Catoosa County Joint Comprehensive Plan 2021-2031

JOINT COMPREHENSIVE PLAN FOR CATOOSA COUNTY AND THE CITIES OF FORT OGLETHORPE AND RINGGOLD 2021

Northwest Georgia Regional Commission
Draft March 2021

Catoosa County
Joint Comprehensive Plan 2021-2031

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

Draft March 2021

Adopted:
Catoosa County: date
City of Fort Oglethorpe: date
City of Ringgold: date

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Acknowledgements

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*1.*Barnhart Circle, Fort Oglethorpe

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GLOSSARY OF ABBREVIATIONS

ACS – American Community Survey

CCEDA – Catoosa County Economic Development Authority

CDBG – Community Development Block Grant

CHCNG TPO or TPO – Chattanooga/Hamilton County North Georgia Transportation Planning Organization

CHIP – Community Home Investment Program

DCA – Georgia Department of Community Affairs

DDA – Downtown Development Authority

GEFA – Georgia Environmental Finance Authority

GDOT – Georgia Department of Transportation

GICH – Georgia Initiative for Community Housing

HUD – US Department of Housing and Urban Development

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

NWGRC – Northwest Georgia Regional Commission

QLG – Qualified Local Government

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

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1. Introduction: Mapping the Future through Planning

The Importance of Planning

Catoosa County and the cities of Fort Oglethorpe and Ringgold have participated in planning for many years, in compliance with state requirements and to improve the government function. The governments completed a full plan update with the assistance of a consultant in 2011. That plan when through a partial update in 2016. Large scale events that the governments had to deal with during that time included the continued recovery from the recession of 2007, the 2011 tornado that hit Ringgold, and gradual changes due to the growth online retail. As Chattanooga has grown, the role of the county as a residential community for those who work in that large city has grown, along with concerns about traffic, suburban sprawl, providing quality jobs closer to home, and conservation of greenspace. The enormous impact on all aspects of civic life due to the COVID-19 pandemic has been the current challenge that managers have had to face during 2020, which is most of the time that they worked on this update. Changes in the planning rules mean that some parts of this plan are simplified, but the requirement for a Broadband Element that helps meet the need for better internet connections for all residents and businesses has proved to be particularly appropriate during this time when people have been sheltering at home and rely on the internet for connections to school, work, shopping, and social life.

This plan represents an effort to look ahead and use resources wisely and efficiently, to work with residents, and to improve the quality of local government. Overall, this plan supports the county's and cities' efforts toward more effective and democratic government by involving the public in the decision-making process.

Requirements of the Plan

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

- Community Vision and Goals- a short summary of what residents view as an ideal community and a list of ways to get there.
- Report of Accomplishment- a table summarizing the status of work activities listed in the last five-year work program. Items that are assessed as underway are automatically moved forward to the next work program, along with activities that were postponed.
- Community Needs and Opportunities- a collection of ideas from the public and government leaders that reflects the current state of the county and what it could improve and enhance.
- Land Use/Future Development/Character Area-based Planning- maps dividing up all parts of the county into categories describing human use of the landscape to help direct development into suitable areas and away from sensitive areas. It is required for communities with zoning.
- Community Work Program- a list of specific tasks to accomplish within the next 5 years.
- Transportation Element-a review of upcoming transportation improvements. This element is required for those communities in Metropolitan Planning Organizations. Catoosa County is part

of the Chattanooga-Hamilton/North Georgia Transportation Planning Organization, which is the Tennessee equivalent of a Metropolitan Planning Organization.

- Broadband Services Element- addresses internet access. This element is now required for all governments to increase internet connectivity locally and state-wide.

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

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

Public Participation

Working with residents and other stakeholders in planning projects is important to getting support, volunteer assistance, and buy-in from those who are supposed to benefit from a project. It is also a requirement of the Georgia planning rules.

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

The pandemic produced a pause of several months in planning progress particularly for working with the public. In fact, the governments applied for and received a variance extending the due date on completing the comprehensive plan from February 2021 to June 2021. Against all odds, public participation was achieved. Three stakeholder meetings were held to present information and to conduct the SWAT analysis. The first stakeholder meeting in February 2020 before the pandemic shutdown was in person. The following two stakeholder meetings took place in September and October 2020 after the governments began to reopen to some extent. These two meetings were hybrid, allowing for in-person and virtual participation, achieved by the much-appreciated innovation of the information technology director of Catoosa County. See Appendix A for a list of the meetings and other contact with the communities.

The *Catoosa County Community Survey 2021* allowed for further contact with the public. It was posted on social media and was available for four months during the pandemic from mid-September through January. Plans to take the survey into the schools were hampered by the pandemic. Since the survey was open to anyone and participants were not randomly selected, results may not be statistically significant, but the survey does provide insight on residents' views. See Appendix B for complete results of the Community

Survey, and Survey Results related to Needs and Opportunities and Work Program in the Needs and Opportunities section.

Landscape and History

The topography and location of Catoosa County has led its rich history. Catoosa County falls completely in the Ridge and Valley province of the Appalachian Mountains, including a series of stream valleys tipped gently toward the Tennessee River. White Oak Mountain/Taylor's Ridge is the most prominent example in the county of the long, highly eroded, northeast-trending ridges characteristic of the ancient Ridge and Valley. The stream valleys with their small streams provided good hunting, fishing, and farming for the first residents. The streams provided transport by canoe to the much larger Tennessee River. The most recent of these native groups were the Cherokee Indians, who farmed the valleys and harvested timber on the ridges.

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

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

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

2. Chickamauga Chattanooga National Military Park

Ringgold's historic district is anchored by the restored antebellum Ringgold Depot. Ringgold Gap Battlefield Park, originally built by the WPA in the 1930's, commemorates that battle. The nearby Old Stone Church on US 41, which served as a hospital during that battle, is managed by the Catoosa County Historical Society.

Environmentally Sensitive Areas, Environmental Planning Criteria and Map

The planning process is an opportunity for managers to focus natural resources and their value, use and protection. The state of Georgia encourages local government to incorporate protection of these resources into the planning process so that development does not lead to damage. The recommendations for protection are found in the Environmental Planning Criteria, covering five categories of concern. Catoosa County has resources in three of these categories. See Figure 2, Environmentally Sensitive Areas, Catoosa County map.

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

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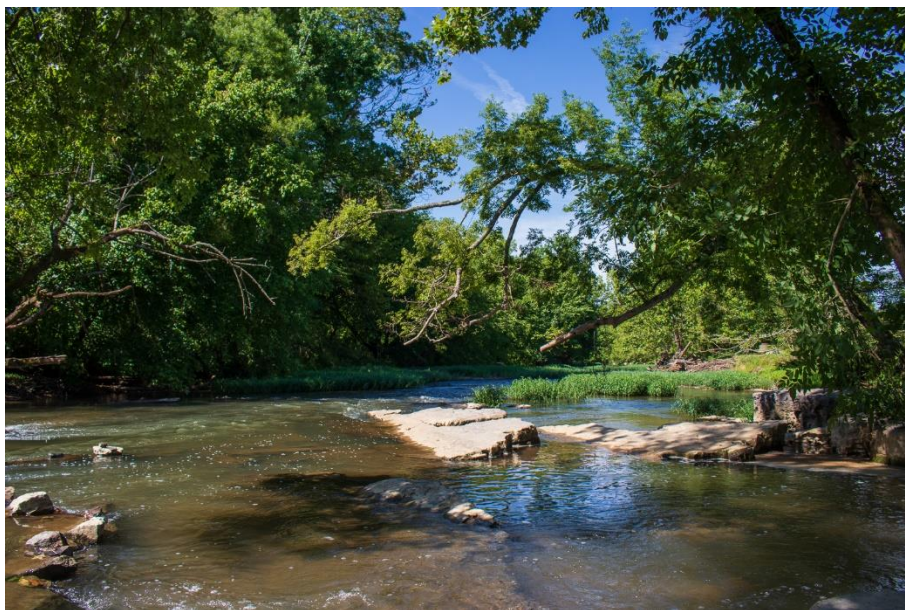
3. South Chickamauga Creek. Photo: Catoosa Chamber of Commerce

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4. Environmentally Sensitive Areas map, Catoosa County Georgia

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Impaired Waters of Catoosa County

Catoosa County is in the Tennessee River drainage, with most of the county's streams flowing into South Chickamauga Creek. This leads to the somewhat confusing abundance of area waterways bearing the name of Chickamauga, including West, East, and Little Chickamauga Creeks, not to mention North Chickamauga Creek flowing into the Tennessee River on its northern banks in Tennessee. South Chickamauga Creek flows into the Tennessee River on the south side, just over the state line, at a point where the river is a major waterway bearing barge traffic through Chattanooga. None of the streams in Catoosa County are large; they all are called creeks and branches, not rivers, because they originate in a mountainous upland of the Tennessee River Valley. These smaller streams can be enjoyable for boating and fishing, which is certainly the case for South Chickamauga and West Chickamauga Creeks, which have scenic flatwater canoeing runs. Easy access to these two designated Blueways or river trails is made possible by canoe launch sites managed by the local governments.

Table 1 shows eighteen streams on the 2020 (current) Georgia Environmental Protection Division's Section 303(d) list of impaired streams, with some streams having two reaches impaired. Seven streams are impaired by fecal coliform bacteria, with both Blueway streams, South and West Chickamauga Creek, on this list. The drinking water intake for Ringgold's water supply is on South Chickamauga Creek, but fortunately, it is upstream of the section that is impaired for fecal coliform, and the drinking water is, of course, treated before use. However, Tiger Creek directly upstream of South Chickamauga Creek is listed for fecal coliform. Tiger Creek and East Chickamauga Creek join to form South Chickamauga Creek about 2 miles above the water intake.

Twelve of the streams have the fish community degraded, which in many Georgia streams signifies excessive sediment. Sediment can interfere with fish egg survival and cause downstream problems at municipal water intakes. Although the section of South Chickamauga Creek where the water intake is located is not listed as impaired, upstream Cherokee Creek, Cat Creek, Dry Creek, and Tanyard Creek are listed as having the fish community degraded.

The streams in the upper part of the Tiger Creek watershed are secondary trout waters, as are the extreme headwaters of Little Chickamauga Creek in the Wood Station area.

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

Table 1. Impaired Streams in Catoosa County

2020 EPD current list-Impaired streams						
Reach Name	Reach location	Criterion violated	Potential causes	Extent	Use	Notes
Black Branch	Van Cleve St., Ft. Oglethorpe to Spring Creek	Biota impacted (Macroinvertebrate Community), Biota impacted (Fish Community)	Non-point source	3 miles	Fishing	TMDL completed Biota impacted (Fish Community) 2009 and Biota impacted (macroinvertebrate) 2016
Cat Creek	Stateline to Little Creek	Biota impacted (Fish Community)	Non-point source	4 miles	Fishing	TMDL completed Biota impacted (Fish Community) 2009
Cherokee Creek	Headwaters to Tiger Creek	Biota impacted (Fish Community)	Non-point source	4 miles	Fishing	TMDL completed Biota impacted (Fish Community) 2009
Coulter Creek	Headwaters to Little Chickamauga Creek	Biota impacted (Fish Community)	Non-point source	4 miles	Fishing	TMDL completed Biota impacted (Fish Community) 2009
Dry Creek	Headwaters to East Chickamauga Creek	Dissolved Oxygen, Biota impacted (Fish Community), Fecal Coliform Bacteria	Non-point source	10 miles	Fishing	TMDL completed Biota impacted (Fish Community) 2004. TMDL completed Fecal Coliform Bacteria 2009
East Chickamauga Creek	Headwaters to Tanyard Creek	Fecal Coliform Bacteria	Non-point source	14 miles	Fishing	TMDL completed Fecal Coliform Bacteria 2014
East Chickamauga Creek	Tanyard Creek to Dry Creek	Fecal Coliform Bacteria	Non-point source	3 miles	Fishing	TMDL completed Fecal Coliform Bacteria 2004
Kettle Branch	Headwaters to South Chickamauga Creek	Biota impacted (Fish Community)	Non-point source	1 mile	Fishing	TMDL completed Biota impacted (Fish Community) 2009

