/streetscape master planning for corridor character areas to guide enhancements (in accordance with TEA-21 implementation fund requirements).* C, FO, R
- ***DP Strategy 4.1.3:*** *Develop Interstate Gateway Overlay District to encourage managed, sensible interchange development with development regulations for Highway Interchange Areas, a partial zoning scheme to guide future development surrounding highway interchanges.*[16] C, FO, R

[15] See DCA Model Land Use Management Code Sec. 7-8 Rural/Suburban Arterial Corridor Overlay
[16] See DCA Model Land Use Management Code Sec. 7-5 Highway Interchange Areas

DP Policy 4.2: Revitalize underutilized commercial corridors and uphold high standards for property maintenance C, FO, R

As opportunities for redevelopment of underutilized and under-performing properties arise along commercial corridors, the local governments should recruit developers capable of providing commercial and mixed-use centers that produce tax revenue and provide jobs. Highway corridor redevelopment can create a more seamless transition from existing sprawling single-use commercial strips and low-density single family neighborhoods.

- ***DP Strategy 4.2.1:*** *Develop small area corridor plans that identify specific needs of area, identify design strategies, and prioritize infrastructure and facilities investments.* C, FO, R
- ***DP Strategy 4.2.2:*** *Develop land use and design standards that create transitions from higher intensity development along major roadways and special districts to less intense neighborhoods.* C, FO, R
- ***DP Strategy 4.2.3:*** *Adopt a mixed use zoning district or develop a mixed use overlay zoning district that allows for a vertical mix of higher density residential, office, and commercial uses, that promotes compact, interconnected development, and that continues traditional "Main Street" development patterns.*[17] C, FO, R
- ***See DP Strategy 2.3.3***

DP Policy 4.3: Establish gateways and wayfinding to define major entrances and clearly direct visitors to tourist attractions C, FO, R

Attractive, inviting gateways will provide travelers and visitors to Catoosa County, Fort Oglethorpe and Ringgold with a positive first impression. While some are better than others, overall the gateways are lacking. Gateways countywide should exhibit the best of what each community has to offer in terms of land use and urban design. Rather than standing out for their lack of appeal, gateways should demand the attention of travelers with improvements to landscaping, signage, utilities, building facades, and property frontages.

- ***DP Strategy 4.3.1:*** *Plan and seek funding to establish and enhance existing visual gateways at the entrance to the county and each city with streetscaping, attractive signage, banners and lighting, directional signage with a logo to guide drivers to public parking lots.* C, FO, R
- ***DP Strategy 4.3.2:*** *Establish wayfinding signage plans for Fort Oglethorpe, Ringgold and unincorporated Catoosa County that direct travelers, visitors and residents to the historic attractions, the Chattanooga and Chickamauga National Battlefield, and other recreational areas (includes coordination with the state's Civil War Sesquicentennial Committee)* C, FO, R

DP Goal 5: Safe, efficient multi-modal transportation C, FO, R

Mobility, efficiency and safety are important components of a community's transportation system. Current and future mobility needs will be addressed through appropriate land use decisions as guided by the Future Development Map. Catoosa County strives for an efficient multi-modal transportation system with connected road network (local and regional), potential future transit opportunities, sidewalks/pedestrian paths, and bicycle paths, ensuring design and construction of "complete streets" that accommodate existing and future needs.

DP Policy 5.1: Encourage a comprehensive, multi-modal transportation planning approach C, FO, R

A comprehensive, multimodal approach to transportation planning can deliver a system and infrastructure designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and transit riders of all ages and

[17] See DCA Model Land Use Management Code Sec. 9-6-9 Mixed Use Activity Center Character District, 9-6-7 Pedestrian Retail District, and 7.6 Mixed Use District

abilities must be able to safely move along and across streets throughout Catoosa County. Roadway planning design and street operations must meet regional transportation goals while embracing neighborhoods and considering the adjacent uses of land. This process respects traditional street design objectives for safety, efficiency, capacity and maintenance while integrating community objectives and values relating to compatibility. It does so by linking sense of place, urban design, cost and environmental impact.

- ***DP Strategy 5.1.1:*** *Develop a Joint Countywide Multi-modal Transportation Plan, in coordination with GDOT, NWGRC, C-HC/NG TPO; to further define long-term needs that support the Regional Transportation Plan and develop streets, pedestrian paths, bike lanes/paths, and public transit that contribute to a system of fully-connected and interesting routes.* C, FO, R
- ***DP Strategy 5.1.2:*** *Review road design standards ensure their ability to encourage "complete streets," by accommodating all modes of travel, while still providing flexibility to allow designers to tailor the project to unique circumstances.*[18] C, FO, R
- ***DP Strategy 5.1.3:*** *Develop Context Sensitive Design guidelines that describe appropriate roadway and access management standards. These guidelines should link the form and function of different street types with surrounding land uses to promote orderly and efficient traffic circulation along corridors identified in the Future Development Guide.* C, FO, R
- ***DP Strategy 5.1.4:*** *Consider traffic impact of new development as part of the permitting process. This enables local governments to determine the transportation demands of development proposals and provide for reduction of adverse impacts on the transportation system.*[19] C, FO, R
- ***DP Strategy 5.1.5:*** *Establish a countywide traffic calming program that involves physical improvements designed to decrease traffic speed and increase the walkability of roadways and can include raised crosswalks, narrower traffic lanes, addition of on-street parking and landscaped medians (also includes speed humps on neighborhood, non-collector streets).* C, FO, R

DP Policy 5.2: Improve safety and efficiency of existing corridors C, FO, R

Established corridors would benefit from a series of operational improvements such as a more sophisticated traffic signal synchronization system, increased access management (access points to homes and businesses along busy corridors), and expansion, where needed, of ROW to include dedicated left-turn lanes, bicycle lanes, curb/gutter, and sidewalks. These types of improvements could significantly enhance both the safety and efficiency of the existing system. .

- ***DP Strategy 5.2.1:*** *Develop access management plans for established corridors such as US-27/Lafayette Road, US-41/US-76/Ringgold Road could provide order to what have become (in some locations) continuous curb cuts on each side of the street resulting in unattractive, pedestrian-unfriendly, confusing roadways (a Multi-Modal Transportation Plan could further define/prioritize locations in need of access management plans).* C, FO, R
- ***DP Strategy 5.2.2:*** *Seek to improve railroad crossings at key locations, in concert with the Federal Rail Authority.* C, FO, R
- ***DP Strategy 5.2.3:*** *Continue to identify traffic signalization and timing improvements. Synchronization of traffic signals would help smooth traffic flow, reduce congestion, and improve travel times at peak traffic hours. The net result would be a more enjoyable driving experience, less fuel waste, lower vehicular emissions, and time savings for residents, workers, and businesses* C, FO, R
- ***DP Strategy 5.2.4:*** *Establish an ongoing pavement management program to maintain safe roadway conditions.* C, FO, R

[18] See more information from the National Complete Streets Coalition website: http://www.completestreets.org/
[19] See DCA Model Land Use Management Code Sec. 5-6 Traffic Impact Study

DP Policy 5.3: Promote interconnected network of streets C, FO, R

New development/redevelopment should both create an interconnected street network that connects to existing adjacent development, allowing for more than one way in and one way out, while allows providing for multiple route options within the development.

- ***DP Strategy 5.3.1:*** *Adopt street and site connectivity standards that require an interconnected public street network within new developments and that require new streets and neighborhoods to link to existing public streets and adjacent neighborhoods.* C, FO, R
- ***DP Strategy 5.3.2:*** *Integrate a Corridor Map into long-range planning (that supports the Multi-modal Transportation Plan) to designate where the construction and improvement of transportation facilities (especially arterials and collector/connector streets) is expected indicating the right-of-way of planned transportation facilities.*[20] C, FO, R

DP Policy 5.4: Promote a more walkable community C, FO, R

Sidewalks, greenways, trails of all sorts, appropriately placed crosswalks, and other pedestrian linkages can make Catoosa County communities more walkable and provide opportunities for investment in existing communities that in turn spurs redevelopment and revitalization. This bicycle and pedestrian infrastructure should provide urban and suburban area neighborhoods with safe connections to commercial areas (including Downtown Ringgold and Downtown Fort Oglethorpe), parks (including Chattanooga and Chickamauga National Battlefield) and recreation areas, schools, and other civic institutions.

- ***DP Strategy 5.4.1:*** *Prepare existing conditions analysis of existing sidewalks (and other pedestrian facilities) to identify substandard facilities and prioritize repair/replacement projects to identify and prioritize areas appropriate for new sidewalks and multi-use trails.* C, FO, R
- ***DP Strategy 5.4.2:*** *Adopt pedestrian connectivity standards for new developments. These standards should create an interconnected public sidewalk and trail network within new developments and should enhance connectivity area wide by linking new sidewalks and trails and to existing sidewalks and trails in adjacent neighborhoods. Additionally, establish appropriate standards for neighborhoods, corridors and centers since their form and function are different.* C, FO, R
- ***DP Strategy 5.4.3:*** *Amend zoning and/or subdivision regulations to require installation of bicycle and pedestrian facilities (sidewalks, trails, etc.) as components of all new development and redevelopment projects.* C, FO, R
- ***See DP Strategy 5.1.3***

DP Policy 5.5: Promote a more bike-friendly community C, FO, R

Biking should become a safe and convenient transportation option and recreation activity throughout Catoosa County by ensuring safe, adequate and well-designed facilities are provided for bikes, including pavement markings, signage and intersection crossings.

- ***DP Strategy 5.5.1:*** *Prepare existing conditions analysis of existing bicycle facilities to identify and prioritize areas appropriate for new bicycle facilities.* C, FO, R
- ***DP Strategy 5.5.2:*** *Amend zoning and/or subdivision regulations to require installation of bicycle facilities as a component of all new development and redevelopment projects.* C, FO, R
- ***DP Strategy 5.5.3:*** *Strengthen relationship with Bike! Walk! Northwest Georgia, a regional advocacy group, promotes supportive and inclusive bicycle and pedestrian policies and facilitates coordinated planning throughout the Northwest Georgia Region and could provide individual assistance to*

[20] See DCA Model Land Use Management Code Sec. 8-2 Corridor Map

Catoosa County communities. [C, FO, R] Catoosa County, Fort Oglethorpe, and Ringgold postponed this item in 2015.

DP Policy 5.6: Provide comprehensive public transportation options in Catoosa County [C, FO, R]

Catoosa County should provide safe and convenient transportation service to allow residents and visitors to meet their daily needs without a private automobile. Coordinate with Chattanooga Area Regional Transit Authority (CARTA) to expand local and regional public transportation service to Catoosa County

- ***DP Strategy 5.6.1:*** *Conduct public transportation study, in coordination with CARTA, NWRGC, GDOT, TDOT and C-HC/NG TPO. The study should identify destinations, feasibility and types of public transportation such as commuter rail, buses, shuttles and taxi services. Among the transit corridors to consider are:* [C, FO, R]
  - *A local fixed route transit system could increase mode choices for a variety of trips. Transportation choices offer options for a variety of users, including those without a car, to access work, shopping, medical or personal business destinations (including a SR-2/Battlefield Parkway corridor route).*
  - *US-41/US-76 Ringgold Road bus line connecting East Ridge, Ringgold and unincorporated Catoosa County (including the Graysville area) to Downtown Chattanooga (in coordination with the City of East Ridge)*
  - *Extension of either the No. 9 or No. 13 CARTA bus line along US-27/Lafayette Road and connecting Rossville, Fort Oglethorpe and unincorporated Catoosa County (including Lakeview) to Downtown Chattanooga (in coordination with the City of Rossville)*
  - *I-75 Express Routes linking Catoosa County to Downtown Chattanooga (via I24) and Hamilton Place (similar to existing I-24 and I-75 in Tennessee Express Routes).*

    [Catoosa County, Fort Oglethorpe, and Ringgold dropped this item in the 2015 update].

- ***DP Strategy 5.6.2:*** *Coordinate with TDOT and GDOT to promote high-speed rail corridor between Atlanta and Chattanooga that will be in the best interest of Catoosa County.* [C, FO, R] **[Catoosa County, Fort Oglethorpe, and Ringgold dropped this item in the 2015 update].**

DP Goal 6: Efficient use of existing and proposed community facilities [C, FO, R]

The availability of water, wastewater, fire protection and emergency services, police protection, parks and other utilities and services affects the safety and quality of life for residents as well as the economic stability of the community. Catoosa County, Fort Oglethorpe and Ringgold will promote a development pattern that provides for long-term development needs, while achieving a cost-effective provision of public infrastructure and facilities.

DP Policy 6.1: Maximize efficient use of existing and planned utility infrastructure

Having public water and sewer in place can encourage growth in desired areas, while the absence of such infrastructure can limit growth in areas where the community envisions preservation of rural character and protection of natural resources. With that in mind, development activity should be encourage in areas already served by public utilities to maximize public investments in the current infrastructure system and to limit capital improvement expenditures on new infrastructure. Planned wastewater treatment and collection infrastructure and other utility improvements can accommodate desired growth opportunities in areas envisioned for suburban and urban growth, as long as land use and infrastructure planning are consistently coordinated.

- ***DP Strategy 6.1.1:*** *Amend development regulations to ensure capital improvements needed to accommodate future development are provided concurrent with new development. Establish*

adequate public facilities standards controlling the timing and location of new development by coordinating development permits with availability of public facilities to serve the development. Ensure capital improvements needed to accommodate future development are provided concurrent with new development and prohibit development unless adequate infrastructure is in place or can be provided by the developer. C, FO, R

- ***DP Strategy 6.1.2:*** *Follow Future Development Guide and Map to determine infrastructure expansion areas that are appropriate for new development and redevelopment. Extend utilities to reach developable areas within Urban and Suburban development categories.* C, FO, R
- ***DP Strategy 6.1.3:*** *Promote orderly expansion of water and sewer services. Effectively managing growth and governmental expenditures through planned, phased expansion of infrastructure guided by community vision.* C, FO, R

DP Policy 6.2: Encourage the prominent placement of important civic and institutional buildings C, FO, R

New civic buildings, such as City Hall, police and fire stations, and churches, should be located prominently in activity centers, corridors and neighborhoods to promote civic pride and activity. Additionally, they should be designed and located to be accessed by walking, biking, driving and public transportation.

DP Strategy 6.2.1: *Coordinate the location and construction of new civic building in activity centers, corridors and neighborhoods.* C, FO, R

DP Goal 7: Impacts mitigated for special uses C, FO, R

Create appropriate areas for special use districts or large single use areas that require special design considerations allowing for management of unique circumstances that either negatively impact adjacent development, in the case of industrial development, or compliment surrounding development patterns, such as office park developments, with appropriate design strategies.

DP Policy 7.1: Manage industrial and high impact uses with appropriate site design C, FO, R

Use site design to mitigate the potentially negative impact of industrial and other high impact uses on surrounding neighborhoods, corridors and open space.

- ***DP Strategy 7.1.1:*** *Encourage the location of industrial and other high impact development in specially designated clusters to mitigate negative impacts on adjacent development as identified in the Future Development Guide and Map.* C, FO, R

DP Policy 7.2: Manage major institutional and office use with appropriate site design C, FO, R

Use site design to integrate special job centers with adjacent neighborhoods, corridors and open space – making these institutional and office concentrations accessible and a positive benefit to surrounding development.

- ***DP Strategy 7.2.1:*** *Review and amend zoning and subdivision regulations to ensure street and sidewalk connections between neighborhoods and new major institutional and office development.* C, FO, R

DP Policy 7.3: Encourage Revitalization and redevelopment of Brownfields. C, FO, R

Focus efforts to clean up vacant, underutilized or abandoned Brownfield sites and prepare redevelopment plans specific to each site to guide future improvements.

- ***DP Strategy 7.3.1****: Conduct an inventory of vacant Brownfield land to identify sites that are suitable for development and redevelopment.* [C, FO, R]
- ***DP Strategy 7.3.2:*** *In conjunction with stakeholders, identify the Brownfield sites with the greatest potential for redevelopment and the greatest community benefit. Develop small area plans for the priority sites that provide needed amenities, use existing infrastructure and complement community character. Make plans available to developers. If feasible and appropriate for the area, offer development incentives like density bonuses, discount fees and permit fast-tracking.* [C, FO, R]

2. Resource Conservation

Primary Needs and Opportunities

NO 18 Potential for development of environmentally and culturally-sensitive areas – Development of steep slopes, viewsheds and remaining county farmland has the potential to alter the county's rural character and compromise environmental quality. Recent development has occurred in these environmentally-sensitive areas as well as within historic neighborhoods. The following were heavily emphasized during the public participation process for this plan:

- Development of and continued growth pressure on farmland, slopes and historic areas/neighborhoods (including the potential for ridge development)
- Clear cutting, tree preservation
- Flooding/development in flood prone areas
- New development in previously rural areas of the county is contributing to the disappearance of rural scenery in and around the community.

NO 19 Limited availability of historic preservation tools – Limited protection currently exists for historic resources in Catoosa County beyond the locally-designated historic district in Fort Oglethorpe, government-owned property, and managed sites. Stakeholders in 2015 said that this was not currently a problem. In 2015 stakeholders from Catoosa and Ringgold indicated that these historic districts may not be necessary in those two jurisdictions.

NO 20 Greenspace, parks and trails – The need for parks and greenspace preservation will increase as growth continues countywide. Future parks should provide outdoor recreation opportunities for all age groups. With the exception of the National Military Park, few countywide options exist that offer the public easily-accessible park, recreation, and greenspace. Local trail systems, state-designated bike routes, and existing trails in adjacent jurisdictions do not currently link to one another. See NO 19 above; in 2015, Ringgold and Catoosa County are not interested in adopting a historic preservation ordinance.

NO 21 Brownfield areas – Some industrial sites, former gas stations and other abandoned or contaminated properties are potential brownfields. Redevelopment will require special attention to requirements for brownfield evaluation and potential cleanup. An inventory of potential brownfield sites is not currently available for the county. In 2015 Catoosa County indicates that they have very few brownfields and will deal with them on a case-by-case basis. Fort Oglethorpe indicates that they have no brownfields. Ringgold has completed its inventory and plans to take care of its brownfields in the next 5 years.

NO 22 Regulations in place that protect environmental features – Catoosa County, Fort Oglethorpe and have adopted the state's recommended environmental planning criteria. These include provisions for *watershed protection*, *groundwater recharge areas*, and *wetlands*. Ringgold has not adopted the environmental planning criteria. Each government has also adopted flood hazard, *soil erosion and sedimentation control*, and *stormwater management* ordinances to protect floodplains, wetlands, water resources and soil.

NO 23 Locally-designated historic ordinance in Fort Oglethorpe –Fort Oglethorpe has a government-appointed historic preservation commission. As a result, the city is classified by the state as a Certified Local Government (CLG), making the city eligible to receive federal historic preservation grant funds. Catoosa County and Ringgold could become eligible to apply to the CLG Program if they adopt historic preservation ordinances and appoint historic preservation commissions.

Goals, Policies and Strategies

[C]=Catoosa County, [FO]= Fort Oglethorpe, [R]=Ringgold, numbers in superscript are footnotes at bottom of page

RC Goal 1: Preserve natural resources and environmentally sensitive areas [C, FO, R]

Catoosa County's many natural features (e.g. ridges, waterways, green spaces, tree canopies, etc.) are critical assets that must be preserved and protected. The boundaries defined by these natural features create a framework within which growth and development may occur and natural features have the potential to establish natural linkages within the county. Recognition is vital that the preservation of open space and natural features has a connection to sound environmental stewardship and long-term health and safety concerns, as well as impacts on economic development and community livability.

RC Policy 1.1: Preserve Taylor's Ridge and other significant ridge lines in Catoosa County [C, FO, R]

Taylor's Ridge is among Catoosa County's most dramatic and beloved natural resources. The tree-covered slopes of this ridge are a defining symbol of the county, region and metropolitan area and among the many reasons new residents move to the county. Preservation of the slopes and tree lines are necessary to maintain Taylor's Ridge and other major ridges and steep slopes.

- ***RC Strategy 1.1.1:*** *Review existing regulations and, if needed, adopt Hillside/Ridgeline protection development standards that allow for reasonable hillside use that complements natural and visual character of the community while preventing development that would cause erosion sedimentation, severe tree cutting or scaring.*[21] [C, FO, R]

RC Policy 1.2: Maintain tree canopy [C, FO, R]

Adoption of a well-crafted ordinance can provide tree protection and replacement measures for new development. Tree canopies in established neighborhoods and along established corridors are an important element of neighborhood character and offer protection from the sun, slow down runoff of rainwater and help define the outdoor spaces. Remaining tree canopies are vulnerable to large-scale removal in many neighborhoods since existing tools for managing development provide little protection for mature trees.

- ***RC Strategy 1.2.1:*** *Review existing regulations and, if needed, adopt Tree protection ordinance requiring preservation of significant portions of trees on a new development site.*[22] [C, FO, R]

RC Policy 1.3: Protect environmentally sensitive areas [C, FO, R]

Preserve and protect important natural features such as forests, steep slopes, water features, scenic natural views and other environmentally sensitive areas. These areas should be protected with public parks, conservation easements and site designs that preserve these precious resources to the greatest extent possible.