2020 EPD current list-Impaired streams						
Reach Name	Reach location	Criterion violated	Potential causes	Extent	Use	Notes
Little Chickamauga Creek	Headwaters to Coulter Creek	Biota impacted (Fish Community)	Non-point source	9 miles	Fishing	TMDL completed Biota impacted (Fish Community) 2009
Little Chickamauga Creek	Coulter Creek to South Chickamauga Creek	Fecal Coliform Bacteria	Non-point source	11 miles	Fishing	TMDL completed Fecal Coliform Bacteria 2009
Peavine Creek	Upstream South Chickamauga Creek	Fecal Coliform Bacteria	Non-point source	8 miles	Fishing	TMDL completed Fecal Coliform Bacteria 2004. TMDL completed Biota impacted (Fish Community) 2004
Peavine Creek	Rock Spring Creek to Jackson Lake Dam	Biota Impacted (Fish Community)	Non-point source	5 miles	Fishing	
South Chickamauga Creek	Ringgold to Stateline	Fecal Coliform Bacteria	Non-point source	15 miles	Fishing	TMDL completed Fecal Coliform Bacteria 2004
Sugar Creek	State Line to Tiger Creek	Biota impacted (Macroinvertebrate community)	Non-point source	5 miles	Fishing	TMDL drafted Biota impacted (macroinvertebrate community) 2015
Tanyard Creek	Ga. Hwy. 201 to East Chickamauga Creek (formerly Ga. Hwy. 201 to Chickamauga Creek)	Biota impacted (Fish Community)	Non-point source	3 miles	Fishing	TMDL completed Biota impacted (Fish Community) 2009
Tiger Creek	Dry Branch to East Chickamauga Creek	Fecal Coliform Bacteria	Non-point source	8 miles	Fishing	TMDL completed Fecal Coliform Bacteria 2004
Tributary to Black Creek	Headwaters to tributary in Gilbert-Stephenson City Park	Biota Impacted (Fish Community)	Non-point source, Urban Runoff	3 miles	Fishing	
Tributary #2 to Little Chickamauga Creek	Headwaters to Little Chickamauga Creek near Temperance Hall Rd., Wood Station	Biota impacted (Fish Community)	Non-point source	5 Miles	Fishing	TMDL completed Biota impacted (Fish Community) 2009
Tributary #3 to Little	Headwaters to Little Chickamauga Creek near Alton Rd. & SR 151	Biota Impacted (Fish Community)	Non-point source	3 miles	Fishing	TMDL completed Biota impacted

2020 EPD current list-Impaired streams						
Reach Name	Reach location	Criterion violated	Potential causes	Extent	Use	Notes
Chickamauga Creek						(Fish Community) 2009
Tributary to Tiger Creek	Headwaters to Tiger Creek	Biota impacted (Macroinvertebrate Community), Dissolved Oxygen	Non-point source	3 miles	Fishing	TMDL completed Biota impacted (Macroinvertebrate Community) 2016
West Chickamauga Creek	Hwy. 2 to Stateline	Fecal Coliform Bacteria	Urban Runoff/Urban Effects	7 miles	Fishing	TMDL completed Fecal Coliform Bacteria 2004

Population trends

Catoosa County is one of 15 counties in the northwestern corner of the state receiving services in planning and other community affairs from the Northwest Georgia Region Commission. The other counties are Bartow, Chattooga, Dade, Fannin, Floyd, Gilmer, Gordon, Haralson, Murray, Pickens, Polk, Paulding, Walker, and Whitfield. With the region's location between Chattanooga and Atlanta, the overall trend for this area is growth, particularly along the I75 corridor where Catoosa County lies. The following two graphs show population data from 1900 to 2010, with projections from 2020 to 2050. The 2020 population is a projection because Census decennial count data is not yet available at the time of this document's preparation due to COVID-19. As shown in Figure 3, since the 1960's Georgia's population has increased at a high rate as people moved into the state to take advantage of job opportunities. According to the Georgia Governor's Office of Planning and Budget, Georgia will continue to grow, reaching more than fourteen million by 2050. The population of Catoosa County has increased consistently since the 1950's, as have the neighboring counties of Walker and Whitfield (Figure 4). The current estimate of Catoosa County's population is 67,580 (American Community Survey 2019 estimates). Of that total, 9,954 live within Fort Oglethorpe's city limits and 3592 live within Ringgold's city limits. The population of Catoosa County is projected to climb to 73,567 by 2030, then decline somewhat to 68,633 by 2050.

Over the Tennessee state line, Hamilton County, (Chattanooga) is also projected to continue growing from 336,463 people (2010 Census) to 438,716 people in 2050 (Tennessee State Data Center Projections), adding 100 thousand residents, or 30% increase. This growth will undoubtedly impact Catoosa County, particularly in terms of housing and transportation.

5. Traffic on Battlefield Parkway
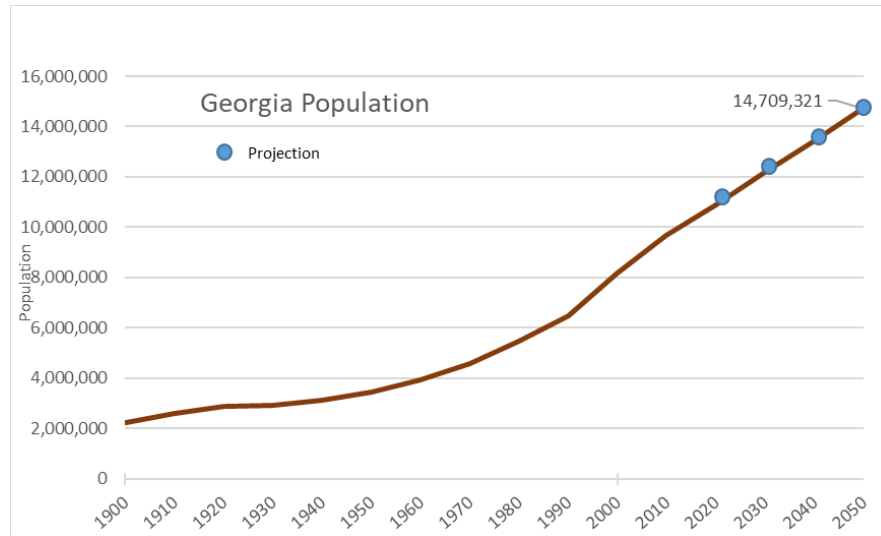
6. Georgia Population from US Census decennial count through 2010, followed by population projections from the Governor's Office of Planning and Budget.
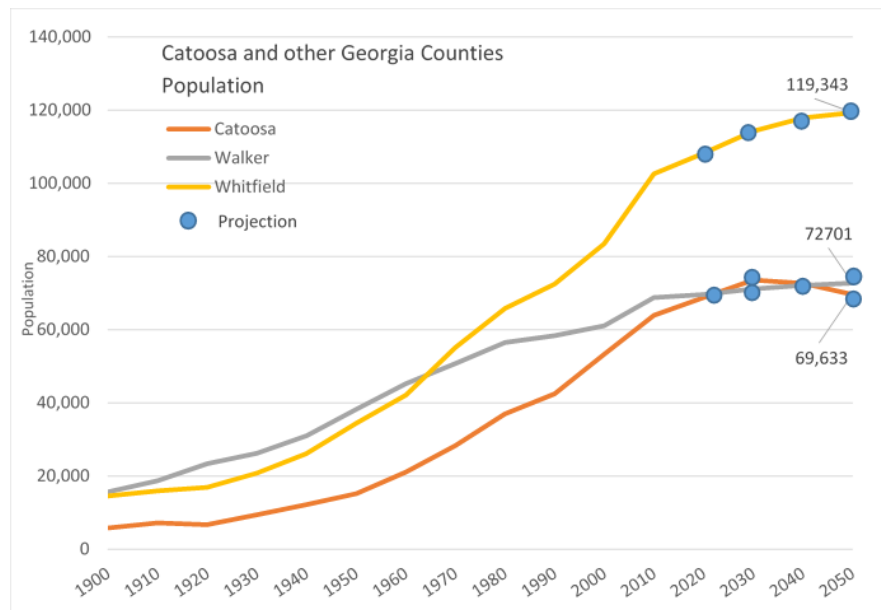
7.Population of Catoosa and adjacent Georgia Counties from the US Census decennial count through 2010, followed by population projections from the Governor's Office of Planning and Budget.

Education is important for community well-being, civic participation, income, and employment. Catoosa County exceeds the regional percentage for residents with four-year college degrees and matches the regional rate for residents with graduate and professional degrees (Figure 5). The county lags behind the state in residents with four-year degrees or higher. The county is served by 3 high schools, a Career Academy, and a branch of the Georgia Northwestern Technical College. In addition to the technical college, other nearby options for advanced degrees include University of Tennessee Chattanooga, Chattanooga State Community College, and Dalton State College.

Educational Attainment- 2019 population 25 years and older

- Georgia
- NW Region
- Catoosa

Category	Georgia	NW Region	Catoosa
Graduate/Professional Degree	12.1%	7.1%	7.1%
Bachelor's Degree	19.2%	12.1%	14.3%
Associate Degree	8.0%	7.8%	11.0%
Some College, no Degree	20.0%	21.1%	23.1%
GED/Alternative Credential	4.7%	7.4%	6.5%
High School Graduate	23.4%	26.7%	25.6%
9th-12th Grade, No Diploma	8.2%	11.7%	10.0%
Less than 9th Grade	4.3%	6.1%	2.4%

8. Educational Attainment for population 25 years and older. U.S. Census Bureau, Census 2010, Census ACS. ESRI forecasts for 2019

Catoosa County's income and employment status benefits from being near a large urban center. Catoosa County's median income compares favorably with other counties in the region, coming in at \$57,829 for 2020, which is the fourth highest of fifteen counties (Figure 6). A few of the fifteen counties' median incomes dropped in 2020 compared to 2019, presumably because of the pandemic, but Catoosa's was among those counties experiencing median income increases. The poverty threshold in 2020 for a family of four with two of them being children is \$26,246. A rough estimate of how many households in Catoosa County may be below that threshold is indicated by 13.5% of the households in the county making less than \$25,000 for 2020. More specifically, the Census 2019 Catoosa County estimate for persons in poverty is 10%, just below the national estimate of 10.5% for that year.

The unemployment rate is a moving target as the pandemic continues (figure 7), but the county has fared better than the state and the nation. The Georgia Department of Labor's most recently available measure of unemployment comes is December 2020. In April 2020 when unemployment across the nation was at its highest, the county's rate was only 9.6% compared to the national rate of 14.4%. The unemployment pattern follows that of the state and nation, but at a lower rate throughout. In December 2020, the rate of unemployment was at 3.2%, just half a percentage point above where it was the previous December before the pandemic.
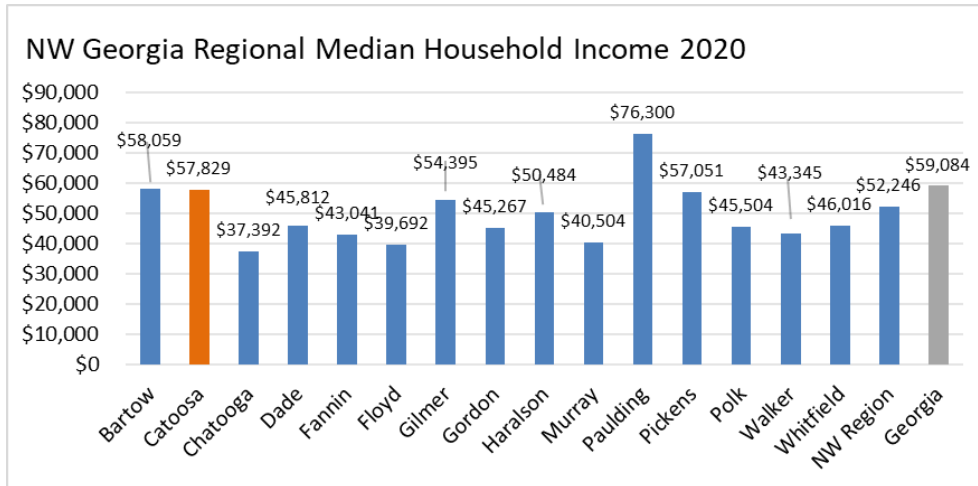
9. Median Household Income 2020 for counties of the Northwest Georgia Region. US Census Bureau, ESRI Business Analyst
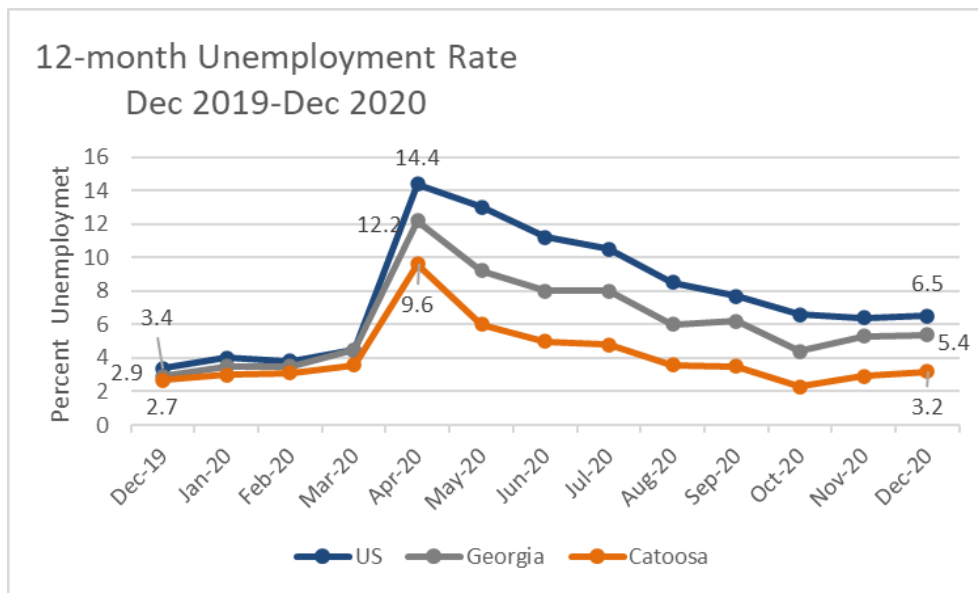
10. Unemployment rate for the 12-month period from December 2019 to December 2020. Georgia Department of Labor.

Commuting patterns in Catoosa County are shown in Figures 8 and 9, using US Census data from 2017. More than twenty-two thousand people who live in the county leave the county to work (Figure 8). Most of the outbound commuters are working in Hamilton County, which includes Chattanooga's large metropolitan area (Figure 9). At the same time, more than nine thousand people live elsewhere and come to the county for employment (Figure 8). The top three points of origin for commuters entering Catoosa County are Walker, Hamilton, and Whitfield Counties (Figure 9).

The county's efforts to support well-paying jobs within the county addresses this issue of so many residents commuting daily out of the county to work. Also important is the county's goal of completing a housing study to see if workforce and other housing is adequate. The study would help in understanding why over nine thousand people commute into the county to work.

Commuting Patterns

Employed in Catoosa County but live outside the county.

9,351 people

- Lakeview
- Graysville
- Fort Ogglethorpe
- Indian Springs
- ggold
- Sugart

4696

Living in Catoosa County but employed outside the county.

22,325 people

People living and employed in Catoosa County
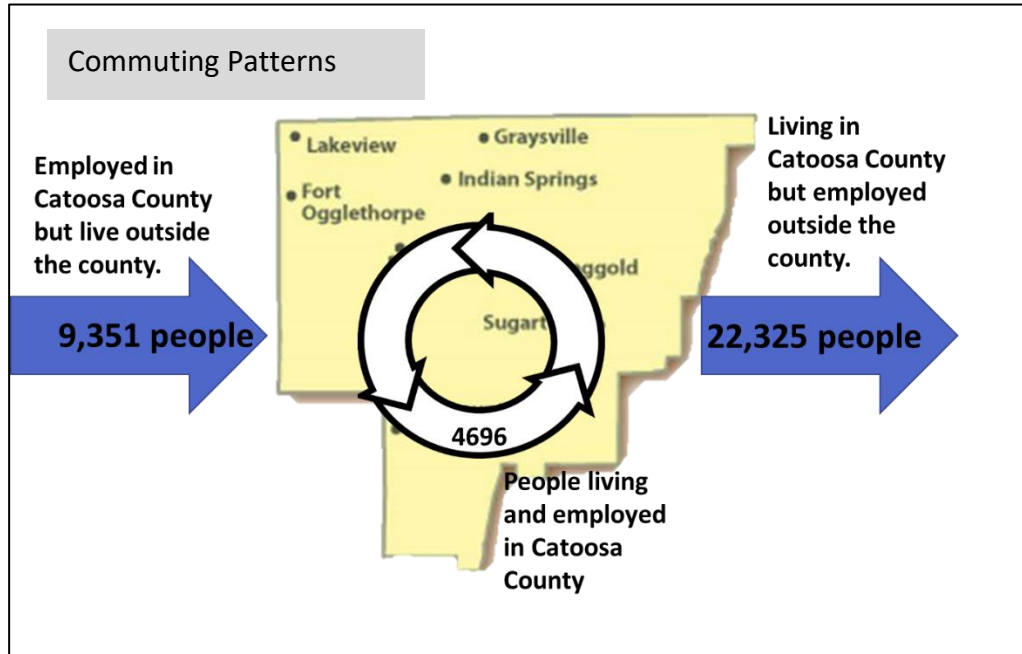
11. Commuting Patterns for Catoosa County. US Census OntheMap 2017 Inflow/Outflow

TOP THREE DESTINATIONS FOR COMMUTERS LEAVING CATOOSA COUNTY

Hamilton: 11,696 commuters out

Walker:1,518 commuters out

Whitfield: 3,165 commuters out

TOP THREE POINTS OF ORIGIN FOR COMMUTERS ENTERING CATOOSA COUNTY

Hamilton: 1,827 commuters in

Walker: 2,466 commuters in

Whitfield: 1,259 commuters in
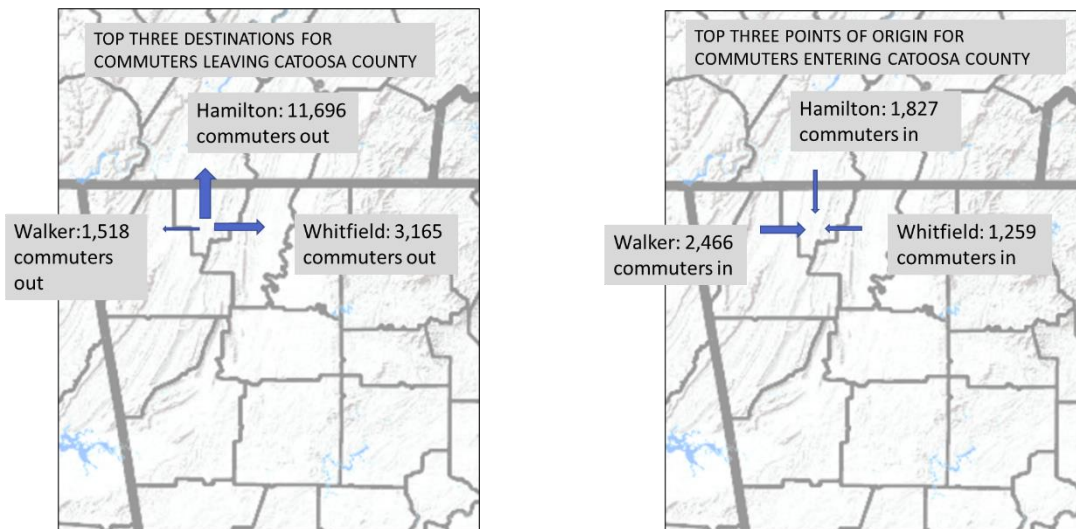
12. Top three destinations and points of origin for commuters, Catoosa County. US Census OntheMap 2017 Work Destination and Home Destination

Economic Development Element

Catoosa County has an active Economic Development Authority that works with the county and the cities. EDA Director participated on the steering committees of each government as they developed the work programs to include innovative tools to build the economy that they have that they want to see in the future. Elements of their strategy include:

- Workforce education
- Workforce housing
- Diversified economic opportunities
- Innovative tax incentives
- Broadband Ready program

The EDA is developing a Strategic Plan in cooperation with the county and cities to promote diversified economic progress. The program emphasizes educating for a well-prepared workforce by forming partnerships with local businesses and all available educators and agencies, including the Career Academy, Career Academy, Georgia Northwestern Technical College, University of Tennessee Chattanooga, Dalton State College, NWGRC Workforce Innovation and Opportunity Department, Northwest Georgia Joint Development Authority. Another key to success is increasing broadband accessibility by participating in the Broadband Ready program. To help provide affordable housing for all, including workforce housing, a housing study will be carried out, followed by plans to establish Tax Allocation Districts (TADS) and Tax Increment Financing in areas needing redevelopment. The county will continue to maintain the vacant site inventory and plans to develop a Land Bank to deal with tax-foreclosed property. Both Fort Oglethorpe and Ringgold plan to promote tax incentive programs in their historic districts for restoration and commercial use. Ringgold is applying for Rural Zone designation in Ringgold Historic District for further tax incentives for businesses, where the Mainstreet Program is already established. The county is committed to diversifying the economy by promoting agritourism, ecotourism, and sports tournament tourism.

Catoosa County has been included as one of the counties in the Thrive 2055 regional planning effort that includes the tristate area in and around Chattanooga. This effort focuses on protecting the region's natural treasures while coordinating regional transportation improvements, investing in education and training, promoting diversification of employment opportunities and economic enterprises, and encouraging communities to grow from within. Catoosa County plans to partner with Thrive to promote outdoor recreation opportunities.

Transportation Element

Interstate 75 runs from the Tennessee border diagonally across Catoosa County, with the Georgia Welcome Center and four exits the located in the county. "Gateway to Georgia" is an apt motto on the county seal. The interstate provides economic opportunities but increases traffic issues as people commute north to Chattanooga or south to Dalton and beyond to work. Many respondents to the *Catoosa County Community Survey 2021* said traffic and road maintenance problems were the most important issue facing the county.

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

These transportation issues are dealt with in this plan:

- Reducing traffic congestion due to growing population
- Repairing and updating road infrastructure
- Providing public transit options, particularly for older residents
- Adding and improving multimodal transportation

There are four Georgia Department of Transportation projects that are scheduled to continue or be completed in the next five years in Catoosa County's work program. These include widening the Alabama Highway (SR-151) from two to four lanes, which should reduce congestion around the busy Ringgold exit 348 on I-75. GDOT plans to replace a bridge on US-41/SR-3 over Peavine Creek. Two roundabouts are planned, one at the junction of SR-2 and US-41/SR-3 on the east side of Ringgold and the other north of Ringgold on US-41/SR-3 at Graysville Road. The roundabout at US-41 and Graysville Road is on an alternate commuter route to Chattanooga that can back up at this intersection where there is now a stop sign.

Catoosa County officials hope to pass a T-SPLOST to provide funds for capital improvements to local roads. They are considering increasing the county-wide Trans-Aid transit service. Ringgold supports this effort to increase transit service.

To relieve traffic congestion, Fort Oglethorpe is widening parts of Fant Drive. Working with the TPO, the city is also making efforts to reclassify various city roads' functional classification to arterial. This could aid in securing funds for resurfacing and planned multimodal transportation improvements like sidewalks. They also plan to advertise the currently available Catoosa Trans-Aid transit service on their city website because stakeholder comments indicated residents may not be aware of its availability.

Ringgold has on its five-year work program agenda a GDOT bridge replacement project over South Chickamauga Creek on US-41/SR-3, and the same SR-2 and US 41 roundabout on the east side of Ringgold discussed in Catoosa County's work program. GDOT is also installing a warning system to alert overheight trucks of the low railroad bridge on Nashville Street.

To support biking and pedestrian travel, all three governments will continue to use the NWGRC's 2017 *Northwest Georgia Feasibility Study for Bikeway and Pedestrian Multi-use Routes* as they add and improve multiuse routes. Catoosa County plans to improve and advertise Blueways (as they are called in Tennessee)

or water trails for recreational use. This item is found in the Natural and Cultural Resources section of the work program.

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

13. Entrance to downtown Ringgold at historic Ringgold Depot and low height railroad bridge, Nashville Street

Broadband Element

PLANS FOR PARTICIPATION

Access to high speed internet has become a necessity for business and greatly improves the quality of life for residents. In 2015, the Federal Communications Commission set the definition of high-speed internet, or broadband, at 25 megabits per second for download (downstream), and 3 megabits per second for upload (upstream). The state of Georgia used this definition as a benchmark for high speed internet service in Senate Bill 403, which was passed to become the "Achieving Connectivity Everywhere (ACE)" Act in spring 2018. This Act has allowed for the creation of the Broadband Ready Program to help communities bring high speed internet service to even the most rural areas.

Catoosa County and Fort Oglethorpe would like to participate in the Broadband Ready Community program because they see a real need to facilitate better internet connectivity for all residents in their communities. This is their action plan. This broadband element is being added to the comprehensive plan. Catoosa County is adding three broadband-related items to its work program. The first work program item is a commitment to pass a broadband ordinance covering the process of providing broadband to all residents. The second item states that they will participate in the Broadband Ready Community Program, with its adopted ordinance, and the third item is a commitment to apply for funding under the Broadband Ready program. Fort Oglethorpe adopted the Broadband Ordinance in 2019, so their work program just has the item regarding participating in the Broadband Ready Community Program and the item regarding a commitment to apply for Broadband Ready program funding.

The city of Ringgold has assessed their current internet coverage as good and will not be participating in the Broadband Ready Program at this time.

BROADBAND AVAILABILITY MAP

The map released in July 2020 by the Georgia Department of Community Affairs, the Georgia Broadband Deployment Initiative Map (GBDI Map) has been reviewed and compared with the future development map in this Comprehensive Plan. The state's GBDI map draws from address data from the Census and uses Census blocks as mapping units, using Census addresses that are homes or businesses as the locations. The layers from the GBDI map show orange as broadband-served areas (broadband is available in 80% of the locations), the tan as broadband-unserved (less than 80% of the locations), and the gray as areas with "No locations" (no addresses of either a residential or business nature).