- ***RC Strategy 1.3.1:*** *Discourage development in environmentally sensitive areas, as delineated in the Natural development category identified in the Future Development Guide and Map.*
- ***RC Strategy 1.3.2:*** *Explore regional-level partnerships to protect and enhance the natural environment, without being tied to political boundaries.* [C, FO, R] **[Catoosa County, Fort Oglethorpe, and Ringgold dropped this item in the 2015 update]**.

[21] See DCA Model Land Use Management Code Sec 3-4 Hillside/Ridgeline Protection
[22] See DCA Model Land Use Management Code Sec 3-4 Tree Protection

- ***RC Strategy 1.3.3:*** *Create conservation easement program and promote conservation easements and conservation tax credits by landowners to help preserve environmentally-sensitive lands.* C, FO, R
  [Catoosa County, Fort Oglethorpe, and Ringgold dropped this item in the 2015 update]
- ***RC Strategy 1.3.4:*** *Review and update, as needed, site design requirements for open space. Site design requirements should, to the greatest extent possible, preserve environmentally sensitive areas and allow for continuity of environmental features.* C, FO, R
- ***RC Strategy 1.3.5:*** *Enlist land trusts for open space preservation. Non-profit land trusts working with communities to help save community's land heritage through voluntary land conservation.* C, FO, R
  [**Catoosa County, Fort Oglethorpe, and Ringgold dropped this item in the 2015 update**]
- ***RC Strategy 1.3.6:*** *Pursue public purchase of environmentally-sensitive lands for creating of wildlife areas, nature preserves and public parks.* C, FO, R
- ***See RC Strategy 4.1.9:*** *Explore tools to protect historic buildings and sites.* C, FO, R

RC Policy 1.4: Provide residents and visitors with the opportunity to connect with nature for enjoyment, recreation and economic activity C, FO, R

Make access to natural areas an important part of the community for recreation and economic activity. Coordinate the creation of a greenway system that can connect residents to important natural resources that builds off of the success of (and could one day connect) trails currently in use in Ringgold, Fort Oglethorpe and Chattanooga.

- ***RC Strategy 1.4.1:*** *Develop a Countywide Greenway System Master Plan that provides a vision for a comprehensive greenway system that supplements the system of community and regional parks operated by the cities, county and other recreation associations.*[23] C, FO, R Catoosa postponed this item in 2015, and Ft. Oglethorpe and Ringgold dropped it.

RC Policy 1.5: Preserve and enhance a range of open spaces including viewsheds C, FO, R

Open spaces, pastures and viewsheds should be available and easily accessible by all residents to enjoy.

- ***See DP Strategy 1.1.2:*** *Develop a Rural Corridor Overlay District.*[24]
- ***See DP Strategy 1.1.4:*** *Encourage Conservation Subdivisions*[25]
- ***See RC Strategy 1.1.1:*** *Hillside/Ridgeline protection development standards*[26]

RC Policy 1.6: Improve water quality protection C, FO, R

Support the health and natural functions of waterways by revitalizing creeks, streams, rivers and other natural water bodies as well as protecting waterways and groundwater from septic waste, stormwater runoff and construction debris.

- ***RC Strategy 1.6.1:*** *Require riparian buffers; requiring strips of land along banks of streams or rivers to be set aside from development to protect water quality.* C, FO, R
- ***RC Strategy 1.6.2:*** *Discourage development in environmentally sensitive areas, as delineated in the Natural development category identified in the Future Development Guide and Map.* C, FO, R

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[23] The Countywide Greenway System Master Plan should incorporate the South and west Chickamauga Creek Greenway master Plan prepared for Catoosa County in 1998. In addition it would incorporate existing trails located in Fort Oglethorpe and Ringgold.
[24] See DCA Model Land Use Management Code Sec. 7-8 Scenic Corridor Overlay District
[25] See DCA Model Land Use Management Code Sec. 8-1 (Rural Clustering) and Sec. 9-6-1 (Conservation Character District)
[26] See DCA Model Land Use Management Code Sec 3-4 Hillside/Ridgeline Protection

- ***RC Strategy 1.6.3:*** *Utilize public parks, conservation easements, site design and other land preservation tools to preserve land adjacent to streams and other important water bodies.* C, FO, R Catoosa County, Fort Oglethorpe, and Ringgold dropped this item in 2015.

- ***RC Strategy 1.6.4:*** *Continue to enforce sediment and erosion control requirements to mitigate negative impacts of construction site run-off on waterways.* C, FO, R **[Catoosa County, Fort Oglethorpe, and Ringgold dropped this item in the 2015update]**

- ***RC Strategy 1.6.5:*** *Continue to incorporate best management practices for effective stormwater management, site development, and landscaping.* C, FO, R **[Catoosa County, Fort Oglethorpe, and Ringgold dropped this item in the 2015update]**.

- ***RC Strategy 1.6.6:*** *Develop jointly a countywide inventory and condition assessment of existing individual septic systems.* C, FO, R
- ***RC Strategy 1.6.7:*** *Develop jointly a countywide mandatory septic tank maintenance program.* C, FO, R

RC Goal 2: Sustainable sites and buildings C, FO, R

Create development patterns that reduce energy consumption and mitigate the impacts of development on the environment

RC Policy 2.1: Encourage green building design, technology and sustainable site design C, FO, R

Promote energy efficiency and conservation using sustainable construction practices. Use site design strategies, such as stormwater management, wastewater management, heat island mitigation and light pollution mitigation, to reduce the impact of development on the environment.

- ***RC Strategy 2.1.1:*** *Examine building codes to identify means of introducing incentives and requirements for the use of "green" materials, systems, and practices.* C, FO, R
- ***RC Strategy 2.1.2:*** *Develop a Sustainable Site Design Guide to describe sustainable site design best practices.* C, FO, R
- ***RC Strategy 2.1.3:*** *Develop sustainable green design for new public buildings (and facilities) to create environmentally-sound and resource-efficient facilities using an integrated approach to design that promotes resource conservation, reduces cost of operation and maintenance, and addresses issues such as historic preservation, access to public transit and other community infrastructure systems. Incorporate green, environmentally-friendly technology into day-to-day operations. This includes becoming less dependence on fossil fuels by replacing low-millage vehicles with more fuel-efficient models (e.g. hybrids) as well as better reuse of waste, incorporation of solar energy, etc.* C, FO, R

RC Goal 3: Reduce solid waste C, FO, R

Improve solid waste collection, treatment and management service to enhance environmental stewardship.

RC Policy 3.1: Support recycling efforts and improved participation C, FO, R

Recycling of solid waste such as glass, plastic, paper and cardboard is encouraged countywide to promote environmental stewardship and reduce the demand for securing locations for permanent waste disposal.

- ***RC Strategy 3.1.1:*** *Study the feasibility of establishing/expanding a citywide recycling and materials collection system.* C, FO, R **[Catoosa County, Fort Oglethorpe, and Ringgold dropped this item in the 2015 update].**
- ***RC Strategy 3.1.2:*** *Continue to promote the Catoosa County Solid Waste Management Plan and establish supporting programs.* C, FO, R
- ***RC Strategy 3.1.3:*** *Require on-site recycling facilities with new multifamily, commercial, industrial and institutional development for use by employees and residents.* C, FO, R
- ***RC Strategy 3.1.4:*** *Consider expanding municipal recycling to include placing recycling receptacles in public spaces such as government buildings, public parks and downtown areas.* C, FO, R **[Catoosa County, Fort Oglethorpe, and Ringgold dropped this item in the 2015 update]**
- ***RC Strategy 3.1.5:*** *Adopt measures to reduce solid waste and encourage recycling at all local-government-maintained properties.* C, FO, R

RC Policy 3.2: Reduce illegal dumping of trash and hazardous waste C, FO, R

Illegal dumping sites in the county should be quickly located and mitigated to protect environmental damage and protect water quality.

- ***RC Strategy 3.2.1:*** *Develop a program to assist in locating and cleaning up illegal open dump sites.* C, FO, R **[Catoosa County, Fort Oglethorpe, and Ringgold dropped this item in the 2015 update].**
- ***See DP Strategy 2.3.4:*** *Establish an environmental court.*

RC Goal 4: Preservation of historic and cultural resources C, FO, R

Catoosa County's historic sites and neighborhoods highlight the community's rich history and character and contribute to overall the overall sense of place. Preservation of these community assets provide current and future residents and visitors with an enjoyable, educational glimpse into the county's past.

RC Policy 4.1: Promote preservation of historic structures and places C, FO, R

Catoosa County's historic structures and sites highlight the area's history, as well as social and cultural identity. Approximately 16% of the countywide housing stock is at or reaching the age (50+ years old) when structures, generally, may be eligible for listing on the National Register of Historic Places. Promotion of these structures and sites allow the community and visitors an opportunity to learn about the history and culture of Catoosa County. Historic structures and sites should be identified and preserved to ensure that residents, visitors and future generations continue to have the opportunity to enjoy and experience these places.

- ***RC Strategy 4.1.1:*** *Conduct countywide historic and cultural resources inventory to identify existing historic resources.* C, FO, R **[Catoosa County, Fort Oglethorpe, and Ringgold dropped this item in the 2015 update].**
- ***RC Strategy 4.1.2:*** *Coordinate with local, state and regional historical societies to nominate eligible properties to the National Register of Historic Places.* C, FO, R
- ***RC Strategy 4.1.3:*** *Seek local designation of historic properties to ensure long-term preservation of the resources, and/or identify incentives for their preservation (e.g. building façade easements).* C, FO, R
- ***RC Strategy 4.1.4:*** *Create incentives for historic building restoration, encouraging renovation versus demolition of historic properties.* C, FO, R

- ***RC Strategy 4.1.5:*** *Adopt an Historic Preservation Ordinance requiring protection of locally-designated historic properties and districts*[27] C, R
- ***RC Strategy 4.1.6*** *Promote use of federal historic housing rehabilitation tax credits. Property owners have the potential to take advantage of two Federal tax incentive programs: the Rehabilitation Investment Tax Credit program (RITC), which effectively reduces the costs of rehabilitation to an owner of a historic income-producing property, and the charitable contribution deduction, which is a donation of the historic value of a structure and is available to owners of residential and income-producing properties.* C, FO, R **[Catoosa dropped this item in 2015, and Fort Oglethorpe and Ringgold postponed it]**
- ***RC Strategy 4.1.7:*** *Establish historic/cultural markers program.* C, FO, R
- ***RC Strategy 4.1.8:*** *Create local tour guide for historic and cultural resources coordinated among cities and county.* C, FO, R **[Catoosa County, Fort Oglethorpe, and Ringgold postponed this item in the 2015 update]**
- ***RC Strategy 4.1.9:*** *Explore available tools to assist with protection and acquisition of historic buildings and sites including the creation of revolving funds for repair and acquisition of properties, façade or conservation easement negotiation, utilization of federal funds (e.g. Land and Water Conservation Fund, Transportation Enhancement Program,) promotion of conservation tax credits for use by private land owners holding portions of battlefield sites, and the DCA Regionally Important Resource (RIR) Program for historic and natural resources.* C, FO, R
- ***See DP Strategy 3.2.2:*** *Establish a Ringgold locally-designated historic district* R

RC Policy 4.2: Promote public art C

Use public art in public places to encourage and support the arts, enhance visual character of the community, establish a sense of place.

- ***RC Strategy 4.2.1:*** *Create public art program. Public art should be a part of public spaces to foster community pride and improve the visual attractiveness of public spaces.* C **[Catoosa County dropped this item in the 2015 update]**

[27] See DCA Model Land Use Management Code Sec 9-4 Historic Preservation Ordinance

3. Social and Economic Development

Primary Needs and Opportunities

NO 24 Bedroom community – Catoosa County largely remains a Chattanooga bedroom community. Much of the county's labor force commutes to Tennessee for work. The challenge remains for the county to balance residential growth with retail and commercial development. Residential growth has, to date, dominated countywide development. County officials acknowledge that residential development alone fails to adequately fund suburban and urban-scale government services. The lack of jobs in the county also creates a lack of physical convenience and accessibility of jobs to workforce.

NO 25 Desire for more retail, services, entertainment, dining – The community appreciates the retail, restaurant, and entertainment establishments offered in Catoosa County, but feels the population and economic buying power warrant more choice, especially for higher-end options. Currently, the county loses sales tax dollars to Hamilton County and Whitfield County as residents leave the county to conduct business, enjoy a night on the town or shop.

NO 26 Lafayette Road and battlefield gateway – Lafayette Road provides a lackluster gateway to Chickamauga and Chattanooga National Military Park. The area also serves as the downtown for Fort Oglethorpe.

NO 27 Growing jobs/housing imbalance – An imbalance between location of available housing and location of major employment centers exists in Catoosa County. The countywide *jobs-housing unit balance* fell below the ideal range for 2000 and 2008. The number of jobs countywide has not kept pace with the number of residents, which means residents are increasingly traveling outside the county for employment.

NO 28 Few housing options beyond single-family detached – *Single-family detached* houses represent the largest portion of housing units countywide and within each city. The share of *single-family detached* and *mobile home* housing units countywide was higher than that of the state and nation in 2008. While new multi-family units have come online in recent years, the share of housing structures consisting of *10 units or more* represented only 3.4% countywide units, compared to 6.6% for the MSA and 9.3% for the state. Meanwhile, the proportion of multi-family units in Fort Oglethorpe and Ringgold was greater than the proportion of the state and nation in 2000.

NO 29 Increasing need for retirement and elderly housing – Approximately 30% of the Catoosa County residents were at or near retirement in 2008. Approximately 10% were at retirement age or older. These facts highlight the need for housing options and designs that address the needs of the elderly population.

NO 30 Access to I-75 and airports – Access to rail, I-75 and I-24 provide economic development opportunities. Proximity to the Chattanooga and Atlanta airports and amenities also create opportunities for economic development.

NO 31 I-75 corridor provides potential for retail and business park growth – The I-75 corridor can attract additional regional retail allowing residents to depend less on Chattanooga and Dalton for retail and service needs. The I-75 corridor can also attract business parks for corporate headquarters. Retail and business park growth would increase the tax base and shift the burden of funding government services from its heavy reliance on residential property taxes.

NO 32 Projected regional job growth for education and other employment sectors – Georgia Department of Labor projected employment increases of 5,000 jobs or more for each of the following subsectors in the Northwest Georgia Region from 2006 to 2016: *Educational services*, *food services and drinking places*, *telecommunications*, and *administrative and support services* subsectors.

NO 33 Technical college satellite campus for Catoosa County – Georgia Northwestern Technical College has plans to add a satellite campus in Fort Oglethorpe. The college has a workforce ready program allowing technical schools to assess needs and adapt training accordingly. They actively recruit new students for openings. By 2015 the Campus has been established where? In 2015 this facility in under construction on Georgia Highway 151 in Ringgold and is scheduled to open in 2016.

NO 34 Presence of local economic development advocates – Catoosa County has several development authorities that support economic development activity including Catoosa County Chamber of Commerce, Catoosa County Development Authority, Ringgold Downtown Development Authority, Fort Oglethorpe Downtown Development Authority and Northwest Georgia Joint Development Authority. In addition, several economic development programs and tools are available that use state and local resources to support economic growth and activity (e.g. business subsidies and tax credits, job training and higher education grants and scholarships).

NO 34A Accessibility for disabled persons -Improve ADA (Americans with Disabilities Act of 1990) compliance in all public facilities in the county and both cities (parking; ramps; doors; portable lift for pools, recreational facilities; accessible swing in playgrounds, etc.). This ongoing effort is required by law.

Goals, Policies and Strategies

[C]=Catoosa County, [FO]= Fort Oglethorpe, [R]=Ringgold, numbers in superscript are footnotes at bottom of page

SED Goal 1: Create a self-sufficient, sustainable economy [C, FO, R]

Catoosa County seeks a self-sufficient economy and continued shift from the status of a Chattanooga bedroom in order to provide a stable tax base, necessary community services and job opportunities. Continue to promote a range of job opportunities that meet the needs of residents and existing and prospective businesses are matched appropriately with the skills of the community.

SED Policy 1.1: Facilitate coordinated economic development

Economic development efforts coordinated among local, regional and state agencies and organizations will promote a stable tax base, necessary community services, and job opportunities. New retail and shopping development make it possible for residents to shop and conduct more business in their own community without crossing state or county lines. Expanded job opportunities give residents more employment options close to home.

- ***SED Strategy 1.1.1:*** *Develop a countywide master plan for economic development (planning process was underway in 2010-2011) that provides a proactive set of goals, policies and measurable strategies.* [C, FO, R]

SED Policy 1.2: Focus different types of economic development opportunities in appropriate areas

Guide economic development investment and activity using the Future Development Guide and Map.

- ***SED Strategy 1.2.1:*** *Encourage location of small to moderate scale commercial activity at nodes within the Suburban and Urban Development Categories to maximize the efficient use of existing transportation systems.*
- ***SED Strategy 1.2.2:*** *Encourage location of major commercial activity along the corridors and within the centers identified in the Future Development Guide and Map.* [C, FO, R]
- ***SED Strategy 1.2.3:*** *Encourage location of small business development along the corridors and within the centers and appropriate districts identified in the Future Development Guide and Map.* [C, FO, R]
- ***SED Strategy 1.2.4:*** *Encourage location of large business and industrial facilities within the special districts identified in the Future Development Guide and Map.* [C, FO, R]

SED Policy 1.3: Encourage mixed-use activity centers and corridors [C, FO, R]

Promote mixed-use development that locates job opportunities in close proximity to places to live.

- ***SED Strategy 1.3.1:*** *Actively market center and corridor areas identified in the Future Development Guide and Map for small and medium sized businesses.* [C, FO, R] **[Catoosa County, Fort Oglethorpe, and Ringgold dropped this item in the 2015 update]**.
- ***SED Strategy 1.3.2:*** *Create public-private partnerships to develop revitalization plans and infrastructure improvements for underutilized centers and corridors.* [C, FO, R]

SED Policy 1.4: Promote development with a wider range of shopping, dining, and entertainment options in the county [C, FO, R]

Expand local shopping, dining and entertainment opportunities to meet the needs of residents, attract visitors to the community and improve the tax base.

- ***SED Strategy 1.4.1:*** *Focus restaurants and entertainment uses in centers and corridors identified in the Future Development Guide and Map.* [C, FO, R]
- ***SED Strategy 1.4.2:*** *Develop a marketing study to determine demand for shopping, dining and entertainment options.* [C, FO, R] **[Catoosa postponed, FT Oglethorpe dropped, and Ringgold completed this item in 2015]**

SED Policy 1.5: Promote Catoosa County as a regional economic center

Continue to establish Catoosa Count, especially 1-75 interchanges as well as SR-2/Battlefield Parkway, US-41US76/Ringgold Road, Cloud Springs Rd. and US-27/LaFayette Road corridors as regional economic centers.

SED Strategy 1.5.1: *Local and regional economic development authorities should continue to provide tools in addition to those currently available.* [C, FO, R]

- ***SED Strategy 1.5.2:*** *Coordinate working relationships with planning staff, local businesses and local economic development organizations to ensure new and existing business developments are in line with the principles of the Future Development Guide.* [C, FO, R] **[Catoosa County, Fort Oglethorpe, and Ringgold dropped this item in the 2015 update]**.
- ***SED Strategy 1.5.3:*** *Identify development incentives to encourage appropriate, job-creating business to locate in districts identified in the Future Development Guide.* [C, FO, R]
- ***SED Strategy 1.5.4:*** *Actively market districts identified in the Future Development Guide for concentrate areas of industrial and large-scale business development.* [C, FO, R]

SED Policy 1.6: Coordinate job training opportunities

Provide job training opportunities to increase the skill sets of Catoosa County's workforce and quality of life.

- ***SED Strategy 1.6.1:*** *Coordinate adult education opportunities that enhance the job skills of the workforce and that meet the needs of existing or desired businesses. Continue coordination with Georgia Northwestern Technical College and Dalton State College to build and strengthen relations and discuss innovative approaches to educational opportunities in the county.* [C, FO, R] **[Catoosa County, Fort Oglethorpe, and Ringgold completed this item by the 2015 update]**.

SED Policy 1.7: Ensure availability of adequate, developable land to support economic development [C, FO, R]

Guide new technological, industrial and commercial development to appropriate areas of the community

- ***SED Strategy 1.7.1:*** *Encourage new employment centers by providing the infrastructure necessary to accommodate new industry, while also remaining flexible to future economic shifts and needs* [C, FO, R]

SED Goal 2: Thriving tourism economy [C, FO, R]

Expand tourism efforts to take advantage of the natural beauty of Catoosa County as well as its historic and cultural attractions. Civil War enthusiasts flock to Catoosa County to experience attractions such as the Chickamauga and Chattanooga National Military Park. These attractions create a solid foundation for countywide and regional heritage tourism efforts.

SED Policy 2.1: Increase efforts to attract tourism [C, FO, R]

Increase efforts to draw tourists to Catoosa County attractions such as Chattanooga and Chickamauga National Military Park, historic sites, natural areas, etc.