NWGRC staff have created a new map, the Broadband Availability Map, for the Comprehensive Plan with overlays that shows the above information and the Chickamauga Chattanooga National Military Park in green hatch marks and the large area of gray in the northeast part of the county as the Army Corps of Engineers' Volunteer Training Site for the Tennessee Army National Guard (Figure 10). Most of the land in these two publicly owned areas is shown as having no locations. Since no one can live or run a business on this land, "no locations" is an appropriate designation.
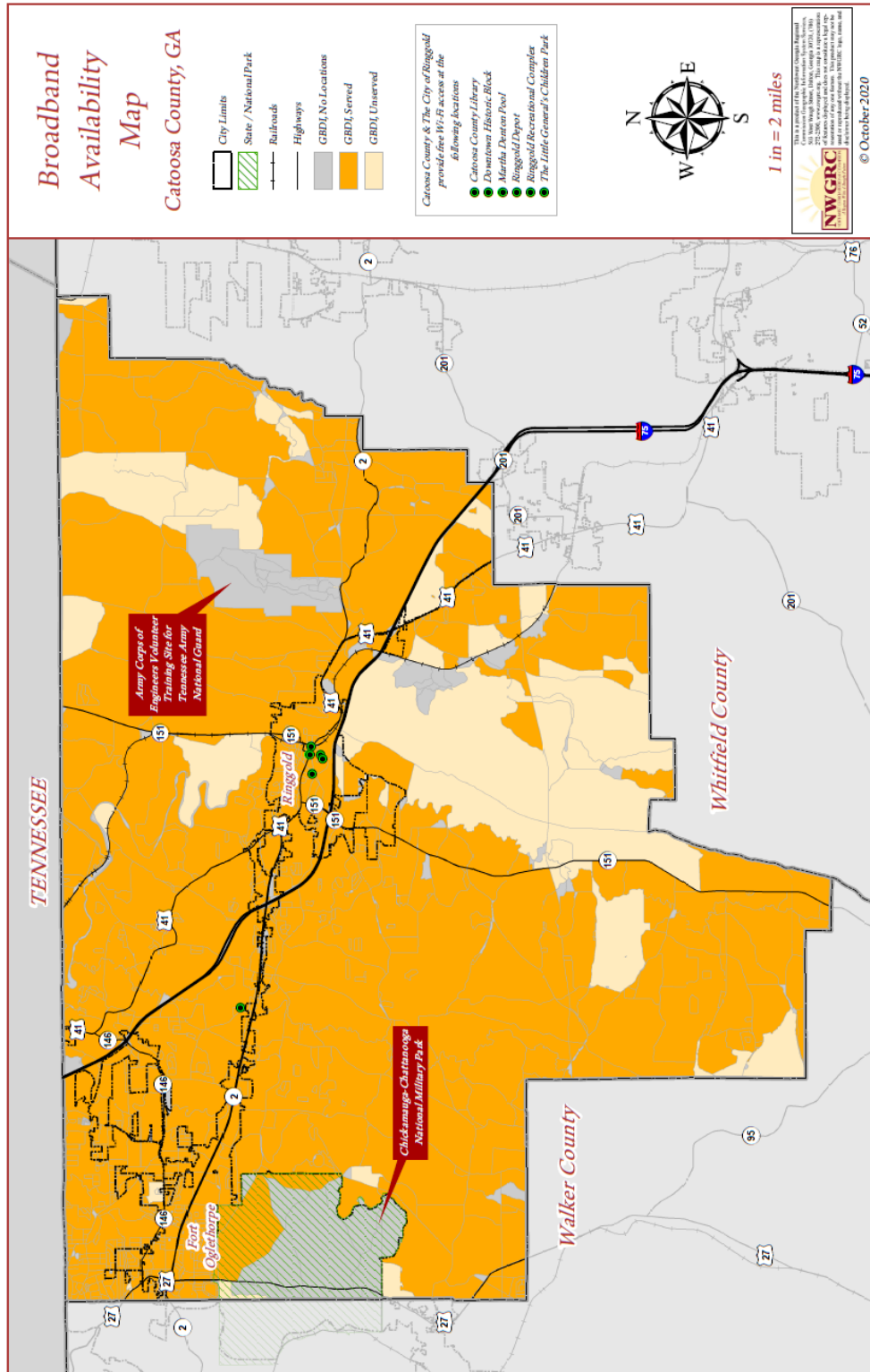
14. Broadband Availability Map, Catoosa County, Georgia

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The Thrive Regional Partnership is working with the University of Tennessee Chattanooga's Interdisciplinary Geospatial Technology Lab (IGTLAB) to map internet usage information. Useful maps can be found on the Thrive Regional Partnership website under the "Geohub" button.

These maps include an interactive map using results from the US Census American Community Survey from 2018 which included questions for residents about internet service. It can be found at the Geohub under transportation and infrastructure and at this link:
https://igtlab.maps.arcgis.com/apps/webappviewer/index.html?id=54d8360778864cac9068242291d1178d. Included here in Table xx below are results from the ACS survey. The information is reported for zip code, and most of the county is in the Ringgold Zip code. For that Zip code, survey results showed 85% of the households with internet, 2% of the households having internet available, but not subscribing, and 12.5% of the households with no access to internet. The Fort Oglethorpe Zip code respondents indicated 75% with internet, 6% not subscribing to available internet, and 19% with no internet available. The other zip codes cover areas of various sizes, some quite small, on the periphery of the county. It should be noted that these are responses of residents commenting on their perception of internet access, and may not represent the actual availability of internet.

ZIP Code	City	households with internet	households with internet available but no subscription	Households with no internet access
30707	Chickamauga	73.25%	3.26%	23.47%
30710	Cohutta	81.33%	1.04%	17.63%
30736	Ringgold	85.38%	2.17%	12.45%
30739	Rock Spring	85.23%	1.24%	13.59%
30741	Rossville	71.16%	3.58%	25.26%
30742	Ft Oglethorpe	74.69%	6.34%	18.98%
30755	Tunnel Hill	81.4%	2.71%	15.89%

Various websites provide consumer-oriented information on internet service. The website Broadband Now conducts independent research on broadband in America and provides internet availability information for consumers at the zip code level. Table XX below shows results for the Ringgold and Fort Oglethorpe zip codes. This table is provided for information purposes only and does not indicate indorsement or recommendation of any specific provider. This information is also subject to change over a short period of time.

Provider	Type	Ringgold zip 30736	Fort Oglethorpe zip 30742
AT&T Internet *Residential*	DSL and Fiber	X	X
AT&T *Business*	Fiber	X	
Xfinity from Comcast	Cable	X	X

Residential			
EPB *Residential and Business*	Fiber	X	X
ViaSat Internet *Residential*	Satellite	X	X
HughesNet *Residential*	Satellite	X	X
Comcast Business *Business*	Cable	X	X
Ringgold Telephone Company *Residential*	DSL and Fiber	X	
Ringgold Telephone Company *Business*	Fiber	X	X
Windstream *Business*	Fiber		X
GTT Communications *Business*	Copper		X
Charter Spectrum *Residential*	Cable	X	
Chickamauga Telephone Corporation *Residential*	Fiber and DSL	X	
Chickamauga Telephone Corporation *Business*	Fiber	X	
Spectrum Business	Cable	X	
Parker FiberNet Fiber *Business*		X	
Verizon Business *Business*	Copper	X	

FREE WI-FI LOCATIONS IN CATOOSA COUNTY PROVIDED BY LOCAL GOVERNMENT

Catoosa County provides free Wi-Fi at the Catoosa County Library. Ringgold provides free Wi-Fi at the Little Generals Children Park, Ringgold Recreational Complex, Martha Denton Pool, Ringgold Depot, and the Historic Block downtown. Fort Oglethorpe is planning to install a free Wi-Fi site at Gilbert Stevenson Park.

2. Community Vision and Goals

The planning process begins with the community's vision, or view toward the future. The 2016 plan included the following vision, and managers decided to continue with this vision for this plan update. Goals were added in this update to capture specific issues that the stakeholder and steering committee discussed, and that *Catoosa County Community Survey 2021* respondents considered important.

Catoosa County Vision and Goals

VISION STATEMENT:

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

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

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

COMMUNITY GOALS:

1. We will provide economic opportunities for businesses and industries that provide quality jobs close to home, build a diverse economic base, and enhance our rural and small-town character.

2. We will assess housing needs throughout the county and use the knowledge gained to promote safe, affordable, inclusive, and resource efficient housing in our community so that members of our workforce can live in the community in which they work and retired residents have a range of housing options.

3. Growth in our area means an increase in traffic issues. We will continue to plan and carry out well-designed improvements to roads and related infrastructure, working at the local, state, and regional level. Transit and pedestrian and bicycle transportation will be a part of the process.

4. As rapid development occurs, we will continue to identify, protect, and enhance our greenspace throughout the county and consider connectivity between greenspace areas.

5. We will provide areas and venues for recreation with accessibility and diverse interests in mind, including team sports, biking, boating, and walking. We will consider connectivity because recreation areas can be part of greenspace areas.

6. We will collaborate with the private sector to ensure the availability of reliable and affordable broadband access for all residents.

7. Catoosa County has many sites that played an important role in national history. We will protect, enhance, interpret, and advertise our many historic resources so residents and visitors alike can enjoy and learn from them.

8. We will continue to support our K-12 school system's efforts to provide quality education for all residents, knowing that education is a keystone of civic engagement. We will also support further education in college and technical fields for workforce development and economic prosperity.

3. Reports of Accomplishment-Completed Projects

The action items of the comprehensive plan are found in the work programs, arranged in the form of tables. The following Reports of Accomplishment for Catoosa County, Fort Oglethorpe, and Ringgold show the status of projects in the work programs in the 2016 Comprehensive Plan. The county and city managers reviewed these items with the input of other county employees to decide which items were completed or underway, and which items needed to be postponed or dropped completely from the government's agenda. If a project is postponed or dropped, there is no penalty, because this is a planning document and not a legally binding contract. However, if an item was postponed or dropped, managers provided an explanation. Projects assigned to the "Postponed" column were ones that did not get started, possibly because the funding did not materialize, but were still considered worthy project by the government if the means to do the project became available. Sometimes an item was dropped because it may have been a new initiative or new mandate several years ago, but over time it has become a routine function of government and will continue indefinitely. Items that were underway or postponed were carried forward to the current work programs of this plan. Many activities have been rewritten to reflect the status of the project now or to provide more specifics on the project.

15. Ringgold Gap Park

Catoosa County Report of Accomplishments

REPORT OF ACCOMPLISHMENTS, 2016-2020						
Catoosa County						
		STATUS				
WORK PROGRAM ACTIVITY	**YEAR**	**Complete**	**Underway; Projected Completion Date**	**Postponed**	**Dropped**	**Explanation if postponed or dropped**
ECONOMIC DEVELOPMENT						
Develop a vacant site/lot inventory; identify those that are suitable for infill development	2016		X 2021			Rewrite to say: Maintain a vacant site/lot inventory; identify those that are suitable for infill development
Develop a countywide master plan for economic development (underway)	2016-2018		X 2021/2022			Rewrite to say: "Develop a Strategic Plan for economic development jointly with cities of Fort Oglethorpe and Ringgold"
Develop a marketing study to determine demand for shopping, dining, and entertainment options.	2018-2019				X	This would be a component of the strategic plan document
Actively market districts identified in the Future Development Guide for concentrated areas of industrial and large-scale business development.	2016-2020				X	This has become a routine function of government through the newly hired Economic Director
Identify development incentives to encourage appropriate, job-creating businesses to locate in districts identified in the Future Development Guide.	2016-2017		X 2021			Rewrite to say: Continue to work with Economic Development Authority to identify development incentives to encourage appropriate, job-creating businesses to locate in districts identified in the Future Development Guide in Comprehensive Plan. (Currently working on plan to implement TAD Districts)

REPORT OF ACCOMPLISHMENTS, 2016-2020						
Catoosa County						
			STATUS			
WORK PROGRAM ACTIVITY	**YEAR**	**Complete**	**Underway; Projected Completion Date**	**Postponed**	**Dropped**	**Explanation if postponed or dropped**
Expand Agritourism and Ecotourism to promote land preservation, local revitalization and job creation using tourism	2016-2020		X 2021-2025			Rewrite to say: "Expand Agritourism and Ecotourism to promote land preservation, local revitalization and job creation"
Continue coordination with US-27 alternative tourism route efforts	2016-2020	X				
HOUSING						
Implement the Neighborhood Stabilization Program (NSP) in depressed neighborhoods	2016-2018				X	NSP Funds not currently available
Conduct joint countywide housing study to identify affordable housing needs	2017-2018			X 2021-2022		Postponed and held for new ED Director position
TRANSPORTATION						
Develop a Joint Countywide Multi-modal Transportation Plan	2016-2020				X	The county is active in the Chattanooga/Hamilton North Georgia Transportation Planning Organization
Strengthen Relationship with "Bike Walk Northwest Georgia" and "Bike Walk Tennessee"	2016-2020				X	Bike-Walk Organization is in transition
Widen SR-151/Alabama Highway from 2 to 4 lanes with turn lanes as needed from Holcombe Rd to US-41/Nashville St.	2016-2017		X 2022			
Bridge Reconstruction onCR-390/Three Notch Road	2016-2017	X 2017				
Bridge Replacement on US-41 at Tiger Creek east of Ringgold.	2016-2017	X 2017				

REPORT OF ACCOMPLISHMENTS, 2016-2020

Catoosa County

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Improve intersection for safe navigation at Battlefield Parkway and Smitherman Road.	2016				X	Funding not available; adjustments to traffic signal have alleviated this issue
Improve intersection for safe navigation at Battlefield Parkway and Old Mill Road.	2016	X 2018				
Swanson Road study to evaluate impacts from addition of new school.	2017				X	No plans to construct school in this area
Replace bridge on CR-385/Keith Road at Little Tiger Creek near Smith Chapel Road.	2020				X	GDOT Project on long-range plan - 2055
Replace bridge on US-41/SR-3 at Peavine Creek near Haggard Rd east of Ft. Oglethorpe	2020		X 2025			
Rehabilitate bridge on CR-553/Lakeview Drive at Black Branch between Steele Road and Page Road	2020				X	GDOT Project on long range plan - 2052
NATURAL AND CULTURAL RESOURCES						
Implement Greenspace Plan (2008 ongoing)	2016-2020		X 2021-2025			
Develop a Countywide Greenway System Master Plan	2018-2019		X 2021-2025			
Create local tour guide for historic and cultural resources (underway) coordinated among county and cities.	2016-2017	X 2017				