- ***SED Strategy 2.1.1:*** *Promote Agritourism and Ecotourism to create opportunities for farms, nature preserves and other similar operations to promote land preservation, local revitalization and job creation using tourism.* [C, FO, R]
- ***SED Strategy 2.1.2:*** *Establish and promote efforts to revitalize downtown areas of Fort Oglethorpe and Ringgold* [FO, R]
- ***SED Strategy 2.1.3:*** *Establish marketing efforts that pair park-related activities with significant Native American sites and other county attractions. Coordination among the various preservation-related groups in the county can assist with these efforts.* [C, FO, R] **[Catoosa and Ft Oglethorpe dropped this item in 2015, and Ringgold postponed it]**.
- ***SED Strategy 2.1.4:*** *Pursue a Multiple Property National Historic listing of sites and districts associated with "Dixie Highway," US-41. Doing so could increase opportunities for grants and tax incentives on a wide range of structures and tourism-based sites.* [C, R]
- ***SED Strategy 2.1.5:*** *Continue coordination with US-27 alternative tourism route efforts.* [C, FO] **[Catoosa County and Fort Oglethorpe dropped this item in the 2015 update]**
- ***See DP Strategy 4.3.1:*** *Establish and enhance existing visual gateways.*
- ***See DP Strategy 4.3.2:*** *Establish wayfinding signage plans.*

SED Goal 3: Quality park and recreation facilities and activities [C, FO, R]

Availability of quality parks, community centers and recreation activities/programs supports active, healthy lifestyles for all ages and enhance quality of life for residents and visitors.

SED Policy 3.1: Support a coordinated system of parks and green space [C, FO, R]

Ensure the community has access to a range of parks and green spaces – from small pocket parks that serve the immediate neighborhood to large, regional parks that serve the entire community. Ensure existing parks are well-maintained and enhanced with new amenities.

- ***SED Strategy 3.1.1:*** *Develop incentives that encourage developers to create publicly accessible neighborhood parks as part of their development projects.* [C, FO, R]
- ***See DP Strategy 2.2.2:*** *Develop Parks, Recreation and Greenspace Master Plan*
- ***See RC Strategy 1.4.1:*** *Develop a Greenway System Master Plan*

SED Policy 3.2: Encourage provision of publicly-accessible parks and open space within new development [C, FO, R]

For areas where the community desires new neighborhoods and commercial development, new development tools are needed to promote the reservation of neighborhood and community parks, passive open space and other natural areas. Doing so would enhance neighborhoods by protecting natural resources and providing active and passive recreation opportunities.

- ***SED Strategy 3.3.1:*** *Review and update development regulations to include requirements for parks and open space in new developments. Require major developments to provide publicly accessible*

neighborhood parks and green space. Offer incentives for minor developments that provide portions development area for greenways, trails, or new public parks.

SED Policy 3.3: Support expansion of recreational programs that provide safe and healthy recreation opportunities for all ages

A variety of park and recreation facilities are available for residents of Catoosa County, however a coordinated expansion of options of both passive and active recreational facilities and programs would better meet the needs of families and a growing senior population. The system should offer facilities and recreational activities and enrichment/educational opportunities for all residents – young and old.

- ***SED Policy 3.4.1:*** *Include an assessment of existing park and recreation programs along with recommendations for future programs within the Parks, Recreation and Green Space Master Plan in order to ensure provision of recreation programs for all ages, including new programs for teenagers and young adults.*

SED Goal 4: Variety of quality housing options. C, FO, R

Promote a variety of housing choices– making it possible for all who work in the community to also live in the community including promotion of a variety housing types and price points for all ages and income.

SED Policy 4.1: Encourage housing diversity in new neighborhoods

The community should plan for a variety of housing products (styles and price points) as development occurs to meet the needs of traditional and non-traditional households (e.g. empty nesters, seniors, and young professionals without children). New housing development should provide a mix of housing types to meet differing lifestyle needs such as town homes, condominium units and two-bedroom single-family dwellings.

- ***SED Strategy 4.1.1:*** *Conduct housing study to identify the state of the current housing stock and the future housing needs countywide. This should include determining affordable housing needs countywide and allow for maintenance of residential cost balance so that workforce housing remains available for county residents in addition to accommodating affluent residents. In addition, determine what barriers exist and providing incentives may help address the mismatch between the location of available housing and major employment centers in the community. .* C, FO, R **[Catoosa County, Fort Oglethorpe, and Ringgold postponed this item in the 2015 update]**.

- ***SED Strategy 4.1.2:*** *Create incentives such as density bonuses or expedited permit processing development of affordable housing, mixed use development that includes multiple housing types and/or affordable housing options.* C, FO, R
- ***SED Strategy 4.1.3:*** *Permit development of accessory dwelling units or elderly cottage housing (i.e. granny flats) by-right in all residential areas. .* C, FO, R
- ***SED Strategy 4.1.4:*** *Develop incentives that encourage housing diversity. .* C, FO, R
- ***See DP Strategy 2.1.1:*** *Traditional Neighborhood Design principles.*[28]
- ***See DP Strategy 3.1.1:*** *Mixed use overlay zoning district.*[29] C, FO, R

[28] See DCA Model Land Use Management Code Sec. 9.6.5 Traditional Neighborhood Character District
[29] See DCA Model Land Use Management Code Sec. 9-6-9 Mixed Use Activity Center Character District, 9-6-7 Pedestrian Retail District, and 7.6 Mixed Use District

SED Policy 4.2: Promote "aging in place" housing options

- Senior housing developments that allow residents to "age in place" are encouraged. These developments should be located to provide and incorporate infrastructure to provide access to transit and sidewalks and allow seniors multi-modal opportunities.
- ***SED Strategy 4.2.1:*** *Permit development of accessory dwelling units or elderly cottage housing (i.e. granny flats) by-right in all residential areas.*
- ***SED Strategy 4.2.2:*** *Coordinate senior services and development*
- ***SED Strategy 4.2.3:*** *Encourage the location of senior housing and retirement homes near shopping and medical services.*

SED Policy 4.3: Promote high standards of construction for all housing in each jurisdiction

Ensure new home and home improvement construction makes homes healthy and safe.

- ***SED Strategy 4.3.1:*** *Review and update building codes and inspection procedures to create healthy and safe housing conditions.*

4. Government Relations

Primary Needs and Opportunities

NO 35 Redundant services – The cities and county provide some similar services that could potentially be provided jointly via intergovernmental agreements or department consolidation. Redundant services are often less efficient and more costly.

NO 36 Local politics – Participants at public meetings and in questionnaires voiced their displeasure for the spirit of local politics. Arguments between jurisdictions were noted most. In 2015 stakeholders felt this situation had improved, politics are still politics.

NO 37 Fire protection services – Fire protection has been a recently controversial topic as the county and its' municipalities are reexamining their service delivery strategy related to fire protection. By 2015 governments have coordinated to resolve this issue.

NO 38 Limited past involvement with TPO – Catoosa County has only recently become more involved in the Chattanooga-Hamilton County/North Georgia Transportation Planning Organization (TPO). Limited past involvement with this regional transportation planning agency has potentially hindered the county's efforts to increase federal and state spending on needed transportation projects in the county. The TPO is dedicated to maintaining a quality relationship with Catoosa County. In 2015 this problem is being resolved because local government has been attending TPO meetings and coordinating planning with the TPO.

NO 39 Annexation **and land use agreements** – Local jurisdictions have adopted resolutions that establish a process for disputes on property annexation, land use, access and property value assessments. In 2015 this is in place and running smoothly.

Goals, Policies and Strategies

[C]=Catoosa County, [FO]= Fort Oglethorpe, [R]=Ringgold, numbers in superscript are footnotes at bottom of page

GR Goal 1: Effective government communication with the public [C, FO, R]

Effective implementation of the *Community Agenda* requires ongoing communication between each jurisdiction and the public (e.g. citizens, property owners, business owners, etc.).

GR Policy 1.1: Effectively communicate *Community Agenda* implementation status with the public [C, FO, R]

Catoosa County, Fort Oglethorpe and Ringgold should work jointly to design and implement a public outreach program to inform the public about the progress of the Comprehensive Plan *Community Agenda* and when projects are being considered for implementation. This approach is also useful in enhancing public participation in government and knowledge of community decisions related to services and public infrastructure.

- ***GR Strategy 1.1.1:*** *Develop and implement a public outreach program with the focus of communicating the status of Community Agenda implementation. The program should incorporate the City's existing website and newsletter, while also creating mechanisms for feedback from the public, (including website comment opportunities, town hall meetings, and speaking to homeowner associations) and incorporate social media websites such as Facebook and Twitter to increase distribution of information.* [C, FO, R]

GR Goal 2: Effective coordination of all levels of government in Catoosa County [C, FO, R]

Enhance local governmental coordination between Catoosa County, Fort Oglethorpe and Ringgold to ensure orderly development and service delivery, including implementation of the vision, policies and strategies presented in this plan

GR Policy 2.1: Enhance municipal service delivery with coordination agreements or consolidation of duplicate services within Catoosa County [C, FO, R]

- ***GR Strategy 2.1.1:*** *Establish regular-scheduled joint meetings with Catoosa County, Fort Oglethorpe and Ringgold to address long-range needs as well as short-term issues and opportunities such as:* [C, FO, R]
  - *Effective use of the Service Delivery Strategy establishing a strategy for future provision of local services that promotes effectiveness, cost efficiency and funding equity.*
  - *Identify joint planning areas (annexation, municipal incorporation or joint service delivery areas)*
  - *Establish joint processes for collaborative planning and decision making: Location and extension of public facilities with the entities responsible for provision and maintenance of the public facilities; siting facilities with countywide significance such as water supply reservoirs, water and wastewater treatment plants and solid waste disposal facilities.*
- ***GR Strategy 2.1.2:*** *Consider jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection and code enforcement.*[30] [C, FO, R]
- ***GR Strategy 2.1.3:*** *Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services* [C, FO, R]

[30] See DCA Model Code 10-5

GR Policy 2.2: Promote partnerships between local governments and school board [C, FO, R]

Work with Catoosa County Schools to achieve the mutual goals and policies and to efficiently plan for development in the community as a whole and not as individual parts

- ***GR Strategy 2.2.1:*** *Coordinate school site selection.*

GR Goal 3: Regional planning coordination [C, FO, R]

Emphasize regional coordination to assist in setting regional priorities, identify shared needs, and find collaborative solutions, particularly related to problems or services that transcend local jurisdiction boundaries (e.g. transit service, water resources)

GR Policy 3.1: Increase land use, transportation and infrastructure coordination with jurisdictions adjacent to Catoosa County [C, FO, R]

Refine communication and coordination efforts with Chattanooga-Hamilton County, East Ridge, Chickamauga, Walker County and Whitfield County regarding development activity to ensure orderly and efficient development patterns.

- ***GR Strategy 3.1.1:*** *Establish regular-scheduled joint meetings jurisdictions adjacent to Catoosa County (and Fort Oglethorpe) to address long-range needs as well as short-term issues and opportunities* [C, FO,
- ***GR Strategy 3.1.2:*** *Continue the successful coordination for financing of economic development and infrastructure with SPLOST-funded projects.* [C, FO, R]

GR Policy 3.2: Emphasize coordination with regional and state agencies [C, FO, R]

Develop and/or maintain working relationships with Chattanooga-Hamilton County/North Georgia Transportation Planning Organization (TPO), Northwest Georgia Water Planning District, and Northwest Georgia Regional Commission to assist in setting regional priorities, identify shared needs, and find collaborative solutions, particularly related to problems that transcend local jurisdiction boundaries.

- ***GR Strategy 2.1.1:*** *Local jurisdictions should continue to be actively involved in ongoing transportation planning activities with the TPO. Transportation issues affect everyone and are the foundation for many home purchases, employment selections and economic development decisions.* [C, FO, R]
- ***GR Strategy 2.1.2:*** *Continue to work with the Northwest Georgia Regional Commission to coordinate planning and development efforts in the region.* [C, FO, R]
- ***GR Strategy 2.1.3:*** *Work with state and federal agencies to identify funding opportunities for community development and transportation needs.* [C, FO, R]
- ***GR Strategy 2.1.4:*** *Coordination with water planning districts. Establish local goals and implementation programs consistent with the water planning goals and objectives.* [C, FO, R]

Land Use/Future Development Guide

Figure 5. Stores on Nashville Street, Ringgold.

The 2011 Comprehensive Plan used future development maps with character areas to describe and plan land use in the county. Character area planning combines form and function to define distinct areas in a community and move the community toward its vision. The goal is to identify overall patterns of development, not just individual land uses on a lot-by-lot basis. A character area has unique characteristics, holds potential to develop into a unique area when given planning and guidance, or must be cared for in special ways because of its particular development issues. Character area planning gives consideration to geographical features, like floodplains and existing greenspace, when planning future development.

The 2011 Comprehensive Plan also followed the Transect Model, where character areas run the gamut from the least developed, most rural area, "Natural Open Space", to the most developed areas, which are urban areas. Future development maps graphically guide managers in planning commercial, industrial, residential, and recreational development with the geography and existing land uses in mind.

Figure 7. Hayfield at Chickamauga National Military Park, Fort Oglethorpe.

Figure 6. Catoosa County Government Building, Ringgold.

Development Categories

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

Summary of Development Categories

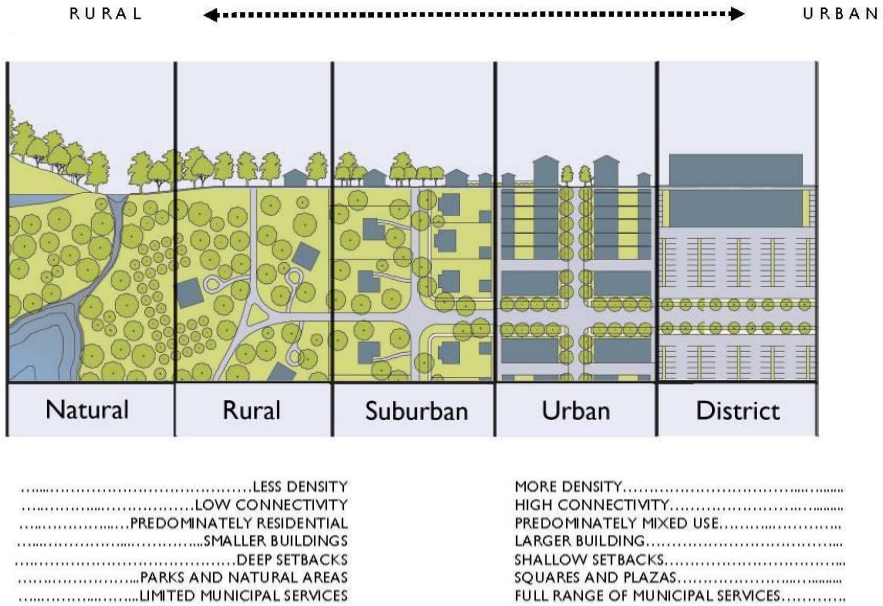


Image courtesy of Duany Plater-Zyberk and Company

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

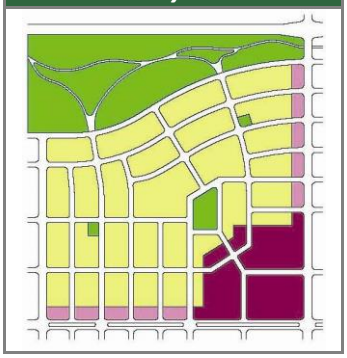
Community Elements

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

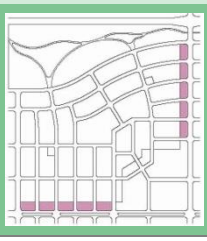
- Open Space
- Neighborhoods
- Centers
- Corridors

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

Community Elements



Summary of Community Elements

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

Relationship of Future Development Map to Zoning

City and county zoning consists of both a zoning map and a written ordinance that divides the jurisdictions into zoning districts, including various residential, commercial, mixed-use and industrial districts. The zoning regulations describe what type of land use and specific activities are permitted in each district, and also regulate how buildings, signs, parking and other construction may be placed on a lot. The zoning regulations also provide procedures for rezoning and other planning applications.

The zoning map and zoning regulations provide properties in Catoosa County, Fort Oglethorpe and Ringgold zoning jurisdictions with certain rights to development, while the *Community Agenda's* Future Development Map serves as a guide to the future development of property. The Future Development Map and Character Area Policy should be used as a guide for future rezoning decisions undertaken by each jurisdiction.

CHARACTER AREA POLICY

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

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

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

Character Area Descriptions

The character areas included in the Catoosa Plan fit with the vision, goals, policies and strategies developed for the plan and shown in the previous section of this update. Except for one new character area defined in the Future Development Maps section, the character areas described in 2011 remain unchanged, flowing smoothly across jurisdictional boundaries. The development categories, character areas and their visual character descriptions from the 2011 Comprehensive Plan are shown below.

Development Category: Natural

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

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

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

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

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

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

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

NATURAL CHARACTER AREAS

- Natural-Open Space

Image Credit: PlaceMakers and Dede Christopher

Natural-Open Space

Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

Primary Future Land Uses

Undeveloped areas in their natural state

Passive recreation, including greenways and trails

Cemeteries and burial grounds

Civic benefit uses suitable for the area such as educational or nature centers and nature preserves

Compatible Zoning Classifications

FH, OS Fort Oglethorpe

Not Applicable Catoosa, Ringgold

DESIGN PRINCIPLES

Site Design

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

Density/Intensity

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

Green Space

- Natural landscape
- Maintain connections between natural features

Transportation

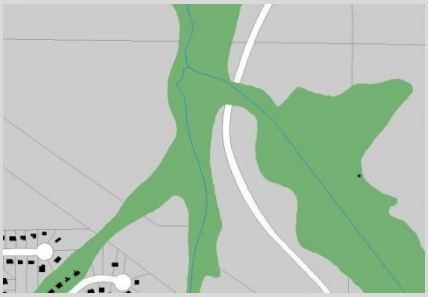
- Low bicycle and pedestrian connectivity with greenways, trails
- Limited vehicular access with informal roadways such as unpaved roads

Infrastructure

- Not applicable

Visual Character Description

Development Pattern



Transportation

Green Space

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Development Category: Rural

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

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

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

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

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

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

RURAL CHARACTER AREAS

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

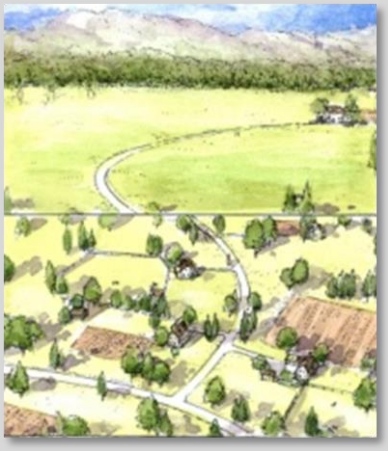


Image Credit: PlaceMakers and Dede Christopher

Rural-Open Space

Catoosa County

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

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

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

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

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

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

Primary Future Land Uses

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

Compatible Zoning Classifications

- Not applicable Catoosa County

DESIGN PRINCIPLES

Site Design

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

Density/Intensity

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

Green Space

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

Transportation

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

Infrastructure

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

Visual Character Description

Development Pattern	
Transportation	
Green Space	

Rural-Neighborhood

Catoosa County

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

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

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

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

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

Primary Future Land Uses

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

Compatible Zoning Classifications

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

Catoosa County

DESIGN PRINCIPLES

Site Design

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

Density/Intensity

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

Green Space

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

Transportation

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

Infrastructure

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

Visual Character Description

Development Pattern	
Transportation	
Green Space	

Rural-Center

Catoosa County

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

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

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

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

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

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

Primary Future Land Uses

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

Compatible Zoning Classifications

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

DESIGN PRINCIPLES

Site Design

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

Density/Intensity

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

Green Space

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

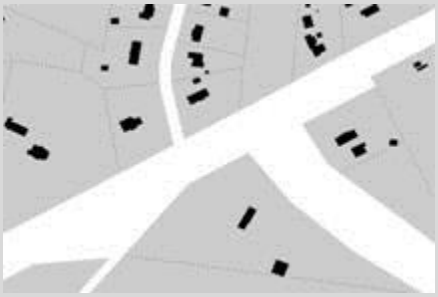
Transportation

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

Infrastructure

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

Visual Character Description

Development Pattern	
	
Transportation	
Green Space	

Rural-Corridor

Catoosa County

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

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

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

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

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

Primary Future Land Uses

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

Compatible Zoning Classifications

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

DESIGN PRINCIPLES

Site Design

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

Density/Intensity

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

Green Space

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

Transportation

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

Infrastructure

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

Visual Character Description

Development Pattern	
Transportation	
Green Space	

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Development Category: Suburban

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

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

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

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

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

SUBURBAN CHARACTER AREAS

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

Image Credit: PlaceMakers and Dede Christopher

Suburban-Open Space

Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

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

Primary Future Land Uses

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

Compatible Zoning Classifications

- OS Fort Oglethorpe
- Not applicable Catoosa County, Ringgold

DESIGN PRINCIPLES

Site Design

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

Density/Intensity

- Not applicable to this character area

Green Space

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

Transportation

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

Infrastructure

- Municipal water and sewer service as needed for uses

Visual Character Description

Development Pattern	
Transportation	
Green Space	

Suburban-Neighborhood

Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

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

Primary Future Land Uses

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

Compatible Zoning Classifications

- R-1, R-3, R-4, PUD, *Conservation Subdivision (See DP-1.1.4)* Catoosa County
- R-1, R-2, R-3, RA Fort Oglethorpe
- R-1, A-1 Ringgold