REPORT OF ACCOMPLISHMENTS, 2016-2020

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.	2016-2020		X 2021-2025			Rewrite to say: Follow Future Development Guide and Map in Comprehensive Plan to determine appropriate limits for expansion sewer infrastructure; prioritize infrastructure expansion for areas where development is desired.
Sewer construction: Peavine Basin- Three Notch area, Foster Hills, Exit 345	2016-2018	X 2018				
Sewer construction: Phase III Lakeview Sewer CDBG project	2016	X 2016				
Develop publicly owned Industrial Park: Exit 345	2018-2020		X 2021			Rewrite to say: Explore, identify, and develop publicly owned Industrial Park
LAND USE						
Develop updated Zoning, Subdivision Regulations and other development regulations that implement the Community Agenda	2018-2020		X 2021-2025			Rewrite to say: Develop updated Zoning, Subdivision Regulations and other development regulations that implement the Comprehensive Plan
Encourage large family farms to gain recognition by the Georgia Centennial Farm Program	2016-2020		X 2021-2025			
Improve lower middle-income neighborhoods in unincorporated Lakeview area and other areas (move to Housing).	2016-2020		X 2021-2025			

REPORT OF ACCOMPLISHMENTS, 2016-2020

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	2016-2018			X		Still is a need but postponed due to lack of staff
Plan and seek funding to establish and enhance existing visual gateways at the entrance to the county and each city.	2016-2020		X 2021			Rewrite to say: Add gateway signage and landscaping at I75 Exit 353, (Cloud Springs), Exit 350 (Battlefield Parkway, Fort Oglethorpe) and Exit 348 (Ringgold) and move to Community Facilities and Services
Consider sustainable green design for new public buildings to create environmentally sound and resource-efficient facilities (move to Community Facilities and Services).	2020		X 2021-2025			
Continue to promote the Catoosa County Solid Waste Management Plan and establish supporting programs (move to Community Facilities and Services).	2016-2020		X 2021-2025			
Encourage measures to reduce solid waste and encourage recycling at all local government-maintained properties (move to Community Facilities and Services).	2020		X 2021-2022			

REPORT OF ACCOMPLISHMENTS, 2016-2020

Catoosa County

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
INTERGOVERNMENTAL COORDINATION						
Make the Community Agenda and Plan document available to the public and communicated to other governmental agencies	2016-2020		X 2021-2022			Rewrite to say: Make the Catoosa County Joint Comprehensive Plan available to the public and communicated to other governmental agencies
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	2016-2020		X 2021-2025			Currently having quarterly authority meetings – currently on hold due to COVID-19
Consider jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection and code enforcement	2016-2019				X	Building inspection currently shared, no longer considering sharing the other resources.
Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services.	2018-2019	X				

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Fort Oglethorpe Report of Accomplishments

REPORT OF ACCOMPLISHMENTS, 2016-2020						
Fort Oglethorpe						
WORK PROGRAM ACTIVITY	**YEAR**	**STATUS**				**Explanation if postponed or dropped**
		Complete	**Underway; Projected Completion Date**	**Postponed**	**Dropped**	
ECONOMIC DEVELOPMENT						
Develop a vacant site/lot inventory; identify those that are suitable for infill development	2016		X 2021-2025			Rewrite to say: work with Economic Development Authority and Fort Oglethorpe Downtown Development Authority to develop a vacant site/lot inventory; identify those that are suitable for infill development
Identify development incentives to encourage appropriate, job-creating businesses to locate in districts identified in the Future Development Guide.	2019-2020		X 2021-2022			Rewrite to say: continue to work with Economic Development Authority to identify development incentives to encourage appropriate, job-creating businesses to locate in districts identified in the Future Development Guide in Comprehensive Plan.
Adopt a Broadband Ordinance to comply with state rules and supply broadband to residents and businesses.	2019	X				
Participate in the Broadband Ready Community program, with adopted ordinance and designation of unserved areas.	2019-2020		X 2025			
Apply for funding under the Broadband Ready Program.	2019		X 2025			
Adopt urban redevelopment plan	2019-2020				X	City is exploring developing an overlay district in Ft Oglethorpe Historic District

REPORT OF ACCOMPLISHMENTS, 2016-2020 **Fort Oglethorpe**						
		STATUS				
WORK PROGRAM ACTIVITY	**YEAR**	**Complete**	**Underway; Projected Completion Date**	**Postponed**	**Dropped**	**Explanation if postponed or dropped**
HOUSING						
Implement the Neighborhood Stabilization Program (NSP) in depressed neighborhoods (rewritten).	2016-2018				X	NSP Funds not currently available
Promote use of federal historic housing rehabilitation tax credits	2017-2018		X 2021-2025			Rewrite to say, "Promote use of Federal and State Rehabilitation Tax Incentive programs in Fort Oglethorpe Historic District" and move to Economic Development section
Conduct joint countywide housing study to identify affordable housing needs	2017-2018			X 2022		Postponed and held for new ED Director position
Apply for and participate in the Georgia Initiative for Community Housing (GICH) to improve housing options in Fort Oglethorpe	2019-2020		X 2021-2025			
TRANSPORTATION						
Develop a Joint Countywide Multi-modal Transportation Plan	2016-2020				X	Now a routine function of government through TPO
Strengthen Relationship with "Bike Walk Northwest Georgia" and "Bike Walk Tennessee"	2016-2020				X	Bike-Walk Organization is in transition
Lakeshore Drive study to look at impacts on Lakeshore Drive of three adjacent schools that are budgeted	2016-2020				X	No longer needed; issue resolved
Bus service connecting Ft Oglethorpe to downtown Chattanooga via US-27/SR-2	2018-2020				X	CARTA determined it was not economically feasible for them

REPORT OF ACCOMPLISHMENTS, 2016-2020						
Fort Oglethorpe						
		STATUS				
WORK PROGRAM ACTIVITY	**YEAR**	**Complete**	**Underway; Projected Completion Date**	**Postponed**	**Dropped**	**Explanation if postponed or dropped**
Fant Drive widening and enhancement from SR-146/Cloud Springs Rd to SR-2/Battlefield Parkway	2017-2020		X 2021-2025			
Implement sidewalks on all federally classified arterial roadways within urban areas	2016-2020		X 2022			Rewrite to say: Implement sidewalks and road resurfacing on all arterial roadways classified as such according to federal criteria within urban areas
NATURAL AND CULTURAL RESOURCES						
Create local tour guide for historic and cultural resources (underway) coordinated among county and cities.	2016-2017		X 2021-2025			Rewrite to say: Create local tour guide for historic and cultural resources.
Establish Art Walk	2019-2020	X				
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.	2016-2020		X 2021-2025			Rewrite to say: Follow Future Development Guide and Map in Comprehensive Plan to determine appropriate limits for expansion sewer infrastructure; prioritize infrastructure expansion for areas where development is desired.
Expand sewer collection system to Lakeview area of unincorporated Catoosa County	2016-2017		X 2024			
Water main project to "loop" water system	2016-2017		X 2024			

REPORT OF ACCOMPLISHMENTS, 2016-2020

Fort Oglethorpe

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Upgrade existing water mains	2016-2020		X 2021-2024			
Construct additional storm water drainage and rehab existing storm water drainage system	2016-2020		X 2021-2025			
Replace water mains in areas outlined in five-year water and sewer Capital improvements Plan (CIP) (undersized lines, under structures, etc.)	2016-2020		X 2021-2024			
Upgrade all sewer lift stations with radio telemetry and central computer control	2016	X				
Continue work on West Chickamauga Interceptor Sewer	2017	X				
Continue repairs to the existing sanitary sewer system	2017-2020				X	Routine function of government
Begin upgrade to water meters to radio read	2017		X 2021			
LAND USE						
Develop a Downtown Master Plan	2019-2020		X 2021-2025			Rewrite to say: "Participate in UGA Carl Vinson Institute of Government's RSVP program to develop a Downtown Master Plan"
Establish a joint countywide land bank public authority to efficiently acquire, hold, manage and develop tax foreclosed property	2016-2020				X	Lack of interest

REPORT OF ACCOMPLISHMENTS, 2016-2020						
Fort Oglethorpe						
		STATUS				
WORK PROGRAM ACTIVITY	**YEAR**	**Complete**	**Underway; Projected Completion Date**	**Postponed**	**Dropped**	**Explanation if postponed or dropped**
Develop a Downtown Farmers Market	2017-2019				X	Lack of interest
Form a Downtown Merchants Association	2017-2019	X				
Apply for the Georgia Main Street Program community status.	2016-2020		X 2021-2025			Rewrite to say: Explore applying for Georgia Main Street Program community status
Examine building codes to identify means of introducing incentives and requirements for the use of "green" materials, systems, and practices.	2017-2019				X	City follows state building code requirements
Consider sustainable green design for new public buildings to create environmentally sound and resource-efficient facilities (move to Community Facilities and Services).	2020		X 2021-2025			
Develop a Sustainable Site Design Guide to describe sustainable site design best practices.	2017-2020				X	City follows state requirements
Continue to promote the Catoosa County Solid Waste Management Plan and establish supporting programs (move to Community Facilities and Services).	2016-2020		X 2021-2025			
Consider expanding municipal recycling to include placing recycling receptacles in public spaces (move to Community Facilities and Services).	2018-2020		X 2021-2025			

REPORT OF ACCOMPLISHMENTS, 2016-2020						
Fort Oglethorpe						
			STATUS			
WORK PROGRAM ACTIVITY	**YEAR**	**Complete**	**Underway; Projected Completion Date**	**Postponed**	**Dropped**	**Explanation if postponed or dropped**
Require on-site recycling facilities for new multifamily, commercial, industrial, and institutional development through code amendments	2018-2020			X		City deems it too expensive to pass this requirement on to developers at this time. Rewrite to say: Explore requiring on-site recycling facilities for new multifamily, commercial, industrial and institutional development through code amendments
Encourage recycling at all local-government-maintained properties (move to Community Facilities and Services).	2018-2020		X 2021-2025			
INTERGOVERNMENTAL COORDINATION						
Make the Community Agenda and Plan document available to the public and communicated to other governmental agencies	2016-2020		X 2021-2025			Rewrite to say: Make the Catoosa County Comprehensive Plan available to the public and to other governmental agencies
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	2016-2020		X 2021-2025			
Consider jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection and code enforcement	2016-2020				X	Staff in the city administration cover these duties.

REPORT OF ACCOMPLISHMENTS, 2016-2020 Fort Oglethorpe							
WORK PROGRAM ACTIVITY	**YEAR**	**STATUS**				**Explanation if postponed or dropped**	
		Complete	**Underway; Projected Completion Date**	**Postponed**	**Dropped**		
Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services.	2018-2020	X					

Ringgold Report of Accomplishments

REPORT OF ACCOMPLISHMENTS, 2016-2020						
Ringgold						
		STATUS				
WORK PROGRAM ACTIVITY	**YEAR**	**Complete**	**Underway; Projected Completion Date**	**Postponed**	**Dropped**	**Explanation if postponed or dropped**
ECONOMIC DEVELOPMENT						
Actively market districts identified in the Future Development Guide for concentrated areas of industrial and large-scale business development.	2016-2020				X	This has become a routine function of government through the newly hired Economic Director.
Identify development incentives to encourage appropriate, job-creating businesses to locate in districts identified in the Future Development Guide.	2016-2017				X	Tax abatement program through EDA
HOUSING						
Implement the Neighborhood Stabilization Program (NSP) in depressed neighborhoods	2016-2018				X	NSP funds not currently available
Establish an Infill Development Guide and Regulations	2018-2019				X	Existing zoning process covers this issue.
Promote use of federal historic housing rehabilitation tax credits	2018		X 2021-2025			Rewrite to say: "Promote use of Federal and State Rehabilitation Tax Incentive programs in Ringgold Historic Commercial District" and move to Economic Development section, Responsible Party is Main Street Program

REPORT OF ACCOMPLISHMENTS, 2016-2020						
Ringgold						

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Conduct joint countywide housing study to identify affordable housing needs	2017-2018			X		Have applied for GICH Program along with Catoosa and Fort Oglethorpe in 2020. The program would be a 3-year process.
TRANSPORTATION						
Develop a Joint Countywide Multi-modal Transportation Plan	2016-2020				X	Ringgold is part of Chattanooga Hamilton County North Georgia Transportation Planning Organization
Strengthen Relationship with "Bike Walk Northwest Georgia" and "Bike Walk Tennessee"	2016-2020				X	Bike-Walk Organization is in transition
Replace bridge on US-41/SR-3 at South Chickamauga Creek in West Ringgold near SR-151/Alabama Highway	2019-2020			X		Waiting on GDOT process
NATURAL AND CULTURAL RESOURCES						
Utilize public parks, conservation easements, site design and other land preservation tools to preserve land adjacent to streams and other important water bodies.	2017-2019		X 2021-2025			Rewrite to say: Continue to work with Limestone RC&D and other programs with streamside tree plantings and green infrastructure stormwater infiltration landscaping.
Create local tour guide for historic and cultural resources (underway) coordinated among county and cities.	2016-2018		X 2021-2025			Rewrite to say: Create local tour guide for historic and cultural resources
Establish marketing efforts that pair park-related activities with significant Native American sites and other county attractions	2016-2018		X 2021-2025			

REPORT OF ACCOMPLISHMENTS, 2016-2020

Ringgold

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Continue support of efforts to nominate Ringgold Gap Battlefield & related resources to National Register of Historic Places	2018	X				
Develop resources and partnerships to maximize access, interpretation of Ringgold Gap Battlefield	2016-2017		X 2021-2025			
Support development and implementation of Ringgold Gap Battlefield Preservation plan	2016-2018			X 2025		Rewrite to say: "Support obtaining a Georgia Heritage Grant to fund writing a Ringgold Gap Battlefield Preservation Plan" Responsible Parties City Council and NWGRC.
Establish Art Walk	2019-2020		X 2021-2025			
Develop Murals in Downtown Ringgold	2019-2020			X		Rewrite to say: Amend sign ordinance to address public murals in Downtown Ringgold
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.	2016-2020		X 2021-2025			Rewrite to say: Follow Future Development Guide and Map in Comprehensive Plan to determine appropriate limits for expansion sewer infrastructure; prioritize infrastructure expansion for areas where development is desired
Implement ADA transition plan to address disability access issues, as required by law	2016-2020		X 2021-2025			Continue to replace sidewalk aprons to meet ADA requirements as budget allows.