DESIGN PRINCIPLES

Site Design

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

Density/Intensity

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

Green Space

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

Transportation

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

Infrastructure

- Municipal water and sewer service

Visual Character Description

Development Pattern	
Transportation	
Green Space	

Suburban-Center Neighborhood

Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

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

Primary Future Land Uses

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

Compatible Zoning Classifications

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

DESIGN PRINCIPLES

Site Design

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

Density/Intensity

- Moderate density/intensity
- 1-2 story buildings

Green Space

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

Transportation

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

Visual Character Description

Development Pattern	
Transportation	
Green Space	

Suburban-Center Community

Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

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

Primary Future Land Uses

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

Compatible Zoning Classifications

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

DESIGN PRINCIPLES

Site Design

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

Density/Intensity

- Moderate density/intensity
- 1-5 story buildings

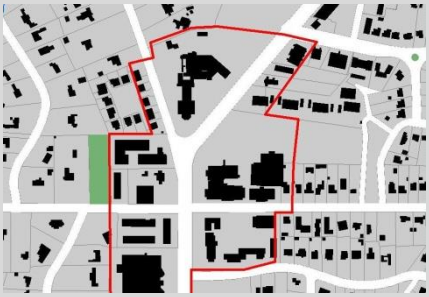
Green Space

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

Transportation

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

Visual Character Description

Development Pattern	
	
Transportation	
Green Space	

Suburban-Corridor Mixed Use

Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

DESIGN PRINCIPLES

Site Design

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

Density/Intensity

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

Green Space

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

Transportation

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

Infrastructure

- Municipal water/sewer service
- Telecommunications available

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

Primary Future Land Uses

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

Compatible Zoning Classifications

- C-1, C-3, CR, PUD*, Corridor Overlay District (See DP-4.1.1)* Catoosa County
- R-5, PM*, Corridor Overlay District (See DP-4.1.1)* Fort Oglethorpe
- R-3, C-2*, Corridor Overlay District (See DP-4.1.1)* Ringgold

Visual Character Description

Development Pattern	
Transportation	
Green Space	

Suburban-Corridor Residential

Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

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

DESIGN PRINCIPLES

Site Design

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

Density/Intensity

- Moderate density/intensity
- 1-3 story buildings

Green Space

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

Transportation

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

Infrastructure

- Municipal water/sewer service
- Telecommunications available

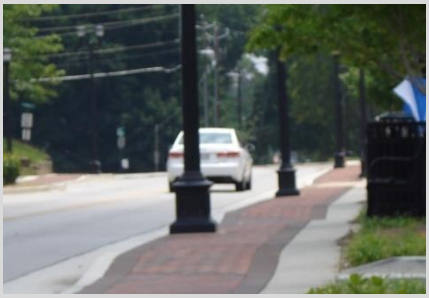
Primary Future Land Uses

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

Compatible Zoning Classifications

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

Visual Character Description

Development Pattern	
Transportation	
	
Green Space	

Development Category: Urban

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

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

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

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

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

URBAN CHARACTER AREAS

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

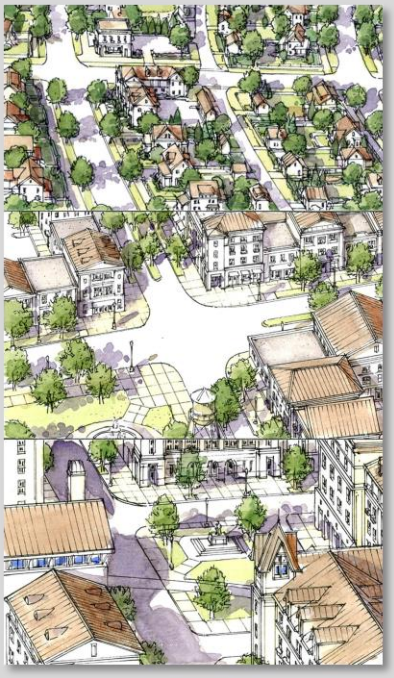


Image Credit: PlaceMakers and Dede Christopher

Urban-Open Space

Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

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

Primary Future Land Uses

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

Compatible Zoning Classifications

- OS Fort Oglethorpe
- Not applicable Catoosa County, Ringgold

DESIGN PRINCIPLES

Site Design

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

Density/Intensity

- Not applicable to this character area

Green Space

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

Transportation

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

Infrastructure

- Municipal water and sewer service as needed for uses

Visual Character Description

Development Pattern	
Transportation	
Green Space	

Urban-Neighborhood

Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

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

DESIGN PRINCIPLES

Site Design

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

Density/Intensity

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

Green Space

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

Transportation

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

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Primary Future Land Uses

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

Compatible Zoning Classifications

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

Visual Character Description

Development Pattern	
Transportation	
Green Space	

Urban-Center Neighborhood

Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

Primary Future Land Uses

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

Compatible Zoning Classifications

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

DESIGN PRINCIPLES

Site Design

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

Density/Intensity

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

Green Space

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

Transportation

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

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern	
Transportation	
Green Space	

Urban-Center Community

Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

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

Primary Land Uses

- Mixed use development (residential, office, and commercial uses)
- Office and commercial uses
- Entertainment and cultural uses
- Residential uses such as multi-family
- Civic uses such as places of worship, schools, municipal buildings, community centers or parks

Compatible Zoning Classifications

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

DESIGN PRINCIPLES

Site Design

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

Density/Intensity

- High density/intensity
- 1-5 story buildings

Green Space

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

Transportation

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

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern	
Transportation	
Green Space	

Urban-Corridor Mixed Use

Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

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

Primary Future Land Uses

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

Compatible Zoning Classifications

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

DESIGN PRINCIPLES

Site Design

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

Density/Intensity

- High density/intensity
- 1-3 story buildings

Green Space

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

Transportation

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

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern	
Transportation	
Green Space	

Urban-Corridor Residential

Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

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

DESIGN PRINCIPLES

Site Design

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

Density/Intensity

- High density/intensity
- 1-3 story buildings

Green Space

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

Transportation

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

Infrastructure

- Municipal water and sewer service
- Telecommunications available

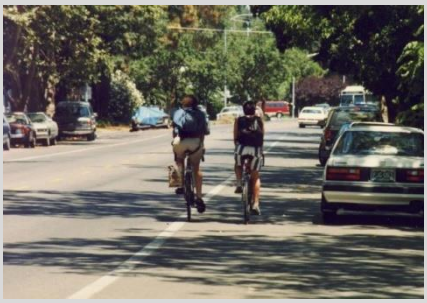
Primary Future Land Uses

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

Compatible Zoning Classifications

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

Visual Character Description

Development Pattern	
Transportation	
	
Green Space	

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Development Category: District

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

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

For districts intended to interact with surrounding areas, such as major institutional or office concentrations, the development pattern is typically defined by single-use development such as a business park or corporate campus. Efforts should be made to connect the district with the surrounding development. Transportation connections, such as sidewalks, streets, and trails, should emphasize the connecting points and edges of this type of district. Likewise, measures should be taken to limit buffers and other design elements that would emphasize separation between the district and the surrounding areas.

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

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

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

DISTRICT CHARACTER AREAS

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

District-Downtown

Fort Oglethorpe, Ringgold

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

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

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

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

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

Primary Land Uses

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

Compatible Zoning Classifications

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

DESIGN PRINCIPLES

Site Design

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

Density/Intensity

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

Green Space

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

Transportation

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

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern	
Transportation	
Green Space	

District-Medical Arts

Fort Oglethorpe

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

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

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

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

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

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

Primary Future Land Uses

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

Compatible Zoning Classifications

- R-5, O-1, CN, PM Fort Oglethorpe

DESIGN PRINCIPLES

Site Design

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

Density/Intensity

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

Green Space

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

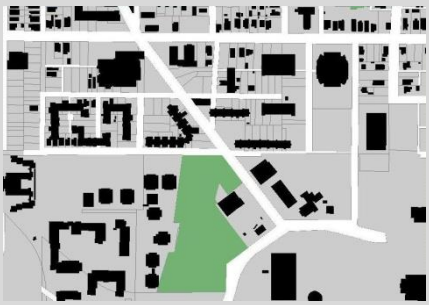
Transportation

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

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern	
	
Transportation	
Green Space	

District-Interstate Gateway

Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

Primary Future Land Uses

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

Compatible Zoning Classifications

- C-1, C-2, C-3, C-R, PUD *(each with the District-Interstate Gateway Overlay District – See DP-4.1.3)* Catoosa County
- R-5, O-1, C-N, C-1, C-2, PM *(each with the District-Interstate Gateway Overlay District – See DP-4.1.3)* Fort Oglethorpe,
- C-1, C-2, C-3, O-1 *(each with the District-Interstate Gateway Overlay District – See DP-4.1.3)* Ringgold

DESIGN PRINCIPLES

Site Design

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

Density/Intensity

- Moderate density/intensity
- 1-3 story buildings

Green Space

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

Transportation

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

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern	
Transportation	
Green Space	

District-Industrial

Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

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

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

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

Primary Future Land Uses

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

Compatible Zoning Classifications

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

DESIGN PRINCIPLES

Site Design

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

Density/Intensity

- Moderate density/intensity
- 1-3 story buildings

Green Space

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

Transportation

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

Infrastructure

- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern	
Transportation	
Green Space	

District-Campus

Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

Application: Existing and proposed school sites throughout the county.

Primary Future Land Uses

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

Compatible Zoning Classifications

- Not applicable Catoosa County, Fort Oglethorpe, Ringgold

District-Landfill

Catoosa County

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

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

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

Primary Future Land Uses

- Closed landfill
- Transfer station

Compatible Zoning Classifications

- I-1 Catoosa County

District-Quarry

Catoosa County, Fort Oglethorpe, Ringgold

Intent: MAINTAIN existing rock quarry and associated activity.

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

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

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

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

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

Application: D-Q is located north of Ringgold.

Primary Future Land Uses

- High intensity industrial uses

Compatible Zoning Classifications

- I-1 Catoosa County

Character Area Implementation Strategy

The Character Area Implementation Strategy is used to link the desired physical development patterns identified in the character areas with appropriate modifications to the development regulations necessary to implement the character area descriptions and policy intent. For some of the character areas, the desired physical development patterns are prohibited by the current regulations. Likewise, some of the desired development patterns are not regulated currently and need new regulations to help guide and implement the desired development pattern. Below is a list of specific strategies for each character area that when implemented, will help each jurisdiction achieve the desired vision of future development.

Natural-Open Space Catoosa County, Fort Oglethorpe, Ringgold ¶

DP-1.1.3, DP-1.2.6, RC-1.2.5, RC-1.3.2, RC-1.4.1, RC-1.6.1, RC-1.6.2, SED-2.1.1

Rural-Open Space Catoosa County

DP-2.2.2

Rural-Neighborhood Catoosa County

DP-1.1.1, DP-1.1.3, DP-1.1.4, DP-1.2.1, DP-1.2.2, DP-1.2.3, DP-1.2.4, DP-1.2.5, DP-6.1.2, RC-1.1.1, RC-1.2.1, RC-1.3.5, SED-2.1.1, SED-3.1.1

Rural-Center Catoosa County

DP-1.1.2

Rural-Corridor Catoosa County

DP-1.1.2, SED-2.1.1

Suburban-Open Space Catoosa County, Fort Oglethorpe, Ringgold

DP-2.2.2, RC-1.6.2

Suburban-Neighborhood Catoosa County, Fort Oglethorpe, Ringgold

DP-2.4.1, DP-2.1.1, DP-2.2.2, DP-2.3.1, DP-2.3.2, DP-2.3.4, DP-5.1.4, DP-5.4.5, DP-5.5.2, DP-6.1.1, RC-1.1.1, RC-1.2.1, RC-1.3.4, SED-3.1.1, SED-4.1.4

Suburban-Center-Neighborhood Catoosa County, Fort Oglethorpe, Ringgold

DP-2.5.2, DP-3.1.1, DP-2.4.3, DP-3.1.3, DP-4.3.1, DP-5.1.4, DP-5.4.5, DP-5.5.2, DP-6.1.1, SED-1.3.1, SED-4.1.4

Suburban-Center-Community Catoosa County, Fort Oglethorpe, Ringgold

DP-2.5.2, DP-3.1.1, DP-2.4.3, DP-3.1.3, DP-4.3.1, DP-5.1.4, DP-5.4.5, DP-5.5.2, DP-6.1.1, SED-1.3.1, SED-4.1.4

Suburban-Corridor-Mixed Use Catoosa County, Fort Oglethorpe, Ringgold

DP-2.5.1, DP-2.4.3; DP-3.1.1, DP-4.1.2, DP-4.1.3, DP-4.3.1, DP-5.1.4, DP-5.4.5, DP-5.5.2, DP-6.1.1, SED-1.3.2, SED-4.1.4

Suburban-Corridor-Residential Catoosa County, Fort Oglethorpe, Ringgold

DP-2.5.1, DP-2.4.3; DP-3.1.1, DP-4.1.2, DP-4.1.3, DP-4.3.1, DP-5.1.4, DP-5.4.5, DP-5.5.2, DP-6.1.1, SED-1.3.2, SED-4.1.4

Urban-Open Space Catoosa County, Fort Oglethorpe, Ringgold

RC-1.6.1, RC-1.6.3

Urban-Neighborhood Catoosa County, Fort Oglethorpe, Ringgold

DP-2.4.2, DP-2.1.1, DP-2.2.2, DP-2.3.1, DP-2.3.5, DP-5.1.4, DP-5.4.5, DP-5.5.2, DP-6.1.1, RC-1.2.1, RC-1.3.4, RC-4.1.5, SED-3.1.1, SED-4.1.4

Urban-Center-Neighborhood Catoosa County, Fort Oglethorpe, Ringgold

DP-2.4.3, DP-2.5.1, DP-3.1.1, DP-3.1.2, DP-4.3.1, DP-5.1.4, DP-5.4.5, DP-5.5.2, DP-6.1.1, SED-1.3.4, SED-4.1.4

Urban-Center-Community Catoosa County, Fort Oglethorpe, Ringgold

DP-2.4.3, DP-2.5.1, DP-3.1.1, DP-3.1.2, DP-4.3.1, DP-5.1.4, DP-5.4.5, DP-5.5.2, DP-6.1.1, SED-1.3.4

Urban-Corridor-Mixed Use Catoosa County, Fort Oglethorpe, Ringgold

DP-2.4.3; DP-3.1.1, DP-4.1.1, DP-4.1.2, DP-4.3.1, DP-5.1.4, DP-5.4.5, DP-5.5.2, DP-6.1.1, SED-1.3.3, SED-4.1.4

Urban-Corridor-Residential Catoosa County, Fort Oglethorpe, Ringgold

DP-2.4.3; DP-3.1.1, DP-4.1.1, DP-4.1.2, DP-4.3.1, DP-5.1.4, DP-5.4.5, DP-5.5.2, DP-6.1.1, SED-1.3.3, SED-4.1.4

District-Downtown Fort Oglethorpe, Ringgold

DP-3.2.1, DP-3.2.2, DP-3.2.3, DP-3.2.4, DP-3.2.5, DP-3.2.6, DP-3.2.7, DP-3.2.8, DP-3.2.9, DP-2.4.3; DP-3.1.1, DP-3.1.3, DP-4.3.1, DP-5.1.4, DP-5.4.5, DP-5.5.2, DP-6.1.1, SED-2.1.2, SED-4.1.4

District-Medical Arts, Fort Oglethorpe

DP-4.2.2

District-Interstate Gateway Catoosa County, Fort Oglethorpe, Ringgold

DP-4.1.3, SED-1.5.1, SED-1.5.3, SED-1.5.4

District-Industrial Catoosa County, Fort Oglethorpe, Ringgold

DP-4.2.2, SED-1.5.1, SED-1.5.3, SED-1.5.4

District-Quarry Catoosa County, **District-Campus** Catoosa County, Fort Oglethorpe, Ringgold**, and District-Landfill** Catoosa County

Not applicable

Future Development Maps

The future development maps, Figures 8, 9, and 10, are found on the succeeding pages. These maps show the location of the character areas, with Figure 8 being the map for all of Catoosa County, and Figures 9 and 10 the maps for Fort Oglethorpe and Ringgold respectively. These maps are meant to help governments, community leaders, and businesses see where new development and other activities could fit in to the existing use patterns on the landscape. The maps can also be used to guide future rezoning. The boundaries of Fort Oglethorpe and Ringgold are updated to reflect the cities' shape in 2015, based on annexations in the last five years. Except for one new character area defined below, the character areas described in 2011 remain unchanged, flowing smoothly across jurisdictional boundaries.

Since 2011, Ringgold has annexed eight parcels totaling 86.27 acres. The largest, 50.5 acres owned by Shaw Industries, increased the size of the industrial zone district. A mix of annexations and rezoning actions included proposals for 64 units of senior housing, heavy commercial development in the form of a truck stop, an Old Dominion Freight Line, and residential proposals, including some zero lot line developments.

The 2011 tornado mentioned earlier brought about change in Ringgold. After so many properties were damaged, a task force, coordinated by the Georgia DCA was assembled. Made up of staff members from DCA's Office of Downtown Development and Office of Planning and Quality Growth, as well as staff from the Northwest Georgia Regional Commission, the task force considered reconstruction with suggestions to change the town's commercial look. Architectural renderings were prepared to illustrate possibilities, and both facades and signage were given consideration. A portion of these ideas have been carried out on the ground. The city also used the task force to identify needed updates to the local zoning ordinance for compliance with recent case law and Georgia law.

Fort Oglethorpe annexed eleven parcels for a total of one hundred and twenty-eight acres since 2011 and rezoned nineteen parcels. One area that has grown commercially and has the potential for more development is located at Interstate 75's Cloud Springs exit (Exit 353). Two large retail stores, Costco and Cabela's, are now located there. These "big box" destination stores are unique enough to attract shoppers from a wide area measured in miles or hours of travel time. A new character area, "District-Regional Commercial" is now proposed to describe this commercial destination concept. A description of the new character area follows.

District-Regional Commercial

Intent: ENHANCE existing "big box," destination-style commercial stores associated with multi-state interstate traffic volumes and access, and to **CREATE** opportunities for other large destination commercial stores to co-locate and take advantage of the northern edge of Georgia's I-75 corridor.

General Characteristics: The District-Regional Commercial (D-RC) area is intended to accommodate commercial business development that is not easily accommodated within the Community Elements (Open Space, Neighborhoods, Corridors, or Centers). The area is expected to capitalize on its I-75 visibility and access to draw local residents, as well as consumers that live 60 to 130 miles away, looking for an opportunity to shop in large specialty stores where inventory, price, and market reputation influence multiple day-trips per year. Travelers, seeking food, fuel, rest, and entertainment while moving day-long across multiple states, are also a target market.

In this D-RC area, design attention should be paid to permitted signage, the presence of landscaping, sidewalks and other streetscape features, and cross-access connectivity that can enhance the aesthetic and functional qualities of the area.

Application: The D-RC area is initially proposed for location in Fort Oglethorpe along the west side of the I-75 interchange with SR-142/Cloud Springs Road (Exit 353). Two stores, Costco and Cabela's, already anchor this location.

Primary Future Land Uses: Large commercial catalog stores of regional or national prominence catering to multi-state tourists and local residents, warehouse membership stores, large specialty stores, or other big box stores. Accessory fuel and food are either on-site or nearby.

Compatible Zoning Classifications: C-2 General Commercial; or HC Highway Commercial (overlay potential).

DESIGN PRINCIPLES

Site Design

- Vehicular access provided by side streets or frontage roads
- Deep to moderate setbacks are generally 40 to 20 feet in depth
- Large lots with large buildings and large parking lots

Density/Intensity

- Lot sizes 10 acres or more/ intensely developed
- 1-3 story buildings

Green Space

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

Transportation

- Moderate vehicular connectivity and generous to moderate distance between intersections

Infrastructure

- Municipal water and sewer service
- Storm Water
- Telecommunications available

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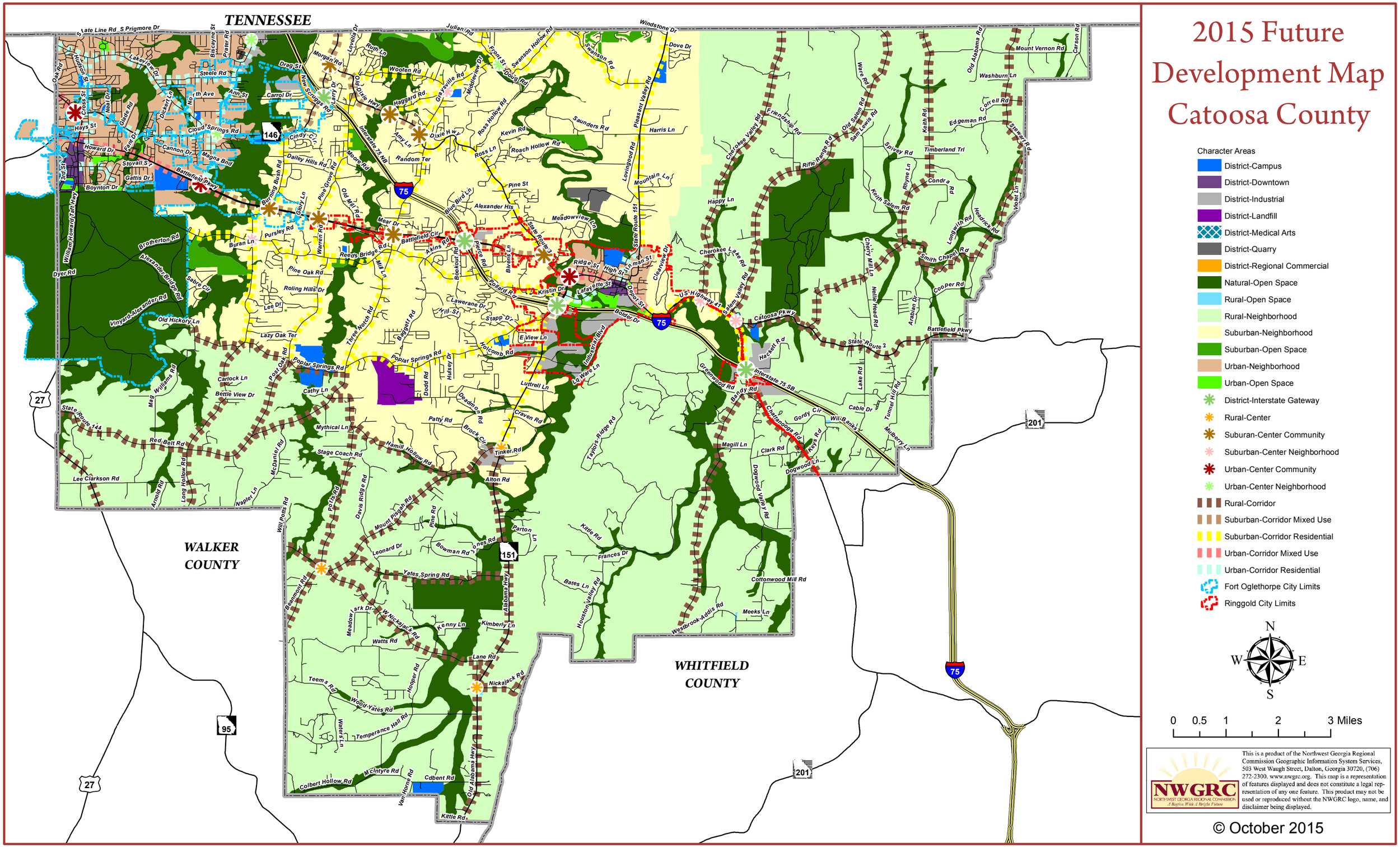
2015 Future Development Map Catoosa County
Character Areas
District-Campus
District-Downtown
District-Industrial
District-Landfill
District-Medical Arts
District-Quarry
District-Regional Commercial
Natural-Open Space
Rural-Open Space
Rural-Neighborhood
Suburban-Neighborhood
Suburban-Open Space
Urban-Neighborhood
Urban-Open Space
District-Interstate Gateway
Rural-Center
Suburan-Center Community
Suburban-Center Neighborhood
Urban-Center Community
Urban-Center Neighborhood
Rural-Corridor
Suburban-Corridor Mixed Use
Suburban-Corridor Residential
Urban-Corridor Mixed Use
Urban-Corridor Residential
Fort Oglethorpe City Limits
Ringgold City Limits
N
W
E
S
0 0.5 1 2 3 Miles
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A Region With A Bright Future
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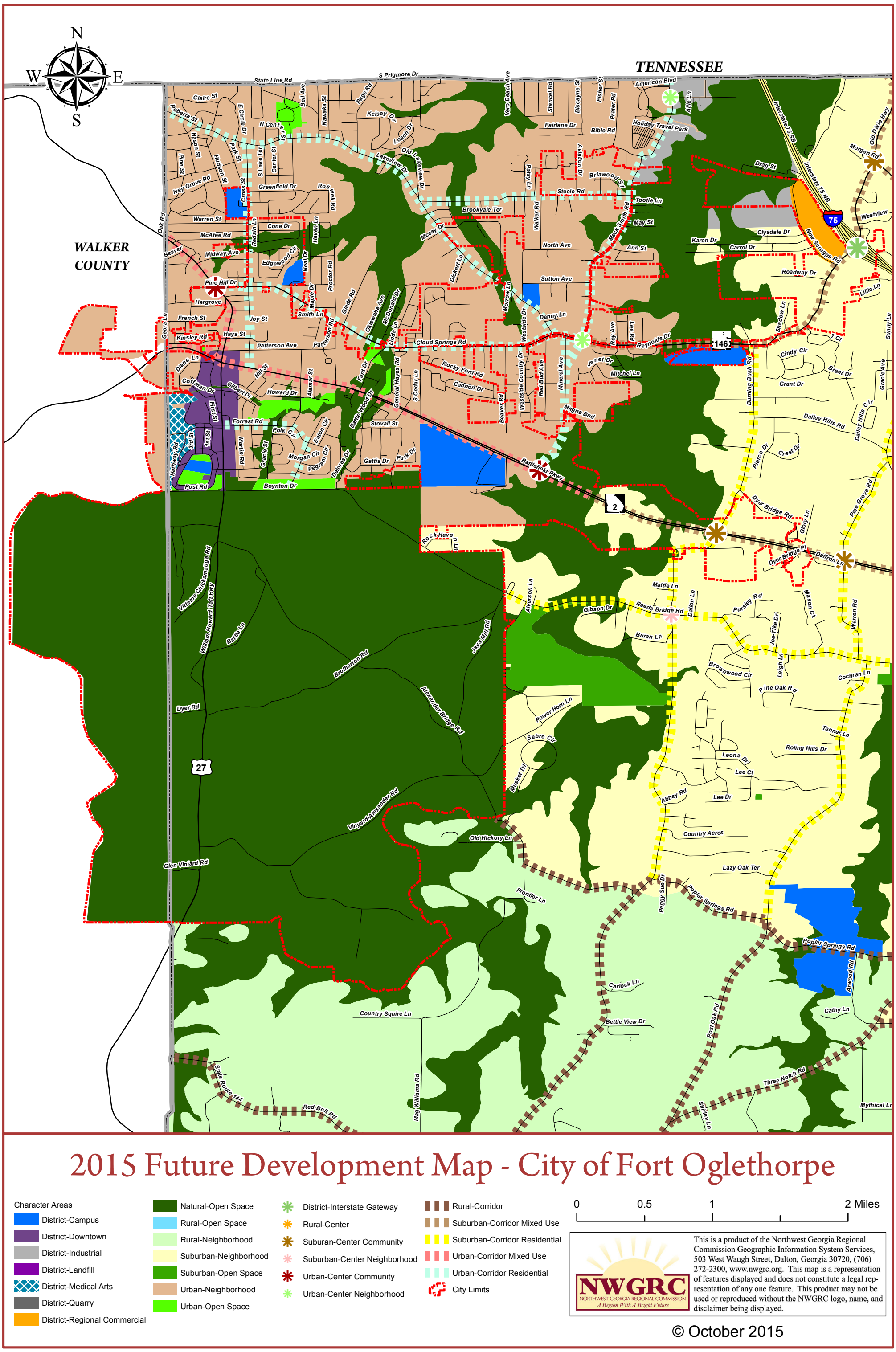
TENNESSEE
WALKER COUNTY
WHITFIELD COUNTY
Interstate 75 NB
Interstate 75 SB
Battlefield Pkwy
Catoosa Pkwy
State Route 2
State Route 151
State Route 144
U S Highway 41
Alabama Hwy
Old Alabama Hwy
Dixie Hwy
Cloud Springs Rd
Ridge St
Lafayette St
Kristin Dr
Bolder Dr
Poplar Springs Rd
Yates Spring Rd
Nickajack Rd
Lane Rd
Kenny Ln
Kimberly Ln
Cottonwood Mill Rd
Westbrook-Addis Rd
Meeks Ln
Frances Dr
Kittle Rd
Bates Ln
Houston Valley Rd
Dogwood Valley Rd
Dogwood Ln
Clark Rd
Magill Ln
Cherokee Lake Rd
Cherokee Valley Rd
Salem Valley Rd
Hackett Rd
Greenwood Rd
Barclay Rd
Chattanooga Rd
Keys Rd
Gordy Cir
Wil-Banks
Cable Dr
Mulberry Ln
Tunnel Hill Rd
Lake Rd
Neill Head Rd
Cherry Mill Ln
Arabian Dr
Smith Chapel Rd
Cooper Rd
Longwin Rd
Headrick Rd
Violet Ln
Condra Rd
Rhyne Ln
Keith Rd
Spivey Rd
Timberland Trl
Edgeman Rd
Cornell Rd
Stewart Rd
Mount Vernon Rd
Washburn Ln
Carson Rd
Old Alabama Rd
Old Salem Rd
San Lewis Rd
Ware Rd
Rifle Range Rd
Friendship Rd
Happy Ln
Mountain Ln
Lovingood Rd
Pleasant Valley Rd
Harris Ln
Saunders Rd
Roach Hollow Rd
Kevin Rd
Ross Ln
Ross Hollow Rd
Middleview Dr
Swanson Rd
Swanson Hollow Rd
Doug Rd
Windstone Dr
Dove Dr
Julian Rd
Wooten Rd
Haggard Rd
Grayville Rd
Random Ter
Amy Ln
Ruth Ln
Morgan Rd
Lovella Dr
Drag St
New Scruggs Rd
Carrol Dr
Am St
North Ave
Steele Rd
Biscayne St
Prater Rd
State Line Rd
S Prigmore Dr
Oak Rd
Hudson St
Lakeview Dr
Cross St
Neil Dr
Dicket Ln
Gilstre Rd
Hays St
Howard Dr
Fern Dr
Cannon Dr
Magna Bnd
Stovall St
Gattis Dr
Boynton Dr
Ted St
William Howard Taft Hwy
Dyer Rd
Brotherton Rd
Alexander Bridge Rd
Vinyard-Alexander Rd
Sabre Cir
Old Hickory Ln
Lazy Oak Ter
Carlock Ln
Bettie View Dr
Cathy Ln
Mag Williams Rd
Red Belt Rd
Mythical Ln
Stage Coach Rd
Lee Clarkson Rd
Arnold Rd
Long Hollow Rd
Napier Ln
McDaniel Rd
Will Potts Rd
Potts Rd
Davis Ridge Rd
Mount Pisgah Rd
Pine Rd
Leonard Dr
Bowman Rd
Jones Rd
Parton Ln
Beaumont Rd
Meadowlark Dr
W Nickajack Rd
Watts Rd
Teems Rd
Wood Yates Rd
Hooper Rd
Waters Ln
Temperance Hall Rd
Colbert Hollow Rd
McIntyre Rd
Cobbent Rd
Van Horns Rd
Kittle Rd
Pine St
Alexander Hs
Meadowview Ln
Blue Bird Ln
Mear Dr
Battlefield Cir
Pursley Rd
Burning Bush Rd
Dalley Hills Rd
Pine Grove Rd
Moore Rd
Old Mill Rd
Warren Rd
Reeds Bridge Rd
Mill Ln
Buran Ln
Roling Hills Dr
Pine Oak Rd
Lee Dr
Three Notch Rd
Baggett Rd
Hulsey Dr
Dodd Rd
Patty Rd
Brock Cir
Tinker Rd
Alton Rd
Craven Rd
Taylors Ridge Rd
Luttrell Ln
Lq Ward Ln
Industrial Blvd
Hollcomb Rd
E View Ln
Stapp Dr
Lawerane Dr
Hill St
Pollard Rd
Brookum Rd
Akins Rd
Bivens Ln
Pierce Rd
Clearview Dr
Depot St
Hoyman St
High St
Cindy Cir
Larry Dr
Old Dixie Hwy
Interstate 75 NB
Export St
Doug Rd
Pleasant Valley Rd
Lovingood Rd
Mountain Ln
Happy



2015 Future Development Map - City of Fort Oglethorpe

Character Areas
- District-Campus
- District-Downtown
- District-Industrial
- District-Landfill
- District-Medical Arts
- District-Quarry
- District-Regional Commercial
- Natural-Open Space
- Rural-Open Space
- Rural-Neighborhood
- Suburban-Neighborhood
- Suburban-Open Space
- Urban-Neighborhood
- Urban-Open Space
- District-Interstate Gateway
- Rural-Center
- Suburan-Center Community
- Suburban-Center Neighborhood
- Urban-Center Community
- Urban-Center Neighborhood
- Rural-Corridor
- Suburban-Corridor Mixed Use
- Suburban-Corridor Residential
- Urban-Corridor Mixed Use
- Urban-Corridor Residential
- City Limits

0 0.5 1 2 Miles

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FIGURE 9. FUTURE DEVELOPMENT MAP, CITY OF FORT OGLETHORPE

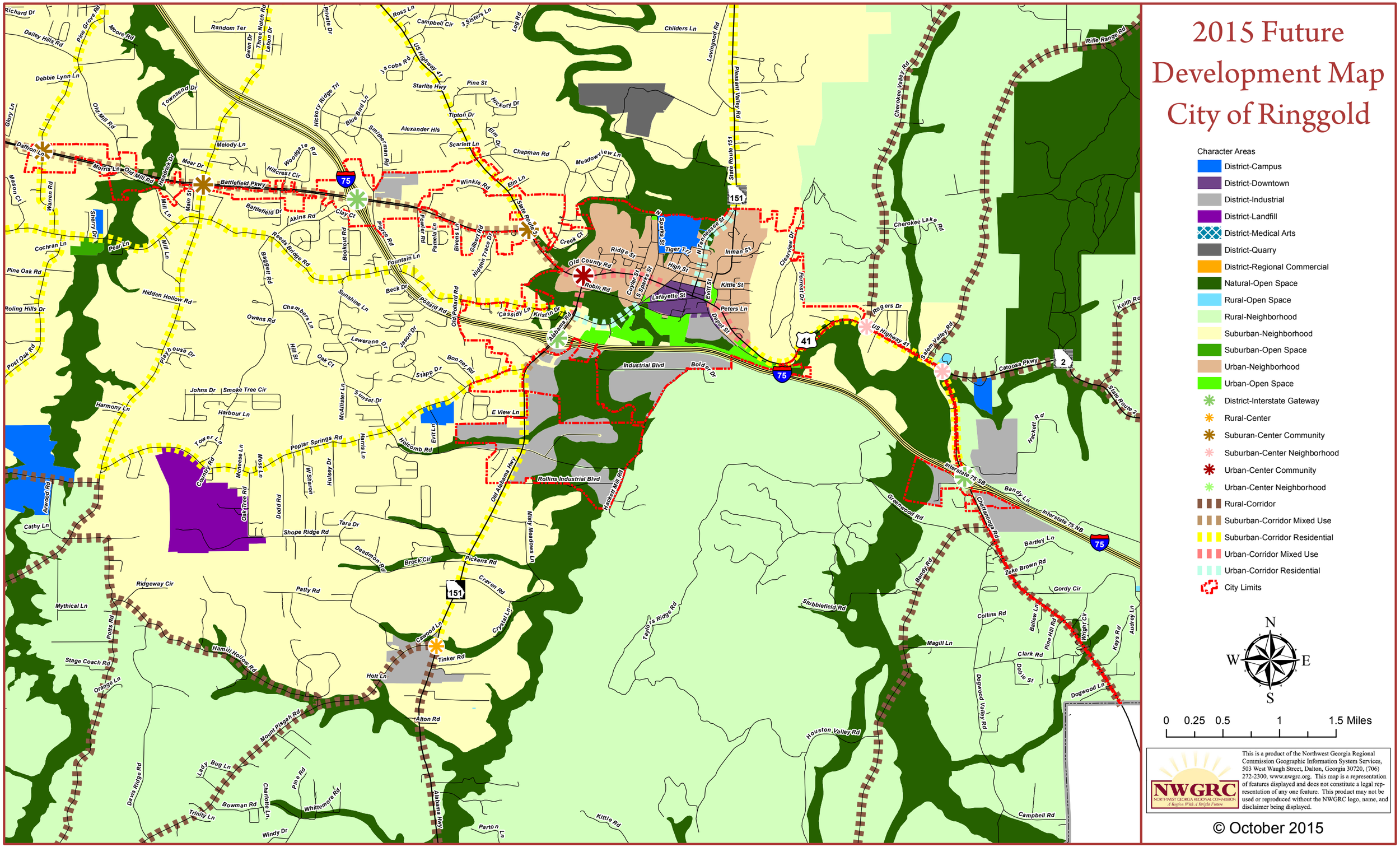

FIGURE 10. FUTURE DEVELOPMENT MAP, CITY OF RINGGOLD

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TRANSPORTATION

Catoosa County has taken the name "Gateway to Georgia" because it lies on the Tennessee/Georgia border and is the state's northern-most county through which Interstate 75 runs. Railroads have played a role in transportation since the early history of the county and its railroad line running north and south was an important artery for both the Confederacy and the Union during the Civil War. A monument along the tracts north of Ringgold marks the location where the great locomotive chase involving "The General" and "The Texas" ran out of steam. Today, Catoosa County's dedication to providing recreational opportunities means that biking, walking and canoeing are also popular ways of getting around. Because of its proximity the large metropolitan area of Chattanooga, Catoosa County is part of the Chattanooga Hamilton County Regional Planning Agency (RPA) and its transportation planning is managed through Chattanooga-Hamilton County/North Georgia Transportation Planning Organization (TPO). The 2011 Comprehensive Plan showed transportation projects from the TPO's 2030 plan. Since that time, the TPO has published a short term update, the 2014-2017 Transportation Improvement Program, and a long-term update, the Chattanooga-Hamilton County/North Georgia 2040 Regional Transportation Plan. Transportation project lists in these regional updated documents have been used to provide updated projects for this comprehensive plan's community work programs, found in Tables 2, 3, and 4. Routine maintenance work such as road resurfacing, realignment, and rehabilitation has been excluded from the work programs, since this is the everyday work of the government and not a project with a specific beginning and end.

Figure 11. Cloud Springs Canoe Launch, West Chickamauga Creek, Dietz Road, Fort Oglethorpe.

Figure 13. Public Transportation Vans, Benton Place.

Figure 12. Battlefield Parkway, Fort Oglethorpe.

Some transportation issues from the 2011 plan area remain unresolved, while progress has been made on other issues. East-West corridors are still limited to SR-2 and SR-146 by the long, northeast/southwest running mountains, but there is no easy way to remedy this geographical constraint. The updated project lists include bridge repairs to help improve the problem of several of the county's eighty-three bridges being "structurally deficient" or "functionally obsolete".

Figure 15. South Chickamauga Creek Trail of Tears Greenway, Ringgold.

The county offers a federally-funded public transit service where residents call to request transportation. A big step forward for public transit is scheduled for 2020, when Chattanooga Area Transportation Authority will begin running buses from downtown Chattanooga to Fort Oglethorpe on US-27.

Figure 14. Train at Ringgold Depot.

In Ringgold a section of greenway is now complete along South Chickamauga Creek on the route of the Trail of Tears. To enhance recreational boat travel the county has opened two Blueway canoe launches in 2015, one on West Chickamauga Creek off of Dietz Road and the other on South Chickamauga Creek by the Chief Richard Taylor Nature Trail. There are now three public canoe launches in the county, allowing boaters to link into the Tennessee River Blueway. The third launch is in Fort Oglethorpe on West Chickamauga Creek off of Battlefield Parkway.

The GDOT study examining high speed rail running from Atlanta to Chattanooga could possibly include a route along the median of I-75 through the county, but high cost estimates, lack of federal funds, and lack of political support have slowed progress toward this form of transportation.

Transportation documents referenced:

Final 2014-2017 Transportation Improvement Program. Chattanooga-Hamilton County/North Georgia Transportation Planning Organization. Volume 1. October 2013.
http://www.chcrpa.org/TPO_reorganized/Plans_and_Programs/TIP.htm

Final 2040 Regional Transportation Plan. Volume 1: the Chattanooga-Hamilton County/North Georgia 2040 Regional Transportation Plan. Chattanooga-Hamilton County/North Georgia Transportation Planning Organization. December 2013. http://www.chcrpa.org/2040RTP.htm

Implementation Program: Community Work Programs

The Community Work Programs for Catoosa County and its two municipalities, Fort Oglethorpe and Ringgold, are at the heart of carrying out the community's goals. The work program, which was called the Short Term Work Program in the 2011 Comprehensive Plan, provides a blueprint of specifics on how to implement the vision, and goals and policies of the community's plan. In fact, the work program items in the column "Activity Descriptions" are the strategies developed from the goals and policies in the vision themes section. The corresponding strategy number is listed in the first column of the work programs, with each strategy number beginning with DP, RC, SED, or GR., the abbreviations of the four vision themes, which are Development Patterns, Resource Conservation, Social and Economic Development, and Government Relations, respectively. The first column also shows the need and opportunity code linking each work program item back to the needs and opportunities generated with stakeholders in the 2011 planning process and listed in the Vision Themes section. In short, by studying the codes and strategy numbers in the first column of this table, the reader can trace the planning process back through its various steps. The updated work programs are shown in Tables 2, 3, and 4.