REPORT OF ACCOMPLISHMENTS, 2016-2020

Ringgold

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Portable Restrooms and Hydraulic Stage for 1890's Festival	2019-2020			X		Lack of funding
Develop pocket park in downtown alleyway	2019-2020		X 2021			Waiting on easement

Land Use

WORK PROGRAM ACTIVITY	YEAR	Complete	Underway; Projected Completion Date	Postponed	Dropped	Explanation if postponed or dropped
Develop updated Zoning, Subdivision Regulations and other development regulations that implement the Community Agenda	2017-2020				X	Routine function of government
Develop a Downtown Master Plan	2016-2017	X				UGA Carl Vinson Institute of Government completed a Renaissance Strategic Vision and Plan in 2017 and then in 2019-2020 they followed up with the Ringgold Depot Square Study.
Develop small area plans for high priority brownfield sites.	2018			X 2025		Lack of funding
Consider sustainable green design for new public buildings to create environmentally sound and resource-efficient facilities (move to Community Facilities and Services Section)	2020		X 2021-2025			
Continue to promote the Catoosa County Solid Waste Management Plan and establish supporting programs (move to Community Facilities and Services Section).	2016-2020		X 2021-2025			

REPORT OF ACCOMPLISHMENTS, 2016-2020

Ringgold

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	2017-2018	X				Curb Side Recycling is offered, recycling cans are at multiple public facilities and a cardboard recycling container is in the historic business center.
Encourage recycling at all local government-maintained properties	2020	X				
Establish and promote efforts to revitalize downtown areas of Ringgold	2017-2018		X 2021-2025			Rewrite to say: Continue to provide Facade Grants to promote revitalization in downtown.
INTERGOVERNMENTAL COORDINATION						
Make the Community Agenda and Plan document available to the public and communicated to other governmental agencies	2016-2020		X 2021-2025			Rewrite to say: Make the Catoosa County Comprehensive Plan available to the public and to other governmental agencies
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.	2016-2020		X 2021-2025			
Consider jointly adopting an intergovernmental agreement to share resources for planning, land use regulation, building inspection and code enforcement	2016-2019	X				Currently Ringgold and Catoosa have an IGA for building inspection; developing shared resources in these other categories not anticipated.

REPORT OF ACCOMPLISHMENTS, 2016-2020

Ringgold

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Develop jointly a service delivery study to determine potential efficiency and cost savings associated with consolidation of some city and county government services.	2017-2018	X				The City contracts with Catoosa County for Fire Department, Building Inspection and Tax Collection.

4. Needs and Opportunities -identifying new projects

At the three stakeholder meetings, the NWGRC staff and other experts presented on population trends, the county's economic development program, the Main Street program, the Regional Water Plan, and other topics to inform attendees of issues in their community. Then the stakeholders broke into groups at tables for each of the three governments. By spitting up into the individual governments they were able to apply the information they had just heard to their specific government. Here they carried out the SWOT analysis, an exercise in brainstorming that is often used for businesses but that can easily be applied to counties and cities. They were given seven large sheets of paper with each of the seven planning categories, which are Economic Development, Housing, Transportation, Cultural and Natural Resources, Community Facilities and Services, Land Use, and Intergovernmental Coordination. Across the top of each of the seven sheets were the words Strengths, Weaknesses, Opportunities, Threats (SWOT). They chose a scribe and began to discuss the strengths, weaknesses and so on for each planning category, with the direction that this was an open-ended process with no wrong answers. For the two hybrid meetings, the breakout sessions included computers on the table with participants at home tuning in via WebEx. This new method of public participation worked with varying success, probably due to the quality of the connection and the level of technical skill of the participant, but it was exciting to try this innovative means of carrying out a stakeholder meeting.

NWGRC staff took the SWOT sheets and transformed the written notes into needs and opportunities that could be solved with action items. This transformation process was done in close consultation with government managers, the economic development director, and others. Many of the needs were covered by work program items that were carried forward from the last work program in the Report of Accomplishments. The action items became the work program items. In this way each government had its own list of needs and opportunities. Because the governments all contend with similar issues and work together with the same economic development director, there were many shared needs and opportunities as well.

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

16. Chief Richard Taylor Nature Trail at South Chickamauga Creek, Ringgold

Community Survey Results related to Needs and Opportunities and Work Program

How do the results of the *Catoosa County Community Survey 2021* relate to Needs and Opportunities developed during stakeholder meetings and to projects that were eventually included in the work programs? Many of the same issues that survey respondents considered important were emphasized by the stakeholders.

Since the survey was not administered to a random cross-section of the community, and there were no controls preventing a person from taking the survey multiple times, statistical analysis of the data would not be valid. See the Community Survey Report in Appendix C. The survey included ten questions, the first three related to age and location. The total county population is 67,580, but only 470 people took the survey, and 38 of them indicated that they lived in another county, so the respondents represent just a small fraction of the total population. However, this sampling of public opinion does represent people from all parts of the county and a range of ages over 18. Efforts to get the survey into the high schools were confounded by the pandemic, so residents under 18 are not well-represented.

When asked in the fourth question to rate their community overall, 44% of respondents said excellent, and 36% said good. Only four of the respondents rated the community as poor. Positive ratings from 80% of the respondents reflect well on the current conditions in the county.

In the fifth and sixth questions respectively, respondents were asked to choose what they liked or did not like about their communities from lists of options. They were able to choose as many options as they wanted. For question 5, regarding what respondents liked, the clear winning answers were "small town atmosphere" (72%), and "proximity to Chattanooga" (74%). This is an understandable combination with so many residents choosing to live in a rural county and holding jobs with a relatively short commute to a thriving big city.

Responses to the sixth question, asking what people did not like about their community, showed top results divided among several choices, including lack of local stores and restaurants, lack of major retail stores, lack of entertainment for all ages, and lack of sidewalks/bike lanes. These responses show the difficult challenge of both maintaining small-town character and having the amenities of a larger city. Excess traffic was also a top choice. Sixty-seven respondents chose to write in comments about what they did not like. Those responses can be found in the report broken down by location for the cities and the county and provide insight into each community.

Question 7 asked what type of growth management actions would the respondents support, with the respondent being able to choose as many as they wanted. The top winners were "agriculture and forest conservation" (50%) and "provide sidewalks/bike lanes" (45.7%). These two are measures that are easily grasped by the layman and fit with other responses to protect the rural character of the county and provide ways of enjoying it. This plan recognizes the interest in walking and biking and makes a commitment to continue to develop routes in the county and cities using *NWGRC Northwest Georgia Feasibility Study for Bikeway and Pedestrian Multi-Use Routes* as a guide.

Question 8 asked if housing is available for all income groups. Thirty-three percent of the respondents said they did not know. The county finds this to be an important question and plans to pursue a housing study to help provide answers and direct future development efforts.

Depending on their selected residence in Question 1, respondents were asked in Question 9 to describe the most important issue facing Catoosa County, Fort Oglethorpe, and Ringgold. The responses give an inside look at a wide range of local concerns, but several issues stand out. Out of two hundred ninety-five write-in responses, sixty included concerns about the fast pace of growth and development, lack of planning, and its effect on small town life. There were fifty-five responses that included comments about traffic and road infrastructure. The traffic and road issues are really part of dealing with growth, so it is not surprising that they were mentioned frequently. The whole comprehensive planning process is meant to address planning growth and making communities more livable. There are several specific projects to deal with traffic issues and transportation infrastructure in the needs and opportunities and the work programs.

The final question asked respondents to choose solutions to the community's problems that they would support. Many potential projects received support, with the top responses included improving transportation infrastructure, investing in downtowns, promoting local businesses, and protecting open spaces and woodlands. These types of activities are found in the needs and opportunities and the work programs.

17. Catoosa County Health Department

Catoosa County Needs and Opportunities
Items in green are carried forward from report of accomplishment

ECONOMIC DEVELOPMENT
CODE
ED1.   There is a need to promote a diversified economy by attracting many kinds of development like manufacturing, small businesses, specialty shops and offices for doctors, insurance agents, and lawyers and to fill vacant business spots.
   Possible solution/strategy:
   a. Maintain a vacant site/lot inventory; identify those that are suitable for infill development (rewritten).
   b. Develop a Strategic Plan for economic development jointly with cities of Fort Oglethorpe and Ringgold (rewritten).
   c. Continue to work with Economic Development Authority to identify development incentives to encourage appropriate, job-creating businesses to locate in districts identified in the Future Development Guide in Comprehensive Plan (rewritten).
   d. Investigate ways to support small businesses and entrepreneurial efforts.

ED2.   There is a lack of better-paying, skilled jobs
   Possible solution/strategy:
   a. Work with Career Academy, Georgia Northwestern Technical College, University of Tennessee Chattanooga, Dalton State College, NWGRC Workforce Innovation and Opportunity Department, Catoosa County Economic Development Authority, Northwest Georgia Joint Development Authority, and local businesses for workforce development.

ED3.   Being part of the Chattanooga Region is an opportunity, but it comes with competition from other counties in the region in attracting businesses.
   Possible solution/strategy:
   a. Work with Chamber of Commerce and Economic Development Authority to promote branding efforts that highlight the county's unique features, attracting businesses and industries appropriate to the more rural, small town atmosphere of the county compared to Chattanooga.

ED4.   The county and its cities have many recreational opportunities that are under-publicized, such as the Chickamauga Chattanooga National Military Park, and Blueway water trails on West and South Chickamauga Creeks. Effort is needed to make the area a destination spot.
   Possible solution/strategy:
   a. Expand Agritourism and Ecotourism to promote land preservation, local revitalization, and job creation (rewritten).
   b. Partner with Thrive program to promote outdoor recreation opportunities.

ED5.   Internet connectivity has become essential to doing business and is increasingly important to education, health care, and quality of life for residents.
       Possible solution/strategy:
       a.   Adopt a Broadband Ordinance to comply with state rules and supply broadband to residents and businesses.
       b.   Participate in the Broadband Ready Community program, with adopted ordinance and designation of unserved areas.
       c.   Apply for funding under the Broadband Ready Program.
       d.   Develop free WI-FI locations at McConnell Park (Old Stone Church) and Jack Mattox Park.

ED6.   Sports tournaments bring visitors to county to learn about the county's assets and to patronize hotels, restaurants, and stores.
       Possible solution/strategy
       a.   Recruit regional, state-wide, and national sports tournament to use Jack Mattox Park and Poplar Springs Complex (at point of completion) to contribute as an economic development tool.

**HOUSING
CODE**
H1.   There is a need to address affordable multi-family and single-family housing availability to ensure that all members of the community have adequate housing.
       Possible solution/strategy:
       a.   Conduct joint countywide housing study to identify affordable housing needs.
       b.   Work with cities of Fort Oglethorpe and Ringgold to implement Georgia Redevelopment Powers Law allowing for Tax Allocation Districts (TADs) and Tax Increment Financing.

H2.   Some areas of county have older, substandard, or deteriorating housing
       Possible solution/strategy:
       a.   Improve lower middle-income neighborhoods in unincorporated Lakeview area and other areas (moved item from Land Use).

H3.   The county's location on I75 between Dalton and Chattanooga, good infrastructure, good schools, low millage rate, and low home prices mean that county is a bedroom community, but development is moving too fast without enough planning and coordination between cities and county.
       Possible solution/strategy:
       a.   Follow Future Development Map and Guide in Comprehensive Plan to direct housing development.
       b.   Continue to coordinate sewer development with cities in the SPLOST funding process.

TRANSPORTATION
CODE

T1. Upgrading and widening roads would help alleviate congestion due to increases in automobile traffic and fixing bridges would improve safety.
Possible solution/strategy:
a. Widen SR-151/Alabama Highway from 2 to 4 lanes with turn lanes as needed from Holcombe Rd to US-41/Nashville St.
b. Replace bridge on US-41/SR-3 at Peavine Creek near Haggard Rd east of Ft. Oglethorpe.
c. Safety improvements (roundabout) on SR2 (Catoosa Parkway) at SR3 (US Highway 41) (2023)
d. Safety improvements (roundabout) on SR3(US Highway 41) at Graysville Rd.

T2. Funds are needed for transportation improvements
Possible solution/strategy:
a. Pass T-SPLOST to help pay for capital improvements in transportation

T3. More public transportation could address traffic issues.
Possible solution/strategy:
a. Explore expanding county-wide transportation service to include more buses and longer hours of operation by increasing number of dispatchers

T4. There is increased demand for different mobility options such as walking (sidewalks and trails), bicycle lanes, and golf carts on public roads
Possible solution/strategy:
a. Continue to develop and implement multiuse routes for Catoosa County and its cities by using the NWGRC Northwest Georgia Feasibility Study for Bikeway and Pedestrian Multi-Use Routes as a guide.

NATURAL AND CULTURAL RESOURCES
CODE

NC1. As development continues in the county, residents are interested in conserving natural areas and waterways for recreation (hiking, biking, kayaking), wildlife, water supply protection, and flood control.
Possible solution/strategy:
a. Implement Greenspace Plan (2008 ongoing).
b. Develop a Countywide Greenway System Master Plan. (completion date: 2025)
c. Promote and improve Blueway water trails for boating on South and West Chickamauga Creek.

NC2. The water quality of several streams in the county is impaired, including Little Chickamauga Creek, South Chickamauga Creek, East Chickamauga Creek and Peavine Creek, which have high levels of fecal coliform bacteria.
Possible solution/strategy:
a. Work with Limestone Valley RC&D to develop management plans for impaired streams.
b. Apply for 319 grants to carry out conservation measures outlined in management plans that will improve water quality in impaired streams.

COMMUNITY FACILITIES AND SERVICES
CODE

CFS1.   Planning infrastructure expansion is efficient and effective in placing facilities where they will be most needed for housing and business.
Possible solution/strategy:
a.   Follow Future Development Guide and Map in Comprehensive Plan to determine appropriate limits for expansion of sewer infrastructure; prioritize infrastructure expansion for areas where development is desired (rewritten).

CFS2.   Residents and tourists alike can explore the county's and cities' rich history through visits to Civil War era buildings and landmarks.
Possible solution/strategy:
a.   Continue to promote, protect, and provide interpretive signage for historic structures and landmarks throughout the county and cities.
b.   Add gateway signage and landscaping at I75 exit 353, (Cloud Springs), Exit 350 (Battlefield, Parkway, Fort Oglethorpe) and Exit 348 (Ringgold) (rewritten) (moved from Land Use section).
c.   Add wayfinding signage to direct visitors to points of interest throughout the county.

CFS3.   Providing planned space with existing utilities and infrastructure is beneficial to industrial development and may reduce issues with residential development.
Possible solution/strategy:
a.   Explore, identify, and develop publicly owned Industrial Park (rewritten).

CFS4.   Efficient design of public buildings reduces long-term operating costs.
Possible solution/strategy:
a.   Consider sustainable green design for new public buildings to create environmentally sound and resource-efficient facilities (moved from Land Use section).

CFS5.   Planning for waste management saves resources and land, and protects the environment
Possible solution/strategy:
a.   Continue to promote the Catoosa County Solid Waste Management Plan and establish supporting programs (moved from Land Use Section).

CFS6.   Recycling reduces waste going to the municipal landfill, demonstrates a commitment to efficiency and is generally supported by the public.
Possible solution/strategy:
a.   Encourage measures to reduce solid waste and encourage recycling at all local government-maintained properties (moved from Land Use Section).

CFS7.   Several community facilities and services are outstanding, including children's park, and other parks, canoe launches, New Youth Center, but additional facilities and upgraded services would be appreciated.
Possible solution/strategy:
a.   Enhance Elsie Holmes Nature Park.
b.   Add canoe launch at South Industrial Park.
c.   Promote and expand activities at senior activity center.

CFS8. At-grade road crossing at CSX track on Graysville Road is often blocked by train and causes delays in fire and EMS response.
Possible solution/strategy:
a. Study possible solutions to CSX railroad crossing on Graysville Road at South Chickamauga Creek.

CFS9. Employee treatment clinic fills need for routine medical care, but other medical facilities are needed.
Possible solution/strategy:
a. Upgrade EMS
b. Expand partnership between county, cities, and health department to provide more services.

CFS10. Recreational facilities need maintenance and upgrades.
Possible solution/strategy:
a. Renovate Poplar Springs Complex to include a new concession building, two batting cages, a playground, and walking path. (completion date: 2022)

CFS11. Expansion of Dietz Road Park would accommodate additional recreational activities.
Possible solution/strategy:
a. Develop Dietz Road Park to encompass a walking path and three small pavilions (completion date 2025)

CFS12. Development of additional parks serves more areas of the county with a variety of recreational activities.
Possible solution/strategy:
a. Develop Graysville Riverfront Park to encompass walking path and a pavilion with a restroom (completion 2025).
b. Construct a park accessible to all visitors in Catoosa County.

CFS13. Gymnasium facilities need HVAC upgrades.
Possible solution/strategy:
a. Provide gymnasiums throughout county with air conditioning where currently lacking, and upgrade goal systems.

LAND USE
CODE
LU1. Planning and coordination in developing regulations is efficient and beneficial.
Possible solution/strategy:
a. Develop updated Zoning, Subdivision Regulations and other development regulations that implement the Comprehensive Plan (rewritten).

LU2. Agriculture is part of the rural fabric of the county and should be encouraged for diversified economic benefits, and for social and cultural, and environmental benefits.
Possible solution/strategy:
a. Encourage large family farms to gain recognition by the Georgia Centennial Farm Program.

LU3.   Vacant, abandoned, and tax-delinquent properties need to be brought into productive use.
        Possible solution/strategy:
        a.   Establish a joint countywide land bank public authority to efficiently acquire, hold, manage and develop tax foreclosed property.

<u>INTERGOVERNMENTAL COORDINATION</u>
<u>CODE</u>

IC1.   Planning documents are useful in communicating the mission of the local government to the public and other governmental agencies.
        Possible solution/strategy:
        a.   Make the Catoosa County Comprehensive Plan available to the public and communicated to other governmental agencies (rewritten).

IC2.   County and cities have better communication and coordination now. This can be sustained by regular meetings to discuss issues to mitigate challenging personalities and their effects on communication.
        Possible solution/strategy:
        a.   Establish regular-scheduled joint meetings with Catoosa County, Fort Oglethorpe and Ringgold and the school board to address long-range needs as well as short-term issues and opportunities.

Fort Oglethorpe Needs and Opportunities
Items in green are carried forward from report of accomplishment

ECONOMIC DEVELOPMENT
CODE
ED1.   In recent times, the city has had an image of being a bedroom community, so there is a need to promote a diversified economy by attracting other types of development like manufacturing, specialty shops and offices for doctors, insurance agents, and lawyers.
   Possible solution/strategy:
   a.   Work with Economic Development Authority and Ft Oglethorpe Downtown Development Authority to develop a vacant site/lot inventory; identify those that are suitable for infill development (rewritten).
   b.   Develop a Strategic Plan for economic development jointly with county and Ringgold.
   c.   Continue to work with Economic Development Authority to Identify development incentives to encourage appropriate, job-creating businesses to locate in districts identified in the Future Development Guide in Comprehensive Plan (rewritten).
   d.   Investigate ways to support small businesses and entrepreneurial efforts.

ED2.   There is a lack of better-paying, skilled jobs
   Possible solution/strategy:
   a.   Work with Career Academy, Georgia Northwestern Technical College, University of Tennessee Chattanooga, Dalton State College, NWGRC Workforce Innovation and Opportunity Department, Catoosa County Economic Development Authority, Northwest Georgia Joint Development Authority, and local businesses for workforce development.

ED3.   Internet connectivity has become essential to doing business and is increasingly important to education, health care, and quality of life for residents.
   Possible solution/strategy:
   a.   Participate in the Broadband Ready Community program, with adopted ordinance and designation of unserved areas.
   b.   Apply for funding under the Broadband Ready Program.
   c.   Add free WIFI location at Gilbert Stevenson Park

ED4.   Maintaining the historic character of Fort Oglethorpe's homes and businesses could bring in niche businesses like locally owned restaurants, craft breweries, specialty shops, and bed and breakfast inns, and make the area more attractive for millennials, but renovation and maintenance costs can be high.
   Possible solution/strategy:
   a.   Promote use of Federal and State Rehabilitation Tax Incentive programs in Fort Oglethorpe Historic District (rewritten, moved from Housing section).

HOUSING
CODE

H1. There is a need to address affordable multi-family and single-family housing availability to ensure that all members of the community have adequate housing.
Possible solution/strategy:
   a. Conduct joint countywide housing study to identify affordable housing needs
   b. Apply for and participate in the Georgia Initiative for Community Housing (GICH) to improve housing options in Fort Oglethorpe
   c. Encourage affordable housing by seeking out programs to develop subsidized housing such as CDBG and CHIP
   d. Work with Catoosa County and city of Ringgold to implement Georgia Redevelopment Powers Law allowing for Tax Allocation Districts (TADs) and Tax Increment Financing.

H2. Although Fort Oglethorpe is a good place to live because of low property tax rates, community atmosphere, and diverse housing prices, there is a lack of available land for new housing
Possible solution/strategy:
   a. Encourage mixed-use development on Battlefield Parkway

TRANSPORTATION
CODE

T1. Upgrading and widening of roads would help alleviate congestion due to automobile traffic increases within the city
Possible solution/strategy:
   a. Fant Drive widening and enhancement from SR-146/Cloud Springs Rd to SR-2/Battlefield Parkway.

T2. Various city roadways could receive funding for maintenance and pedestrian traffic if they were designated as arterial roadways according to the federal criteria.
Possible solution/strategy:
   a. Apply for designation of various city roads as arterial according to the federal functional criteria.

T3. Newly added pedestrian and bicycle routes need further refinements such as fewer curb cuts that impede walkability for pedestrian traffic.
Possible solution/strategy:
   a. Implement sidewalks and road resurfacing on all arterial roadways classified as such according to federal criteria within urban areas (rewritten).

T4. Battlefield Parkway is not pedestrian friendly and splits the city in two.
Possible solution/strategy:
   a. Continue to develop and implement multiuse routes for the Fort Oglethorpe area by using the NWGRC Northwest Georgia Feasibility Study for Bikeway and Pedestrian Multi-Use Routes as a guide.

T5.   There is a perception that public transportation options are lacking.
       Possible solution/strategy:
       a.   Advertise available Catoosa Trans-Aid transportation options on Fort Oglethorpe's website.

NATURAL AND CULTURAL RESOURCES
CODE

NC1.   Directing residents and visitors to the city's cultural assets, like walking trails, West
        Chickamauga Creek canoeing trail and Chickamauga Chattanooga National Military Park will
        increase their use and promote tourism
        Possible solution/strategy:
        a.   Create local tour guide for historic and cultural resources (rewritten).
        b.   Add historical markers that tell the city's history

NC2.   The water quality of West Chickamauga Creek and Black Branch is impaired due to fecal
        coliform bacteria and Black Branch's water is impaired due to fish and macroinvertebrate
        impacts.
        Possible solution/strategy:
        a.   Work with Limestone Valley RC&D to develop management plans for impaired streams.
        b.   Apply for 319 grants to carry out conservation measures outlined in management plans that
              will improve water quality in impaired streams.

NC3.   Public art program could improve the cultural fabric of the city by celebrating the city's military
        and Native American history
        Possible solution/strategy:
        a.   Implement next phase of Art Walk

COMMUNITY FACILITIES AND SERVICES
CODE

CFS1.   Planning infrastructure expansion is efficient and effective in placing facilities where they will be
        most needed.
        Possible solution/strategy:
        a.   Follow Future Development Guide and Map in Comprehensive Plan to determine appropriate
              limits for expansion of sewer infrastructure; prioritize infrastructure expansion for areas
              where development is desired (rewritten).

CFS2.   Sewer and stormwater drainage system expansion and upgrades are beneficial to development.
        Possible solution/strategy:
        a.   Expand sewer collection system to Lakeview area of unincorporated Catoosa County
        b.   Construct additional storm water drainage and rehab existing storm water drainage system

CFS3. Upgrades to drinking water supply system are beneficial and efficient.
Possible solution/strategy:
a. Begin upgrade to water meters to radio read
b. Water main project to "loop" water system
c. Upgrade existing water mains
d. Replace water mains in areas outlined in five-year water and sewer Capital improvements Plan (CIP) (undersized lines, under structures, etc.)

CFS4. Efficient design of public buildings reduces long-term operating costs.
Possible solution/strategy:
a. Consider sustainable green design for new public buildings to create environmentally sound and resource-efficient facilities (moved from Land Use Section).

CFS5. Planning for waste management protects the environment and saves resources and land.
Possible solution/strategy:
a. Continue to promote the Catoosa County Solid Waste Management Plan and establish supporting programs (moved from Land Use Section).