Figure 16. Ringgold Depot.

Figure 18. Catoosa County Courthouse, Ringgold.

Figure 17. Great Egret, Johnnie Smith Nature Trail, Fort Oglethorpe.

The planning process is most effective when local citizens combine efforts with community leaders to identify local needs and opportunities, which then lead to specific activities in the five-year work program. The stakeholders working on this current plan update have reviewed and discussed the 2011 needs and opportunities list in the course of two public meetings, and concluded, not surprisingly, that most of the issues listed are still relevant and that many of the problems represented therein are not resolved.

To update the new work program, city and county managers have evaluated the status of the activities listed in the last work program. All activities are shown in a "report of accomplishments" and incomplete activities move forward from this report to the new work program unless the government decides to drop

an activity (See Appendix A, Tables 5, 6, and 7). In addition to the work program evaluation, a SWOT analysis (Strengths, Weaknesses, Opportunities and Threats) has provided a methodology to identify new needs and opportunities. Because the 2011 plan was so thorough, the most recent planning effort has not produced a long list of new needs and opportunities from the stakeholders. Local government officials have examined a short list of potential new issues, but only one has been carried forward by Ringgold. The city has agreed to focus on implementing their Americans with Disabilities Act (ADA) transition plan to address disability access issues (see NO34A in the needs and opportunities list and the Ringgold work program).

Table 2. Community Work Program for Catoosa County, 2016-2020.

COMMUNITY WORK PROGRAM, 2016-2020 UNINCORPORATED CATOOSA COUNTY									
Need/ Opportunity Code: **Strategy Reference. Number**	**Activity Description**	**2016**	**2017**	**2018**	**2019**	**2020**	**Cost Estimate**	**Funding Source**	**Responsible Party**
·	**ECONOMIC DEVELOPMENT**								
NO 2-5, 8, 17 DP-2.4.1	Develop a vacant site/lot inventory; identify those that are suitable for infill development	X					$3,000	General Fund	Catoosa Co. Planning and Zoning
NO 14,27, 30-34 SED 1.1.1	Develop a countywide master plan for economic development (underway)	X	X	X			$10,000	General Fund	Catoosa County Commission
NO 14,25 SED 1.4.2	Develop a marketing study to determine demand for shopping, dining and entertainment options.			X	X		$4,000	General Fund	NW GA Joint Dev. Authority.
NO 30,31,34 SED 1.5.1, 1.5.4	Actively market districts identified in the Future Development Guide for concentrated areas of industrial and large-scale business development.	X	X	X	X	X	$1,000/yr	General Fund	Chamber, Catoosa Co. Dev. Auth., NW GA Joint Dev. Auth.
NO 30,31,34 SED 1.5.3	Identify development incentives to encourage appropriate, job-creating businesses to locate in districts identified in the Future Development Guide.	X	X				$1,500	General Fund	Chamber, Catoosa Co. Dev. Auth., NW GA Joint Dev. Auth.
NO 1,20,34		X	X	X	X	X	$2,500	General Fund	Chamber, Catoosa Co.

COMMUNITY WORK PROGRAM, 2016-2020 UNINCORPORATED CATOOSA COUNTY									
Need/ Opportunity Code: **Strategy Reference. Number**	**Activity Description**	**2016**	**2017**	**2018**	**2019**	**2020**	**Cost Estimate**	**Funding Source**	**Responsible Party**
SED-2.1.1	Expand Agritourism and Ecotourism to promote land preservation, local revitalization and job creation using tourism (rewritten).								Dev. Auth., NW GA Joint Dev. Auth., Extension. Office
NO 34 SED-2.1.5	Continue coordination with US-27 alternative tourism route efforts	X	X	X	X	X	$2,500	General Fund	Chamber, Visitor's Bureau, Historical Society
	HOUSING								
NO 28 DP-2.3.7	Implement the Neighborhood Stabilization Program (NSP) in depressed neighborhoods (rewritten).	X	X	X			$5,000	NSP, Habitat for Humanity	Habitat for Humanity, NSP, NWGRC
NO 28,29 SED-4.1.1	Conduct joint countywide housing study to identify affordable housing needs		X	X			$2,500	General Fund	Catoosa Co., Ft Oglethorpe, Ringgold Jointly; NWGRC
	TRANSPORTATION								

COMMUNITY WORK PROGRAM, 2016-2020

UNINCORPORATED CATOOSA COUNTY

Need/ Opportunity Code: / Strategy Reference. Number	Activity Description	2016	2017	2018	2019	2020	Cost Estimate	Funding Source	Responsible Party
NO1,4,6,79,11,12,38 / DP-5.1.1	Develop a Joint Countywide Multi-modal Transportation Plan	X	X	X	X	X	$150,000	GDOT, NWGRC, TPO	Catoosa Co., Ft Oglethorpe, Ringgold, GDOT, NWGRC., TPO
NO 1 / DP-5.5.3	Strengthen Relationship with "Bike Walk Northwest Georgia" and "Bike Walk Tennessee" (rewritten)	X	X	X	X	X	$1,500	General Fund	Catoosa Co., Ft. Oglethorpe, Ringgold
(NA)	Widen SR-151/Alabama Highway from 2 to 4 lanes with turn lanes as needed from Holcombe Rd to US-41/Nashville St.	X	X				$43,325,476	GDOT, County	GDOT
(NA)	Bridge Reconstruction onCR-390/Three Notch Road	X	X				$1,209,959	GDOT, County	GDOT
(NA)	Bridge Replacement on US-41 at Tiger Creek east of Ringgold.	X	X				$4,557,630	GDOT	GDOT
(NA)	Improve intersection for safe navigation at Battlefield Parkway and Smitherman Road.	X					$500,000	Federal funds, Catoosa County	Catoosa County
(NA)	Improve intersection for safe navigation at Battlefield Parkway and Old Mill Road.	X					$100,000	Federal funds, Catoosa County	Catoosa County
(NA)	Swanson Road study to evaluate impacts from addition of new school.		X				$55,800	Federal funds, Catoosa County	Catoosa County
(NA)	Replace bridge on CR-385/Keith Road at Little Tiger Cree near Smith Chapel Road.					X	$2,331,046	Federal funds, GDOT	GDOT
(NA)	Replace bridge on US-41/SR-3 at Peavine Creek near Haggard Rd east of Ft. Oglethorpe					X	$4,495,402	Federal funds, GDOT	GDOT
(NA)	Rehabilitate bridge on CR-553/Lakeview Drive at Black Branch between Steele Road and Page Road					X	$1,248,867	Federal funds, GDOT	GDOT

COMMUNITY WORK PROGRAM, 2016-2020 UNINCORPORATED CATOOSA COUNTY									
Need/ Opportunity Code: **Strategy Reference. Number**	**Activity Description**	**2016**	**2017**	**2018**	**2019**	**2020**	**Cost Estimate**	**Funding Source**	**Responsible Party**
	NATURAL AND CULTURAL RESOURCES								
NO 20 DP-2.2.2	Implement Greenspace Plan (2008 ongoing)	X	X	X	X	X	$75,000	General Fund	Catoosa Co, Ft. Oglethorpe, Ringgold Rec Assns.
NO 1,2,3, 18, 20,22 RC-1.4.1	Develop a Countywide Greenway System Master Plan			X	X		$35,000	General Fund, Grants	Catoosa Co., Ft. Oglethorpe, Ringgold
NO 1, 20 RC-4.1.8	Create local tour guide for historic and cultural resources (underway) coordinated among county and cities.	X	X				$5,000	General Fund	Visitor's Bureau, Tourism Cte, Historical Society
	COMMUNITY FACILITIES AND SERVICES								
NO 5 DP-1.1.1; DP-6.1.2	Follow Future Development Guide and Map to determine appropriate limits for expansion sewer infrastructure; prioritize infrastructure expansion for areas where development is desired.	X	X	X	X	X	N/A	General Fund	Utilities, Catoosa Co Planning and Zoning
(NA)	Sewer construction: Peavine Basin- Three Notch area, Foster Hills, Exit 345	X	X	X			$10,750,000	SPLOST	Catoosa Co.
(NA)	Sewer construction: Phase III Lakeview Sewer CDBG project	X					$550,000	Com. Dev. Block Grant, SPLOST	Catoosa Co.

COMMUNITY WORK PROGRAM, 2016-2020 UNINCORPORATED CATOOSA COUNTY									
Need/ Opportunity Code: Strategy Reference. Number	Activity Description	2016	2017	2018	2019	2020	Cost Estimate	Funding Source	Responsible Party
(NA)	Develop publicly-owned Industrial Park: Exit 345			X	X	X	$2,000,000	SPLOST	Catoosa Co. Dev. Auth., Catoosa Co.
	LAND USE								
NO 1-5, 10,20,28 multiple	Develop updated Zoning, Subdivision Regulations and other development regulations that implement the Community Agenda			X	X	X	$75,000	General Fund	Catoosa Co Comm., Catoosa Co. Planning and Zoning
NO 3, 18 DP-1.2.6	Encourage large family farms to gain recognition by the Georgia Centennial Farm Program	X	X	X	X	X	$2,500	General Fund	Historical Society
NO 27,28 DP-2.3.2	Improve lower middle income neighborhoods in unincorporated Lakeview area and other areas (rewritten).	X	X	X	X	X	$2,500	General Fund; CDBG	Catoosa Co Planning and Zoning
NO 4,34 DP-2.3.5	Establish a joint countywide land bank public authority to efficiently acquire, hold, manage and develop tax foreclosed property.	X	X	X			$7,500	General Fund	Catoosa Co., Ft Oglethorpe, Ringgold jointly
NO 26 DP-4.3.1	Plan and seek funding to establish and enhance existing visual gateways at the entrance to the county and each city.	X	X	X	X	X	$3,000	General Fund; Grants, donations	Tourism Cte., Visitor's Bureau
NO 22 RC-2.1.2	Consider sustainable green design for new public buildings to create environmentally sound and resource-efficient facilities (rewritten).					X	$2,500	General Fund	Catoosa Co. Commission
NO 22 RC-3.1.2	Continue to promote the Catoosa County Solid Waste Management Plan and establish supporting programs.	X	X	X	X	X	$3,500	General Fund	Catoosa Co Comm.

COMMUNITY WORK PROGRAM, 2016-2020 UNINCORPORATED CATOOSA COUNTY									
Need/ Opportunity Code: **Strategy Reference. Number**	**Activity Description**	**2016**	**2017**	**2018**	**2019**	**2020**	**Cost Estimate**	**Funding Source**	**Responsible Party**
NO 22 RC-3.1.5	Encourage measures to reduce solid waste and encourage recycling at all local government-maintained properties (rewritten).					X	$2,500	General Fund	Catoosa Co. Commission
	INTERGOVERNMENTAL COORDINATION								
NO 35-37 GR-1.1.1	Make the Community Agenda and Plan document available to the public and communicated to other governmental agencies (rewritten)	X	X	X	X	X	$500/yr	General Fund	Catoosa Co. Planning and Zoning
NO 35 GR-2.1.1	Establish regular-scheduled joint meetings with Catoosa County, Fort Oglethorpe and Ringgold and the school board to address long-range needs as well as short-term issues and opportunities (rewritten).	X	X	X	X	X	$2,000/yr	General Fund	Catoosa Co., Ft Oglethorpe, Ringgold jointly
NO 35 GR-2.1.2	Consider jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection and code enforcement	X	X	X	X		$2,500/yr	General Fund	Catoosa Co., Ft Oglethorpe, Ringgold jointly
NO 35,37 GR-2.1.3	Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services.			X	X		$7,500	General Fund	Catoosa Co., Ft Oglethorpe, Ringgold jointly

Table 3. Community Work Program for Fort Oglethorpe, 2016-2020

COMMUNITY WORK PROGRAM, 2016-2020 FORT OGLETHORPE									
Need/ Opportunity Code: **Strategy Reference. Number**	**Activity Description**	**2016**	**2017**	**2018**	**2019**	**2020**	**Cost Estimate**	**Funding Source**	**Responsible Party**
·	**ECONOMIC DEVELOPMENT**								
NO 2-5, 8, 17 DP-2.4.1	Develop a vacant site/lot inventory; identify those that are suitable for infill development	X					$3,000	General Fund	Ft Oglethorpe. Planning and Zoning
NO 30,31,34 SED 1.5.3	Identify development incentives to encourage appropriate, job-creating businesses to locate in districts identified in the Future Development Guide.	X	X				$1,500	General Fund	Catoosa Co. Economic Devel Auth.; Catoosa Co. Chamber; Ft Oglethorpe Downtown Devel. Auth
	HOUSING								
NO 28 DP-2.3.7	Implement the Neighborhood Stabilization Program (NSP) in depressed neighborhoods (rewritten).	X	X	X			$5,000	NSP, Habitat for Humanity	Habitat for Humanity NWGRC
NO 23 RC-4.1.6	Promote use of federal historic housing rehabilitation tax credits		X	X			$2,500	General Fund, NSP, Habitat for Humanity	Ft. Oglethorpe HPC, Historical Society, NWGRC

COMMUNITY WORK PROGRAM, 2016-2020 FORT OGLETHORPE									
Need/ Opportunity Code: **Strategy Reference. Number**	**Activity Description**	**2016**	**2017**	**2018**	**2019**	**2020**	**Cost Estimate**	**Funding Source**	**Responsible Party**
NO 28,29 SED-4.1.1	Conduct joint countywide housing study to identify affordable housing needs		X	X			$2,500	General Fund	Catoosa Co., Ft Oglethorpe, Ringgold Jointly; NWGRC
	TRANSPORTATION								
NO1,4,6,7 9,11,12,38 DP-5.1.1	Develop a Joint Countywide Multi-modal Transportation Plan	X	X	X	X	X	$150,000	GDOT, NWGRC, TPO	Catoosa Co., Ft Oglethorpe, Ringgold, GDOT, NWGRC., TPO
NO 1 DP-5.5.3	Strengthen Relationship with "Bike Walk Northwest Georgia" and "Bike Walk Tennessee" (rewritten)	X	X	X	X	X	$1,500	General Fund	Catoosa Co., Ft. Oglethorpe, Ringgold
(NA)	Lakeshore Drive study to look at impacts on Lakeshore Drive of three adjacent schools that are budgeted	X	X				$10,000	Federal funds, Fort Oglethorpe	Fort Oglethorpe
(NA)	Bus service connecting Ft Oglethorpe to downtown Chattanooga via US-27/SR-2			X	X	X	$9,274,552	Federal Funds; Ft. Oglethorpe	CARTA
(NA)	Fant Drive widening and enhancement from SR-146/Cloud Springs Rd to SR-2/Battlefield Parkway				X	X	$4,785,806	Federal Funds; Ft. Oglethorpe	Fort Oglethorpe
(NA)	Implement sidewalks on all federally classified arterial roadways within urban areas	X	X	X	X	X	$1,956522	Federal funds, Ft. Oglethorpe	various

COMMUNITY WORK PROGRAM, 2016-2020 FORT OGLETHORPE									
Need/ Opportunity Code: Strategy Reference. Number	Activity Description	2016	2017	2018	2019	2020	Cost Estimate	Funding Source	Responsible Party
	NATURAL AND CULTURAL RESOURCES								
NO 1, 20 RC-4.1.8	Create local tour guide for historic and cultural resources (underway) coordinated among county and cities.	X	X				$5,000	General Fund	Visitor's Bureau, Tourism Cte, Historical Society
	COMMUNITY FACILITIES AND SERVICES								
NO 5 DP-1.1.1; DP-6.1.2	Follow Future Development Guide and Map to determine appropriate limits for expansion sewer infrastructure; prioritize infrastructure expansion for areas where development is desired.	X	X	X	X	X	$1,500	General Fund	Utilities, Catoosa Co Planning and Zoning
NA	Expand sewer collection system to Lakeview area of unincorporated Catoosa County	X	X				$2 million	General Fund	Ft Oglethorpe City Council
NA	Water main project to "loop" water system	X	X				$1 million	General Fund	Ft Oglethorpe City Council
NA	Upgrade existing water mains	X	X				$1 million	General Fund	Ft Oglethorpe City Council
NA	Construct additional storm water drainage and rehab existing storm water drainage system	X	X				$1 million	General Fund	Ft Oglethorpe City Council
NA	Replace water mains in areas outlined in five year water and sewer Capital improvements Plan (CIP) (undersized lines, under structures, etc.)	X	X				$675,000	General Fund	Ft Oglethorpe City Council

COMMUNITY WORK PROGRAM, 2016-2020 FORT OGLETHORPE									
Need/ Opportunity Code: **Strategy Reference. Number**	**Activity Description**	**2016**	**2017**	**2018**	**2019**	**2020**	**Cost Estimate**	**Funding Source**	**Responsible Party**
NA	Upgrade all sewer lift stations with radio telemetry and central computer control	X					$100,000	General Fund, GEFA, DCA	Ft Oglethorpe City Council
NA	Continue work on West Chickamauga Interceptor Sewer		X				$446,000	General Fund, GEFA, DCA	Ft Oglethorpe City Council
NA	Continue repairs to the existing sanitary sewer system		X				$2 million	General Fund, GEFA, DCA	Ft Oglethorpe City Council
NA	Begin upgrade to water meters to radio read		X				$500,000	General Fund, GEFA, DCA	Ft Oglethorpe City Council
	LAND USE								
NO 2, 25,34 DP-3.2.1	Develop a Downtown Master Plan				X	X	$95,000	General Fund, NWGRC, TPO	Ft. Oglethorpe Downtown Development Auth.
NO 4,34 DP-2.3.5	Establish a joint countywide land bank public authority to efficiently acquire, hold, manage and develop tax foreclosed property.	X	X	X			$7,500	General Fund	Catoosa Co., Ft Oglethorpe, Ringgold jointly
NO 3,4,25 DP-3.2.7	Develop a Downtown Farmers Market		X	X			$10,000	General Fund	Ft. Oglethorpe Downtown Development Auth.
NO 2, 3,4,25, DP-3.2.8	Form a Downtown Merchants Association		X	X			$3,000	General Fund	Ft. Oglethorpe Downtown Development Auth.

COMMUNITY WORK PROGRAM, 2016-2020

FORT OGLETHORPE

Need/ Opportunity Code: / Strategy Reference. Number	Activity Description	2016	2017	2018	2019	2020	Cost Estimate	Funding Source	Responsible Party
NO 2, 3,4,25 / DP-3.2.9	Apply for the Georgia Main Street Program Better Hometown community status.	X	X				$2,500	General Fund	Ft. Oglethorpe Downtown Development Auth.
NO 22 / RC-2.1.1	Examine building codes to identify means of introducing incentives and requirements for the use of "green" materials, systems, and practices.		X	X			$2,000	General Fund	Ft. Oglethorpe Building Dept.
NO 22 / RC-2.1.2	Consider sustainable green design for new public buildings to create environmentally sound and resource-efficient facilities (rewritten).					X	$2,000	General Fund	Ft. Oglethorpe City Council
NO 22 / RC-2.2.1	Develop a Sustainable Site Design Guide to describe sustainable site design best practices.		X	X			$2,500	General Fund	Ft. Oglethorpe City Council
NO 22 / RC-3.1.2	Continue to promote the Catoosa County Solid Waste Management Plan and establish supporting programs.	X	X	X	X	X	$1500	General Fund	Ft. Oglethorpe City Council, Ft. Oglethorpe Public Works
NO 22 / RC-3.1.2	Consider expanding municipal recycling to include placing recycling receptacles in public spaces			X	X	X	$25,000	General Fund	Ft. Oglethorpe City Council, Ft. Oglethorpe Public Works
NO 22 / RC-3.1.3	Require on-site recycling facilities for new multifamily, commercial, industrial and institutional development through code amendments			X	X	X	$1,500	General Fund	Ft. Oglethorpe City Council
NO 22 / RC-3.1.5	Encourage recycling at all local-government-maintained properties (rewritten).			X	X	X	$2,000	General Fund	Ft. Oglethorpe City Council

COMMUNITY WORK PROGRAM, 2016-2020

FORT OGLETHORPE

Need/ Opportunity Code: / Strategy Reference. Number	Activity Description	2016	2017	2018	2019	2020	Cost Estimate	Funding Source	Responsible Party
	INTERGOVERNMENTAL COORDINATION								
NO 35-37 / GR-1.1.1	Make the Community Agenda and Plan document available to the public and communicated to other governmental agencies (rewritten)	X	X	X	X	X	$500/yr	General Fund	Catoosa Co. Planning and Zoning
NO 35 / GR-2.1.1	Establish regular-scheduled joint meetings with Catoosa County, Fort Oglethorpe and Ringgold and the school board to address long-range needs as well as short-term issues and opportunities (rewritten).	X	X	X	X	X	$1,000/yr	General Fund	Catoosa Co., Ft Oglethorpe, Ringgold jointly
NO 35 / GR-2.1.2	Consider jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection and code enforcement	X	X	X	X		$2,500/yr	General Fund	Catoosa Co., Ft Oglethorpe, Ringgold jointly
NO 35,37 / GR-2.1.3	Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services.			X	X		$7,500	General Fund	Catoosa Co., Ft Oglethorpe, Ringgold jointly

Table 4. Community Work Program for Ringgold, 2016-2020

COMMUNITY WORK PROGRAM, 2016-2020 RINGGOLD									
Need/ Opportunity Code: **Strategy Reference. Number**	**Activity Description**	**2016**	**2017**	**2018**	**2019**	**2020**	**Cost Estimate**	**Funding Source**	**Responsible Party**
·	**ECONOMIC DEVELOPMENT**								
NO 30,31,34 SED 1.5.1, 1.5.4	Actively market districts identified in the Future Development Guide for concentrated areas of industrial and large-scale business development.	X	X	X	X	X	$1,000/yr	General Fund	Chamber, Catoosa Co. Dev. Auth., NW GA Joint Dev. Auth.
NO 30,31,34 SED 1.5.3	Identify development incentives to encourage appropriate, job-creating businesses to locate in districts identified in the Future Development Guide.	X	X				$1,500	General Fund	Chamber, Catoosa Co. Dev. Auth., NW GA Joint Dev. Auth.
	HOUSING								
NO 28 DP-2.3.7	Implement the Neighborhood Stabilization Program (NSP) in depressed neighborhoods (rewritten).	X	X	X			$5,000	NSP, Habitat for Humanity	Habitat for Humanity, NSP, NWGRC
NO 3 DP-2.4.2	Establish an Infill Development Guide and Regulations			X	X		$3,000	General Fund	Ringgold Planning and Zoning, City Council
NO 23 RC-4.1.6	Promote use of federal historic housing rehabilitation tax credits			X			$1,500	General Fund	Historical Society

COMMUNITY WORK PROGRAM, 2016-2020 RINGGOLD									
Need/ Opportunity Code: **Strategy Reference. Number**	**Activity Description**	**2016**	**2017**	**2018**	**2019**	**2020**	**Cost Estimate**	**Funding Source**	**Responsible Party**
NO 28,29 SED-4.1.1	Conduct joint countywide housing study to identify affordable housing needs		X	X			$2,500	General Fund	Catoosa Co., Ft Oglethorpe, Ringgold Jointly; NWGRC
	TRANSPORTATION								
NO1,4,6,7 9,11,12,38 DP-5.1.1	Develop a Joint Countywide Multi-modal Transportation Plan	X	X	X	X	X	$150,000	GDOT, NWGRC, TPO	Catoosa Co., Ft Oglethorpe, Ringgold, GDOT, NWGRC., TPO
NO 1 DP-5.5.3	Strengthen Relationship with “Bike Walk Northwest Georgia” and “Bike Walk Tennessee” (rewritten)	X	X	X	X	X	$1,500	General Fund	Catoosa Co., Ft. Oglethorpe, Ringgold, NWGRC
NA	Replace bridge on US-41/SR-3 at South Chickamauga Creek in West Ringgold near SR-151/Alabama Highway				X	X	$5,827,614	Federal funds, GDOT	GDOT
	NATURAL AND CULTURAL RESOURCES								
NO 18,20,22 RC-1.6.3	Utilize public parks, conservation easements, site design and other land preservation tools to preserve land adjacent to streams and other important water bodies.		X	X	X		$2,000/yr	General Fund	Various Ringgold Depts.
NO 1, 20 RC-4.1.8	Create local tour guide for historic and cultural resources (underway) coordinated among county and cities.	X	X				$5,000	General Fund	Visitor’s Bureau, Tourism Cte, Historical Society

COMMUNITY WORK PROGRAM, 2016-2020 RINGGOLD									
Need/ Opportunity Code: **Strategy Reference. Number**	**Activity Description**	**2016**	**2017**	**2018**	**2019**	**2020**	**Cost Estimate**	**Funding Source**	**Responsible Party**
NO 18 SED-2.1.3	Establish marketing efforts that pair park-related activities with significant Native American sites and other county attractions	X	X				$2,500/yr	General Fund	Convention and Visitors' Bureau
NA	Continue support of efforts to nominate Ringgold Gap Battlefield & related resources to National Register of Historic Places			X			$11,000	General Fund, state (DNR) funds/grants	City Council, NWGRC, DNR, HPS
NA	Develop resources and partnerships to maximize access, interpretation of Ringgold Gap Battlefield	X	X				$3,000	General Fund	Convention and Visitors' Bureau
NA	Support development and implementation of Ringgold Gap Battlefield Preservation plan	X	X	X			$5,000	General Fund	City Council, NWGRC
	COMMUNITY FACILITIES AND SERVICES								
NO 5 DP-1.1.1; DP-6.1.2	Follow Future Development Guide and Map to determine appropriate limits for expansion sewer infrastructure; prioritize infrastructure expansion for areas where development is desired.	X	X	X	X	X	$10,000	General Fund; Utility Funds	Utilities, Catoosa Co Planning and Zoning
NO 34A	Implement ADA transition plan to address disability access issues, as required by law.	X	X	X	X	X	$50,000	General Fund, grants	City Council

COMMUNITY WORK PROGRAM, 2016-2020 RINGGOLD									
Need/ Opportunity Code: **Strategy Reference. Number**	**Activity Description**	**2016**	**2017**	**2018**	**2019**	**2020**	**Cost Estimate**	**Funding Source**	**Responsible Party**
	LAND USE								
NO 1-5, 10,20,28 multiple	Develop updated Zoning, Subdivision Regulations and other development regulations that implement the Community Agenda			X	X	X	$75,000	General Fund	Ringgold Planning and Zoning
NO 2,25,34 DP-3.2.1	Develop a Downtown Master Plan	X	X				$95,000	General Fund, NWGRC, TPO	Downtown Dev. Authority
NO 21 DP-7.3.2, DP-7.3.1	Develop small area plans for high priority brownfield sites.			X			$6,000	General Fund	NWGRC
NO 22 RC-2.1.2	Consider sustainable green design for new public buildings to create environmentally sound and resource-efficient facilities (rewritten).					X	$1,500	General Fund	Ringgold City Council
NO 22 RC-3.1.2	Continue to promote the Catoosa County Solid Waste Management Plan and establish supporting programs.	X	X	X	X	X	$1,000	General Fund	Ringgold City Council, Ringgold Solid Waste
NO 22 RC-3.1.4	Consider expanding municipal recycling to include placing recycling receptacles in public spaces		X	X			$3,000	General Fund	Ringgold City Council
NO 22 RC-3.1.5	Encourage recycling at all local government-maintained properties (rewritten).					X	$1,000	General Fund	Ringgold City Council
NO 1,2,3,4,25				X	X		$2,500/yr	General Fund	Downtown Dev. Authority

COMMUNITY WORK PROGRAM, 2016-2020 RINGGOLD									
Need/ Opportunity Code: Strategy Reference. Number	Activity Description	2016	2017	2018	2019	2020	Cost Estimate	Funding Source	Responsible Party
SED-2.1.2	Establish and promote efforts to revitalize downtown areas of Ringgold								
	INTERGOVERNMENTAL COORDINATION								
NO 35-37 GR-1.1.1	Make the Community Agenda and Plan document available to the public and communicated to other governmental agencies (rewritten)	X	X	X	X	X	$500/yr	General Fund	Catoosa Co. Planning and Zoning
NO 35 GR-2.1.1	Establish regular-scheduled joint meetings with Catoosa County, Fort Oglethorpe and Ringgold and the school board to address long-range needs as well as short-term issues and opportunities (rewritten).	X	X	X	X	X	$1,000/yr	General Fund	Catoosa Co., Ft Oglethorpe, Ringgold jointly
NO 35 GR-2.1.2	Consider jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection and code enforcement	X	X	X	X		$2,500/yr	General Fund	Catoosa Co., Ft Oglethorpe, Ringgold jointly
NO 35,37 GR-2.1.3	Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services.			X	X		$7,500	General Fund	Catoosa Co., Ft Oglethorpe, Ringgold jointly

APPENDIX A: REPORT OF ACCOMPLISHMENTS, 2011-2015

The following Tables 5, 6, and 7, which are reports of accomplishment, provide an update on each activity in the 2011 Comprehensive Plan's work programs for the county and the two municipalities. The city and the county managers reviewed their work programs early in the 2015 plan update process and indicated which items were underway, completed, postponed, or dropped. If the managers dropped or postponed an activity, they provided an explanation in the last column. The explanation "routine activity of government" appears several times because in many cases as the governments adjust to new regulations, the process of compliance eventually becomes part of the government's everyday functioning and is no longer considered a special project. Activities that are underway or postponed are carried forward to the current work programs shown above in this plan update (Tables 2, 3, and 4). Several activities were rewritten to adjust to the current situation in the county and each municipality.

Table 5. Report of Accomplishments, unincorporated Catoosa County, 2011-2015.

REPORT OF ACCOMPLISHMENTS, 2011-2015 UNINCORPORATED CATOOSA COUNTY						
WORK PROGRAM ACTIVITY	**YEAR**	**STATUS**				**Explanation if postponed or dropped**
		Complete	**Underway; (Projected Completion Date)**	**Postponed**	**Dropped**	
ECONOMIC DEVELOPMENT						
Develop a countywide master plan for economic development (underway)	2011		X (2018)			
Actively market center and corridor areas identified in the Future Development Guide and Map for small and medium sized businesses.	2011-2015				X	NW Georgia Development Authority has taken on these duties
Develop a marketing study to determine demand for shopping, dining and entertainment options.	2011			X		Funding was not identified in the planning period
Actively market districts identified in the Future Development Guide for concentrated areas of industrial and large-scale business development.	2011-2015		X (2020)			

REPORT OF ACCOMPLISHMENTS, 2011-2015

UNINCORPORATED CATOOSA COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; (Projected Completion Date)	Postponed	Dropped	
Coordinate working relationships with planning staff, local businesses and local economic development organizations to ensure new and existing business developments are in line with the principles of the Future Development Guide.	2011-2015				X	Considered a routine activity of local government
Identify development incentives to encourage appropriate, job-creating business to locate in districts identified in the Future Development Guide.	2014		X (2017)			Possibly rewrite for work program.
Coordinate adult education opportunities that enhance the job skills of the workforce and that meet the needs of existing or desired businesses	2011-2015	X				NW Technical College added; learning center will continue its ongoing activities
Promote Agritourism and Ecotourism to promote land preservation, local revitalization and job creation using tourism.	2011-2015		X (2020)			Rewrite the activity for work program: “expand” rather than “promote”
Continue coordination with US-27 alternative tourism route efforts	2011-2015		X (2020)			
HOUSING						
Seek funding from the Neighborhood Stabilization Program	2011			X		Seek opportunities to use NWGRC expertise. Rewrite the activity for the work program.
Establish an Infill Development Guide and Regulations	2014				X	This is primarily an activity of municipalities rather than county.
Promote use of federal historic housing rehabilitation tax credits	2011-2015				X	This is primarily an activity of municipalities rather than county
Conduct joint countywide housing study to identify affordable housing needs	2014-2015			X		Need to obtain assistance because county staff is not available. Rewrite the activity for work program

REPORT OF ACCOMPLISHMENTS, 2011-2015

UNINCORPORATED CATOOSA COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; (Projected Completion Date)	Postponed	Dropped	
TRANSPORTATION						
Apply for "Safe Routes to School" funds	2012-2014				X	This is primarily an activity of municipalities rather than county.
Develop a Joint Countywide Multi-modal Transportation Plan	2013-2014		X (2020)			Participation occurs with the Chattanooga-Hamilton County/ North Georgia TPO
Strengthen relationship with Bike! Walk! Northwest Georgia	2011-2015			X		Not specifically implemented yet; Chattanooga-Hamilton County/ North Georgia TPO has a different name for this type of program. Rewrite the activity for work program:
Conduct public transportation study (underway)	2011	X				Study conducted by the Chattanooga-Hamilton County/ North Georgia TPO; study did not show positive results
Coordinate with US DOT, GDOT, TDOT to promote high-speed rail corridor between Atlanta and Chattanooga that will be in best interest of Catoosa County	2011-2015	X				
NATURAL AND CULTURAL RESOURCES						
Create conservation easement program	2013				X	Considered a routine activity of local government. They deal with this on a case by case basis
Develop a Joint Parks, Recreation and Open Space Master Plan	2014-2015				X	A site specific study was completed; countywide study is not anticipated.
Implement Greenspace Plan (2008 ongoing)	2011-2015		X (2020)			
Explore regional-level partnerships to protect and enhance the natural environment	2011-2015				X	Considered a routine activity of local government.

REPORT OF ACCOMPLISHMENTS, 2011-2015

UNINCORPORATED CATOOSA COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; (Projected Completion Date)	Postponed	Dropped	
Enlist land trusts for open space preservation	2012				X	Considered a routine activity of local government. Available all the time.
Develop a Countywide Greenway System Master Plan	2014			X		Interest exists; funding and partner not yet identified.
Utilize public parks, conservation easements, site design and other land preservation tools to preserve land adjacent to streams and other important water bodies.	2011-2015				X	Considered a routine activity of local government.
Continue to enforce sediment and erosion control requirements and to incorporate best management practices for effective stormwater management, site development, and landscaping	2011-2015				X	Considered a routine activity of local government.
Conduct countywide historic and cultural resources inventory	2014-2015	X				A study (2002) was completed in Fort Oglethorpe, county was completed (2005); updates can improve accuracy-adding and deleting eligible listings...
Create local tour guide for historic and cultural resources (underway) coordinated among county and cities.	2011			X		Support waned, but the opportunity still exists; some data has been collected.
Create public art program	2014				X	This is primarily an activity of municipalities rather than county.
Establish marketing efforts that pair park-related activities with significant Native American sites and other county attractions	2011				X	Considered not applicable to this county.

REPORT OF ACCOMPLISHMENTS, 2011-2015

UNINCORPORATED CATOOSA COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; (Projected Completion Date)	Postponed	Dropped	
COMMUNITY FACILITIES AND SERVICES						
Follow Future Development Guide and Map to determine appropriate limits for expansion sewer infrastructure; prioritize infrastructure expansion for areas where development is desired.	2011-2015		X (2020)			
Study the feasibility of establishing/expanding a citywide recycling and materials collection system.	2015				X	This is primarily an activity of municipalities rather than county. Private collectors serve the county; recycling is available at the landfill.
Resurfacing roads	2011-2015				X	Considered a routine activity of local government
Mack Smith Rd. and Mineral Ave. realignment/Intersection	2011-2012	X				
Road/Intersection improvements: Cobb Pkwy. Dietz Rd, Houston Valley, Baggett	2011-2013	X				
Lakeview Rd. storm water project	2011	X (2011)				
Sewer construction: Peavine Basin: Three Notch area, Foster Hills, Exit 345	2011-2015		X (2018)			Working SPLOST projects
Sewer construction: W. Chickamauga Basin: Edison-Sutton area	2011-2015	X				
Sewer construction: Phase III Lakeview Sewer CDBG project	2011-2012		X (2016)			
Soccer fields/complex at Jack Mattox	2011-2015				X	Study indicated funding not sufficient for soccer fields; baseball fields renovated at site.
Develop publicly-owned Industrial Park: (SR-151) Catoosa Commerce Center	2011-2013	X				

REPORT OF ACCOMPLISHMENTS, 2011-2015

UNINCORPORATED CATOOSA COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; (Projected Completion Date)	Postponed	Dropped	
Develop publicly-owned Industrial Park: Exit 345	2014-2015		X (2020)			
NW Technical College Campus at Dietz Rd	2011-2014				X	Moved to another location at Catoosa Commerce Center
Administration of Fire and Rescue Departments for Ringgold and Fort Oglethorpe by Catoosa County	2011	X (2011-2013)				
LAND USE						
Develop updated Zoning, Subdivision Regulations and other development regulations that implement the Community Agenda	2012-2013		X (2020)			
Promote the use of Purchase of Development Rights and Transfer of Development Rights	2011-2015				X	Not applicable to this community.
Encourage use of Federal Farm and Ranch Land Protection Program	2011-2015				X	Not applicable to this community; federal program was repealed in 2014.
Encourage large family farms to gain recognition by the Georgia Centennial Farm Program	2011-2015		X (2020)			
Improve enforcement efforts to ensure residential, commercial and industrial properties (including vacant lots) are appropriately maintained	2012-2015	X				Considered a routine activity of local government. Ordinance continues to be improved.
Coordinate school site selection between planning officials, neighborhoods, and the school board	2011-2015				X	Quarterly meetings occur. 9863+Duplicates activity under intergovernmental coordination
Develop small area neighborhood plans for unincorporated Lakeview and Graysville.	2014-2015		X (2020)			3 CDBG grants have been implemented in the county; rewrite for work program to say: "Improve lower middle income neighborhoods in unincorporated Lakeview area and other areas."

REPORT OF ACCOMPLISHMENTS, 2011-2015

UNINCORPORATED CATOOSA COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; (Projected Completion Date)	Postponed	Dropped	
Establish a joint countywide land bank public authority to efficiently acquire, hold, manage and develop tax foreclosed property	2013-2014			X		Opportunity for implementation to be investigated
Develop a vacant site/lot inventory, identify those that are suitable for infill development	2013			X		Rewrite the activity for work program; move to "economic development" section.
Establish effective design guidelines	2013				X	Too broad; incomplete instruction. Covered in part under activity to develop sustainable green design for public buildings.
Develop joint countywide inventory and condition assessment of existing individual septic systems.	2014				X	Duplicates the effort of activity listing regarding mandatory septic tank maintenance program that is the state's responsibility
Develop a joint countywide mandatory septic tank maintenance program.	2014				X	Function of Catoosa County Environmental Health Department (State of Georgia)
Continue to promote the Catoosa County Solid Waste Management Plan and establish supporting programs.	2011-2015		X (2020)			Government obligation; ongoing
Consider expanding municipal recycling to include placing recycling receptacles in public spaces	2015				X	This is primarily an activity of municipalities rather than county.
Develop a program to assist in locating and cleaning up illegal open dump sites.	2012-2013				X	Considered a routine activity of local government; continuous progress is being made.
Plan and seek funding to establish and enhance existing visual gateways at the entrance to the county and each city	2014		X (2020)			

REPORT OF ACCOMPLISHMENTS, 2011-2015

UNINCORPORATED CATOOSA COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; (Projected Completion Date)	Postponed	Dropped	
Establish wayfinding signage plans for Fort Oglethorpe, Ringgold and unincorporated Catoosa County	2014				X	This is primarily an activity of municipalities rather than county.
Conduct an inventory of vacant Brownfield land	2014				X	County would deal with this on a case by case basis; there are very few sites.
Develop small area plans for high priority brownfield sites.	2015				X	County would deal with this on a case by case basis; there are very few sites.
Examine building codes to identify means of introducing incentives and requirements for the use of "green" materials, systems, and practices.	2014				X	Private development initiative, low government regulatory interest
Develop sustainable green design for new public buildings to create environmentally-sound and resource-efficient facilities	2015		X (2020)			Rewrite the activity for work program to say "consider" instead of "Develop".
Develop a Sustainable Site Design Guide to describe sustainable site design best practices.	2015				X	Duplicates the above activity.
Require on-site recycling facilities for new multifamily, commercial, industrial and institutional development through code amendments	2014				X	Private developer initiative
Adopt measures to reduce solid waste and encourage recycling at all local-government-maintained properties.	2011-2012		X (2020)			Recycling available at transfer stations with participation voluntary. Rewrite the activity for work program to say "encourage"
INTERGOVERNMENTAL COORDINATION						
Develop and implement a public outreach program to communicate status of Community Agenda implementation	2011		X (2020)			Rewrite the activity for work program: "government makes community agenda and plan documents available to the public and communicates to other government agencies in carrying out the plan."

REPORT OF ACCOMPLISHMENTS, 2011-2015

UNINCORPORATED CATOOSA COUNTY

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; (Projected Completion Date)	Postponed	Dropped	
Establish regular-scheduled joint meetings with Catoosa County, Fort Oglethorpe and Ringgold to address long-range needs as well as short-term issues and opportunities	2011-2015		X (2020)			Rewrite the activity for work program: add "and school board"
Consider jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection and code enforcement.	2012		X (2019)			Partially complete; public works equipment agreement is done.
Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services.	2012		X (2020)			

Table 6. Report of Accomplishments, City of Fort Oglethorpe, 2011-2015.

REPORT OF ACCOMPLISHMENTS, 2011-2015 CITY OF FORT OGLETHORPE						
WORK PROGRAM ACTIVITY	**YEAR**	**STATUS**				**Explanation if postponed or dropped**
		Complete	**Underway; Projected Completion Date**	**Postponed**	**Dropped**	
ECONOMIC DEVELOPMENT						
Develop a countywide master plan for economic development (underway)	2011				X	Defer to: Catoosa County Economic Development Authority
Coordinate adult education opportunities that enhance the job skills of the workforce and that meet the needs of existing or desired businesses	2011-2015	X				Catoosa County Learning Center & Northwest Technical College providing services.
Actively market center and corridor areas identified in the Future Development Guide and Map for small and medium sized businesses.	2011-2015				X	Northwest Georgia Development Authority has taken on these duties.
Develop a marketing study to determine demand for shopping, dining and entertainment options.	2011				X	Considered a routine activity of local government; activity for: Catoosa County Economic Development Authority; Catoosa County Chamber; Fort Oglethorpe Downtown Development Authority
Actively market districts identified in the Future Development Guide for concentrated areas of industrial and large-scale business development.	2011-2015				X	Routine activity for below entities: Catoosa County Economic Development Authority; Catoosa County Chamber Fort Oglethorpe Downtown Development Authority.
Coordinate working relationships with planning staff, local businesses and local economic development organizations to ensure new and existing business developments are in line with the principles of the Future Development Guide.	2011-2015				X	Considered a routine activity of local government.

REPORT OF ACCOMPLISHMENTS, 2011-2015

CITY OF FORT OGLETHORPE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Identify development incentives to encourage appropriate, job-creating business to locate in districts identified in the Future Development Guide.	2014		X (2017)			Possible cooperation with the County and possible rewrite of activity for the work program. Multiple entities involved: Catoosa County Economic Development Authority; Catoosa County Chamber; Fort Oglethorpe Downtown Development Authority
HOUSING						
Seek funding from the Neighborhood Stabilization Program	2011			X		May implement in the future
Establish an Infill Development Guide and Regulations	2014				X	Expectation for a specific guide is low, however local officials are aware of opportunities.
Conduct joint countywide housing study to identify affordable housing needs	2014-2015			X		May implement in the future
Promote use of federal historic housing rehabilitation tax credits	2011-2015			X		May implement in the future
TRANSPORTATION						
Develop a Joint Countywide Multi-modal Transportation Plan	2013-2014		X (2020)			Coordinated by Chattanooga-Hamilton County/North Georgia MPO
Strengthen relationship with Bike! Walk! Northwest Georgia	2011-2015			X		Lack of funding; not specifically implemented yet.
Conduct public transportation study (underway)	2011	X				Study conducted by Chattanooga-Hamilton County/North Georgia MPO, study did not show positive results.
Continue coordination with US-27 alternative tourism route efforts	2011-2015				X	Routine activity for Fort Oglethorpe

REPORT OF ACCOMPLISHMENTS, 2011-2015

CITY OF FORT OGLETHORPE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
NATURAL AND CULTURAL RESOURCES						
Develop a Joint Parks, Recreation and Open Space Master Plan	2014-2015				X	Site specific plans are more possible; County might coordinate, but does not anticipate a joint master plan for the future...
Explore regional-level partnerships to protect and enhance the natural environment	2011-2015				X	Considered a routine activity of local government.
Develop a Countywide Greenway System Master Plan	2014				X	Activity is county level, not municipal.
Utilize public parks, conservation easements, site design and other land preservation tools to preserve land adjacent to streams and other important water bodies.	2011-2015				X	Routine activity for Fort Oglethorpe
Continue to enforce sediment and erosion control requirements and to incorporate best management practices for effective storm water management, site development, and landscaping	2011-2015				X	Routine activity for Fort Oglethorpe
Conduct countywide historic and cultural resources inventory	2014-2015	X				A study (2002) was completed in Fort Oglethorpe; county was completed (2005); updates can improve accuracy -- adding and deleting eligible listings.
Create local tour guide for historic and cultural resources (underway) coordinated among county and cities.	2011			X		Some data is collected, and the opportunity still exists; more work to be done.
Establish marketing efforts that pair park-related activities with significant Native American sites and other county attractions	2011				X	Considered not applicable to the Fort Oglethorpe area.

REPORT OF ACCOMPLISHMENTS, 2011-2015

CITY OF FORT OGLETHORPE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
COMMUNITY FACILITIES AND SERVICES						
Follow Future Development Guide and Map to determine appropriate limits for expansion sewer infrastructure; prioritize infrastructure expansion for areas where development is desired.	2011-2015		X (2020)			
Study the feasibility of establishing/expanding a citywide recycling and materials collection system.	2015				X	Considered a routine activity of local government.
Expand sewer collection system to Lakeview area of unincorporated Catoosa County			X (2017)			
Water main project to “loop” water system			X (2017)			
Upgrade existing water mains			X (2017)			
Construct additional storm water drainage and rehab existing storm water drainage system			X (2017)			
Replace water mains in areas outlined in five year water and sewer Capital improvements Plan (CIP) (undersized lines, under structures, etc.)			X (2017			
Upgrade all sewer lift stations with radio telemetry and central computer control			X (2016)			
Continue work on West Chickamauga Interceptor Sewer			X (2017)			
Continue repairs to the existing sanitary sewer system			X (2017)			
Begin upgrade to water meters to radio read			X (2017)			

REPORT OF ACCOMPLISHMENTS, 2011-2015

CITY OF FORT OGLETHORPE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
LAND USE						
Develop updated Zoning, Subdivision Regulations and other development regulations that implement the Community Agenda	2012-2013	X				
Coordinate school site selection between planning officials, neighborhoods, and the school board	2011-2015				X	School function; drop activity here
Develop small area neighborhood plans for areas of north Fort Oglethorpe.	2014-2015				X	Not in the city; county responsibility
Improve enforcement efforts to ensure residential, commercial and industrial properties (including vacant lots) are appropriately maintained	2012-2015				X	Routine activity by Fort Oglethorpe. Codes Department
Establish a joint countywide land bank public authority to efficiently acquire, hold, manage and develop tax foreclosed property	2013-2014			X		May implement in the future; remains a possible interest.
Develop a vacant site/lot inventory, identify those that are suitable for infill development	2013			X		May implement in the future
Establish effective design guidelines	2013				X	Routine activity for Fort Oglethorpe
"Repurpose" vacant store fronts through partnerships with Downtown landowners of vacant buildings	2011-2012				X	Routine activity of Fort Oglethorpe Downtown Development Authority
Development a Downtown Master Plan	2013-2014		X (2020)			
Develop a Downtown Farmers Market	2015			X		Will develop in the future
Form a Downtown Merchants Association	2012			X		Will develop in the future
Continue to promote the Catoosa County Solid Waste Management Plan and establish supporting programs.	2011-2015		X (2020)			Routine activity for Fort Oglethorpe; but supporting programs could expand.

REPORT OF ACCOMPLISHMENTS, 2011-2015

CITY OF FORT OGLETHORPE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Consider expanding municipal recycling to include placing recycling receptacles in public spaces	2015		X (2020)			Funding & prioritizing
Develop a program to assist in locating and cleaning up illegal open dump sites.	2012-2013				X	Not an activity expected inside the municipal boundary; primarily county.
Establish and promote efforts to revitalize downtown areas of Fort Oglethorpe	2011-2012				X	Routine activity for Fort Oglethorpe Downtown Development Authority
Apply for the Georgia Main Street Program Better Hometown community status.	2012			X		May apply for in the future
Plan and seek funding to establish and enhance existing visual gateways at the entrance to the city.	2014				X	Routine activity of Fort Oglethorpe and the Fort Oglethorpe Downtown Development Authority
Establish wayfinding signage plan	2014				X	Routine activity of Fort Oglethorpe and the Fort Oglethorpe Downtown Development Authority
Conduct an inventory of vacant Brownfield land	2014				X	No brownfields in the city
Develop small area plans for high priority brownfield sites.	2015				X	No brownfields in the city therefore plans not needed.
Develop joint countywide inventory and condition assessment of existing individual septic systems.	2014				X	Fort Oglethorpe has mostly city wide sewer service; function of the Catoosa County Environmental Health Department
Develop a countywide mandatory septic tank maintenance program.	2014				X	Fort Oglethorpe has mostly city wide sewer; responsibility lies with the Catoosa County Environmental Health Department; not a municipal responsibility
Examine building codes to identify means of introducing incentives and requirements for the use of “green” materials, systems, and practices.	2014			X		May implement in the future
Develop sustainable green design for new public buildings to create environmentally-sound and resource-efficient facilities	2015			X		May implement in the future; proposed rewrite of activity for work program: -- "Consider" for "all" public buildings

REPORT OF ACCOMPLISHMENTS, 2011-2015

CITY OF FORT OGLETHORPE

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Develop a Sustainable Site Design Guide to describe sustainable site design best practices.	2015			X		May implement in the future.
Require on-site recycling facilities for new multifamily, commercial, industrial and institutional development through code amendments	2014			X		May implement in the future; Currently voluntary
Adopt measures to reduce solid waste and encourage recycling at all local-government-maintained properties.	2011-2012			X		May implement in the future; Currently voluntary
INTERGOVERNMENTAL COORDINATION						
Develop and implement a public outreach program to communicate status of Community Agenda implementation	2011		X (2020)			Rewrite activity for the work program; "Make the Community Agenda and plan document available to the public and other governmental agencies."
Establish regular-scheduled joint meetings with Catoosa County, Fort Oglethorpe and Ringgold to address long-range needs as well as short-term issues and opportunities	2011-2015		X (2020)			Routine activity for Fort Oglethorpe along with county schools; rewrite activity for the work program to include the county schools, too
Consider jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection and code enforcement	2012			X		May implement in the future with Fort Oglethorpe Downtown Development Authority and County Economic Development Authority
Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services	2012		X (2020)			Routine activity of Fort Oglethorpe; potential to vary with each administration

Table 7. Report of Accomplishments, City of Ringgold,, 2011-2015.

REPORT OF ACCOMPLISHMENTS, 2011-2015 CITY OF RINGGOLD						
WORK PROGRAM ACTIVITY	**YEAR**	**STATUS**				**Explanation if postponed or dropped**
		Complete	**Underway; Projected Completion Date**	**Postponed**	**Dropped**	
ECONOMIC DEVELOPMENT						
Develop a countywide master plan for economic development (underway)	2011				X	Defer to County government.
Coordinate adult education opportunities that enhance the job skills of the workforce and that meet the needs of existing or desired businesses	2011-2015	X				
Actively market center and corridor areas identified in the Future Development Guide and Map for small and medium sized businesses.	2011-2015				X	Northwest Georgia Development Authority has taken on these duties.
Develop a marketing study to determine demand for shopping, dining and entertainment options.	2011	X				
Actively market districts identified in the Future Development Guide for concentrated areas of industrial and large-scale business development.	2011-2015		X (2020)			
Coordinate working relationships with planning staff, local businesses and local economic development organizations to ensure new and existing business developments are in line with the principles of the Future Development Guide.	2011-2015				X	Considered a routine activity of local government
Identify development incentives to encourage appropriate, job-creating business to locate in districts identified in the Future Development Guide.	2014		X (2017)			Possible cooperation with the County and possible rewrite of the activity for the work program.

REPORT OF ACCOMPLISHMENTS, 2011-2015

CITY OF RINGGOLD

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
HOUSING						
Seek funding from the Neighborhood Stabilization Program	2011			X		Postpone due to available staff & funding; likely 2018
Establish an Infill Development Guide and Regulations	2014			X		Postpone due to available staff & funding; likely by 2018
Conduct joint countywide housing study to identify affordable housing needs	2014-2015			X		Postpone due to available staff & funding; likely 2018
Promote use of federal historic housing rehabilitation tax credits	2011-2015			X		Postpone due to available staff & funding; likely 2018
TRANSPORTATION						
Develop a Joint Countywide Multi-modal Transportation Plan	2013-2014		X (2020)			Coordinated by Chattanooga-Hamilton County/North Georgia MPO
Strengthen relationship with Bike! Walk! Northwest Georgia	2011-2015		X (2016)			Attending meetings as available.
Conduct public transportation study (underway)	2011	X				On-going function of MPO. Study did not show positive results.
Coordinate with US DOT, GDOT, TDOT to promote high-speed rail corridor between Atlanta and Chattanooga that will be in best interest of Catoosa County	2011-2015				X	Funding
NATURAL AND CULTURAL RESOURCES						
Develop a Joint Parks, Recreation and Open Space Master Plan	2014-2015				X	A joint plan is not anticipated. Site specific plans are more probable.
Explore regional-level partnerships to protect and enhance the natural environment	2011-2015				X	Routine function of local government; drop from work program.

REPORT OF ACCOMPLISHMENTS, 2011-2015

CITY OF RINGGOLD

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Develop a Countywide Greenway System Master Plan	2014				X	Activity is county level not municipal.
Utilize public parks, conservation easements, site design and other land preservation tools to preserve land adjacent to streams and other important water bodies.	2011-2015		X (2019)			Funding is currently insufficient.
Continue to enforce sediment and erosion control requirements and to incorporate best management practices for effective stormwater management, site development, and landscaping	2011-2015				X	Routine function of local government; drop from work program.
Conduct countywide historic and cultural resources inventory	2014-2015	X				A study (2002) was completed in Fort Oglethorpe; county was completed in 2005; updates can improve accuracy--adding and deleting eligible listings.
Create local tour guide for historic and cultural resources (underway) coordinated among county and cities.	2011			X		City has walking tour for downtown Ringgold.
Establish marketing efforts that pair park-related activities with significant Native American sites and other county attractions	2011			X		Availability of staff time; likely expected in 2017.
Continue support of efforts to nominate Ringgold Gap Battlefield & related resources to National Register of Historic Places				X		A project coordinator has not yet been identified.
Develop resources and partnerships to maximize access, interpretation of Ringgold Gap Battlefield			X 2016-2017			
Support development and implementation of Ringgold Gap Battlefield Preservation plan				X		A project coordinator has not yet been identified.

REPORT OF ACCOMPLISHMENTS, 2011-2015

CITY OF RINGGOLD

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
COMMUNITY FACILITIES AND SERVICES						
Follow Future Development Guide and Map to determine appropriate limits for expansion sewer infrastructure; prioritize infrastructure expansion for areas where development is desired.	2011-2015		X (2020)			Currently extending water and sewer lines to the East and South.
Study the feasibility of establishing/expanding a citywide recycling and materials collection system.	2015				X	Funding deficiency.
LAND USE						
Develop updated Zoning, Subdivision Regulations and other development regulations that implement the Community Agenda	2012-2013			X		Zoning was updated; Update of Subdivision Regulations likely in 2017.
Coordinate school site selection between planning officials, neighborhoods, and the school board	2011-2015				X	Drop activity here; duplicates activity under Intergovernmental Coordination.
Improve enforcement efforts to ensure residential, commercial and industrial properties (including vacant lots) are appropriately maintained	2012-2015				X	Routine function of local government; drop from work program.
Establish a joint countywide land bank public authority to efficiently acquire, hold, manage and develop tax foreclosed property	2013-2014				X	Cooperate and support initiative by County government.
Develop a vacant site/lot inventory, identify those that are suitable for infill development	2013	X				
Establish effective design guidelines	2013	X				Guidelines adopted in the vicinity of past tornado damaged areas.
"Repurpose" vacant store fronts through partnerships with Downtown landowners of vacant buildings	2011-2012	X				

REPORT OF ACCOMPLISHMENTS, 2011-2015

CITY OF RINGGOLD

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Development a Downtown Master Plan	2013-2014		X (2017)			
Develop a Downtown Farmers Market	2015	X				Had one for two years and vendors stopped coming.
Form a Downtown Merchants Association	2012	X				
Continue to promote the Catoosa County Solid Waste Management Plan and establish supporting programs.	2011-2015		X (2020)			Routine function of government, but supporting programs may expand.
Consider expanding municipal recycling to include placing recycling receptacles in public spaces	2015			X		Funding & prioritizing; may occur by 2017.
Develop a program to assist in locating and cleaning up illegal open dump sites.	2012-2013	X				
Establish and promote efforts to revitalize downtown areas of Ringgold	2011-2012		X (2019)			Funding & availability of property
Apply for the Georgia Main Street Program Better Hometown community status.	2012	X				
Plan and seek funding to establish and enhance existing visual gateways at the entrance to the county and each city	2014	X				
Establish wayfinding signage plans for Fort Oglethorpe, Ringgold and unincorporated Catoosa County	2014	X				
Conduct an inventory of vacant Brownfield land	2014	X				
Develop small area plans for high priority brownfield sites.	2015			X		Funding; likely to occur in 2018.
Develop a joint countywide inventory and condition assessment of existing individual septic systems					X	Function of Catoosa County Environmental Health Department (State of Georgia)

REPORT OF ACCOMPLISHMENTS, 2011-2015

CITY OF RINGGOLD

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Develop a joint countywide mandatory septic tank maintenance program.	2014				X	Function of Catoosa County Environmental Health Department (State of Georgia).
Examine building codes to identify means of introducing incentives and requirements for the use of "green" materials, systems, and practices.	2014				X	Private development initiative; low government regulatory interest.
Develop sustainable green design for new public buildings to create environmentally-sound and resource-efficient facilities	2015			X		Funding not available; possibly by 2020; rewrite activity for the work program -- "Consider sustainable green design for all public buildings . . ."
Develop a Sustainable Site Design Guide to describe sustainable site design best practices.	2015				X	Duplicates intent of above activity.
Require on-site recycling facilities for new multifamily, commercial, industrial and institutional development through code amendments	2014				X	Funding is an issue; likely a private developer initiative.
Adopt measures to reduce solid waste and encourage recycling at all local-government-maintained properties.	2011-2012			X		Currently a private citizen initiative at County transfer stations; possible rewrite of activity for the work program: "Encourage recycling at all local government maintained properties."
INTERGOVERNMENTAL COORDINATION						
Develop and implement a public outreach program to communicate status of Community Agenda implementation	2011		X (2020)			Rewrite activity for the work program: "Make the Community Agenda and plan document available to the public and other governmental agencies."
Establish regular-scheduled joint meetings with Catoosa County, Fort Oglethorpe and Ringgold to address long-range needs as well as short-term issues and opportunities	2011-2015		X (2020)			Rewrite the activity for the work program: ". . . Catoosa County, Fort Oglethorpe, Ringgold and the School Board to . . ."

REPORT OF ACCOMPLISHMENTS, 2011-2015

CITY OF RINGGOLD

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Consider jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection and code enforcement	2012		X (2019)			Partially complete regarding public works equipment; possibly more could be done by 2019
Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services	2012		X (2020)			Really an on-going experience; potential to vary with each administration

APPENDIX B: PUBLIC PARTICIPATION DOCUMENTATION

The following is a record of public contact and input for the *Catoosa County Joint Comprehensive Plan 2011-2031* Five Year Update.

January 21, 2015. Notice of the first required public hearing is published in the Catoosa County News.

February 3, 2015. **First required Public Hearing**, Catoosa County Administration Building.

February 2015. Barnett Chitwood contacts leading administrators of Catoosa County, Fort Oglethorpe, and Ringgold to get names for the stakeholder committee.

March 27, 2015. Barnett Chitwood and Gretchen Lugthart travel to Catoosa County to meet with Mike Helton, Catoosa County Manager and Melissa Hannah, County Clerk, Ron Goulart, City Manager of Fort Oglethorpe, and Dan Wright, City Manager of Ringgold to discuss the process of updating the 2011 Comprehensive Plan.

April 13, 2015. Gretchen Lugthart visits Fort Oglethorpe and Catoosa County for photographs for the plan.

Figure 19. First Stakeholder Meeting in April 2015.

April 14 and April 20, 2015. Mike Helton and Melissa Hannah come to office to work with Barnett Chitwood and Gretchen Lugthart on Catoosa County's Report of Accomplishments.

April 22, 2015. The meeting agenda for April 29, 2015 meeting and Issues and Opportunities documents for the meeting were sent by email to stakeholders.

April 29, 2015. Announcement of the first stakeholder meeting ran in the online calendar and the Facebook page of the Catoosa County News.

April 30, 2015. **First Stakeholder Meeting** held in the Catoosa County Administration Building.

May 20, 2015 and May 27, 2015. Announcement of the second stakeholder meeting ran in the Catoosa County News and on the paper's Facebook page.

May 21, 2015. The meeting agenda for the May 28, 2015 meeting was sent by email to the stakeholders as a meeting reminder.

May 28, 2015. **Second Stakeholder Meeting** held in the Catoosa County Administration Building.

June 8, 2015. Gretchen Lugthart visited Ringgold and Catoosa County to take photos for the plan.

July 20, 2015. Gretchen Lugthart visited Catoosa County Library take photos for the plan and to look at historic documents in the library.

August 12, 2015. Gretchen Lugthart sent stakeholders draft work programs and population report.

August 13, 2015. County agreed to run an announcement of the next meeting on their county website.

August 19, 2015 and August 26, 2015. Announcement of the second stakeholder meeting ran in the Catoosa County News and on the paper's Facebook page.

August 27, 2015. **Third Stakeholder Meeting** held in the Catoosa County Administration Building.

October 30, 2015. Draft of the Catoosa County Joint Comprehensive Plan submitted for review by email to government officials and stakeholders.

Figure 20. Reviewing the 2011 Comprehensive Plan.

November 18, 2015. Gave electronic copy of plan to county Clerk Melissa Hannah to post on the county website.

November 19, 2015. Paper copies of the draft Catoosa County Joint Comprehensive Plan posted at Catoosa County Administration Building, Ringgold City Hall, and Fort Oglethorpe Municipal Complex with comment sheets for public review and comment.

November 23, 2015. Notice of the second required public hearing was published in the Catoosa County News.

December 2, 2015. **Second required Public Hearing** held in the Catoosa County Administration Building.

December 10, 2015. Northwest Georgia Regional Commission received all three transmittal letters from the three governments authorizing submittal of draft Catoosa County Joint Comprehensive Plan to state for review.

January 2016. Catoosa County adopts the Catoosa County Joint Comprehensive Plan Update on January 19, 2016. Fort Oglethorpe and Ringgold adopt the plan on January 25, 2016.