CFS6. Recycling reduces waste going to the municipal landfill, demonstrates a commitment to efficiency, and is generally supported by the public.
Possible solution/strategy:
a. Consider expanding municipal recycling to include placing recycling receptacles in public spaces (moved from Land Use Section).
b. Encourage recycling at all local government-maintained properties (moved from Land Use Section).

CFS7. Recreational facilities are available, but public may not be aware of their diversity.
Possible solution/strategy:
a. On city website promote dog park, honor park, walking trails and LaFayette Road revitalization

LAND USE
CODE

LU1. Downtown needs revitalization in several ways, and planning will provide inspiration, cooperation, coordination, and prioritization in creating a pathway to successful improvements.
Possible solution/strategy:
a. Participate in UGA Carl Vinson Institute of Government's RSVP program to develop a Downtown Master Plan (rewritten) [credit Lyndhurst Foundation with funding assistance in work program]
b. Implement the Downtown Master Plan

LU2. Downtown would benefit from organized efforts to promote the area, preserve its historic character, increase tourism, and develop small businesses.
Possible solution/strategy:
a. Explore Applying for the Georgia Main Street Program community status (rewritten).

LU3.   Recycling reduces waste going to the municipal landfill, demonstrates a commitment to efficiency and is generally supported by the public
    Possible solution/strategy:
    a. Explore requiring on-site recycling facilities for new multifamily, commercial, industrial, and institutional development through code amendments (rewritten).

LU4.   As the city grows, there is a need to re-evaluate zoning ordinance and map.
    Possible solution/strategy:
    Review zoning ordinance to assess need for changes considering:
    a. Road widenings that increase potential for commercial use
    b. Lack of available land for mixed used development
    c. Lack of available land for manufacturing use

INTERGOVERNMENTAL COORDINATION
CODE

 IC1.   Planning documents are useful in communicating the mission of the local government to the public and other governmental agencies.
    Possible solution/strategy:
    a. Make the Catoosa County Comprehensive Plan available to the public and communicated to other governmental agencies (rewritten)

IC2.   County and cities have better communication and coordination now. This can be sustained by regular meetings to discuss issues to mitigate challenging personalities and their effects on communication.
    Possible solution/strategy:
    a. Establish regular-scheduled joint meetings with Catoosa County, Fort Oglethorpe and Ringgold and the school board to address long-range needs as well as short-term issues and opportunities

IC3.   Residents who willingly volunteer for committees, commissions and other programs may feel overworked, and the same volunteers are called on frequently, so a larger pool of volunteers is needed.
    Possible solution/strategy:
    a. Develop Citizen Academy to educate potential volunteers with the goal of improving volunteer recruitment so that the city has a larger and more diverse pool of volunteers.

IC4.   Communication from City Hall and elected officials could be improved.
    Possible solution/strategy:
    a. Improve city website and accessibility of public meetings, increase press releases, alerts, and other forms of communication

Ringgold Needs and Opportunities
Items in green are carried forward from report of accomplishment

ECONOMIC DEVELOPMENT
CODE

ED1.   There is a need to promote a diversified economy by attracting a range of development, like manufacturing, specialty shops, and offices for doctors, insurance agents, lawyers, and other professionals.
Possible solution/strategy:
   a.   Work with the Economic Development Authority to maintain a vacant site/lot inventory; identify those that are suitable for infill development
   b.   Develop a Strategic Plan for economic development jointly with county and Fort Oglethorpe.
   c.   Continue to work with Economic Development Authority to identify development incentives to encourage appropriate, job-creating businesses to locate in districts identified in the Future Development Guide in Comprehensive Plan.
   d.   Investigate ways to support small businesses and entrepreneurial efforts.

ED2.   There is a lack of better-paying, skilled jobs
Possible solution/strategy:
   b.   Work with Career Academy, Georgia Northwestern Technical College, University of Tennessee Chattanooga, Dalton State College, NWGRC Workforce Innovation and Opportunity Department, Catoosa County Economic Development Authority, Northwest Georgia Joint Development Authority, and local businesses for workforce development.

ED3.   Being part of the Chattanooga Region is an opportunity, and I-75 allows for easy access to that large city, but it comes with competition from the large array of retail options there.
Possible solution/strategy:
   a.   Work with Catoosa County Chamber of Commerce, Catoosa County Economic Development Authority, Ringgold Downtown Development Authority, and the Convention and Visitors Bureau to promote branding efforts that highlight the county and the cities unique features, attracting businesses and industries appropriate to the more rural, small town atmosphere of the county compared to Chattanooga.

ED4.   Maintaining the historic character of Ringgold's downtown could bring in niche businesses like locally owned restaurants, craft breweries, and specialty shops, and make the area more attractive for millennials, but renovation and maintenance costs can be high.
Possible solution/strategy:
   a.   Promote use of Federal and State Rehabilitation Tax Incentive programs in Ringgold Historic Commercial District (rewritten) (moved from Housing Section).
   b.   Apply for Georgia DCA Rural Zone designation in Ringgold Historic Commercial District.
   c.   Renovate existing downtown building to create small retail spaces to serve as entrepreneurial accelerator/incubator.

HOUSING
CODE

H1. There is a need to address affordable multi-family and single-family housing availability to ensure that all members of the community have adequate housing. There are also issues with absentee housing owners, cost of renovation, and foreclosed homes.
     Possible solution/strategy:
     e. Conduct joint countywide housing study to identify affordable housing needs.
     f. Apply for and participate in the Georgia Initiative for Community Housing (GICH) to improve housing options in Ringgold.
     a. Work with Catoosa County and city of Fort Oglethorpe to implement Georgia Redevelopment Powers Law allowing for Tax Allocation Districts (TADs) and Tax Increment Financing.
     g. Maximize building public housing on existing public land set aside for that purpose.

H2. Although Ringgold is a good place to live because of the good school system, small town, family-friendly atmosphere, low crime rate, municipal services, increasing home value, and good connectivity between downtown and residential areas, and good internet service, there is a lack of multifamily housing and affordable senior housing.
     Possible solution/strategy:
     a. Encourage mixed-use development in areas of city designated Urban Neighborhood and Downtown District on Future Development Map and Future Development Guide in Comprehensive plan (roughly area north of Robin Road, Emberson Drive, Cotter Street and Depot Street).
     b. Work with developers to increase the senior housing options

TRANSPORTATION
CODE

T1. Fixing bridges would improve safety.
     Possible solution/strategy:
     a. Replace bridge on US-41/SR-3 at South Chickamauga Creek in West Ringgold near SR-151/Alabama Highway.
     b. Safety improvements (roundabout) on SR2 (Catoosa Parkway) at SR3 (US Highway 41) (2023)

T2. Low railroad bridge over Nashville Street (US Highway 41) limits which type of traffic can pass through and is a hazard.
     Possible solution/strategy:
     a. Install ITS overheight detection system on Nashville Street from Sparks Street to Peters Lane. (2021)

T3. More public transportation could address traffic issues and provide additional transportation options for all residents.
     Possible solution/strategy:
     a. Work with county to expand county-wide transportation service to include more buses and longer hours of operation by increasing number of dispatchers

T4.   Although Ringgold has a good system of sidewalks for connectivity between residential areas, schools and downtown, there is increased demand for different mobility options such as sidewalks, trails, and bicycle lanes.
       Possible solution/strategy:
       a.   Continue to develop and implement multiuse routes for Catoosa County and its cities by using the <u>NWGRC Northwest Georgia Feasibility Study for Bikeway and Pedestrian Multi-Use Routes</u> as a guide.

NATURAL AND CULTURAL RESOURCES
CODE

NC1.   Directing residents and visitors to the city's unique flavor and cultural assets, like the Ringgold Depot that hosts events, historic downtown, the Wedding Chapel, and the South Chickamauga Creek Blueway water trail, parks, creek walk, pedestrian trails, and events like the 1890's Day, will increase their visibility and promote tourism.
       Possible solution/strategy:
       a.   Create local tour guide for historic and cultural resources (rewritten)
       b.   Establish marketing efforts that pair park-related activities with significant Native American sites and other county attractions
       c.   Add signage directing tourists to historic sites from interstate and Alabama Highway.

NC2.   The water quality of several streams in Ringgold is impaired, with Little Chickamauga Creek, South Chickamauga Creek, having high levels of fecal coliform bacteria, and Cherokee Branch with impacted fish community.
       Possible solution/strategy:
       a.   Continue to work with Limestone RC&D and other programs with streamside tree plantings and green infrastructure stormwater infiltration landscaping (rewritten).
       b.   Work with Limestone Valley RC&D to develop management plans for impaired streams
       c.   Apply for 319 grants to carry out conservation measures outlined in management plans that will improve water quality in impaired streams

NC3.   Public art is a shared resource that beautifies the area, increases civic pride and cultural identity, and attracts visitors.
       Possible solution/strategy:
       a.   Establish Art Walk
       b.   Amend sign ordinance to address public murals in Downtown Ringgold (rewritten)

NC4.   Ringgold Gap Battlefield is a unique historic resource that includes a park, but not all the battlefield is on terrain accessible to visitors or is in the park.
       Possible solution/strategy:
       a.   Develop resources and partnerships to maximize access, interpretation of Ringgold Gap Battlefield.
       b.   Support obtaining a Georgia Heritage Grant to fund writing a Ringgold Gap Battlefield Preservation Plan (rewritten).

COMMUNITY FACILITIES AND SERVICES
CODE

CFS1. Planning infrastructure expansion is efficient and effective in placing facilities where they will be most needed for housing and business.
    Possible solution/strategy:
    a. Follow Future Development Guide and Map in Comprehensive Plan to determine appropriate limits for expansion of sewer infrastructure; prioritize infrastructure expansion for areas where development is desired (rewritten).

CFS2. Aging water and sewer infrastructure could be repaired and replaced.
    Possible solution/strategy:
    a. Repair and replace aging water and sewer lines.

CFS3. The need for parks and greenspace preservation will increase as growth continues countywide. Linkages between parks and greenspaces increase recreational opportunities. Future parks should provide outdoor recreation opportunities for all age groups and abilities. ADA accessibility for public facilities is required by law, demonstrates welcoming attitude, and serves all the community. The city has a pool and Patriot Hall for rental, but ADA facilities could be expanded in that area.
    Possible solution/strategy:
    a. Implement ADA transition plan to address disability access issues, as required by law.
    b. Develop planned Ringgold Recreational Complex with accessibility for all visitors, including disabled children and veterans and an accessible and inclusive playground.
    c. Improvements to the Golden Mile Trail, including upgrading surface from gravel to concrete, creating accessible parking spaces and installing other amenities.

CFS4. Efficient design of public buildings reduces long-term operating costs.
    Possible solution/strategy:
    a. Consider sustainable green design for new public buildings to create environmentally sound and resource-efficient facilities (moved from Land Use Section).

CFS5. Planning for waste management saves resources and land and protects the environment
    Possible solution/strategy:
    a. Continue to promote the Catoosa County Solid Waste Management Plan and establish supporting programs (moved from Land Use Section).

CFS6. Additional portable facilities for festivals would be useful.
    Possible solution/strategy:
    a. Portable Restrooms and Hydraulic Stage for 1890's Festival

CFS7. Additional types of recreational facilities, such as pocket parks and dog parks, would be beneficial and serve a wider segment of the community.
    Possible solution/strategy:
    a. Develop pocket park in downtown alleyway.
    b. Develop a dog park.

CFS8. Upgrades to existing facilities are beneficial to serving residents and visitors.
Possible solution/strategy:
a. Improve facilities at Welcome Center, including extending hours.
b. Update Little General's Park.

CFS9. Recent flash flood issues in Ringgold show the need to increase stormwater management capacity throughout city.
Possible solution/strategy:
a. Provide solutions to stormwater management issues using engineer-led studies, designs, and implementation, with consideration to green infrastructure.

LAND USE
CODE
LU1. Putting unusable sites back into a developable state is beneficial to business and the environment.
Possible solution/strategy:
a. Develop small area plans for high priority brownfield sites.

LU2. Efforts to revitalize downtown and maintain its historic character are beneficial.
Possible solution/strategy:
a. Continue to provide Facade Grants to promote revitalization in downtown (rewritten).

INTERGOVERNMENTAL COORDINATION
CODE
IC1. Planning documents are useful in communicating the mission of the local government to the public and other governmental agencies.
Possible solution/strategy:
a. Make the Catoosa County Comprehensive Plan available to the public and communicated to other governmental agencies (rewritten)

IC2. County and cities have better communication and coordination now. This can be sustained by regular meetings to discuss issues to mitigate challenging personalities and their effects on communication.
Possible solution/strategy:
a. Establish regular-scheduled joint meetings with Catoosa County, Fort Oglethorpe and Ringgold and the school board to address long-range needs as well as short-term issues and opportunities.

5. Future Development Planning/Character Area Maps

Land Use/Future Development Guide

The 2016 Comprehensive Plan used future development maps with character areas to describe and plan land use in the county. Character area planning combines form and function to define distinct areas in a community and move the community toward its vision. The goal is to identify overall patterns of development, not just individual land uses on a parcel-by parcel basis. A character area has unique characteristics, holds potential to develop into a unique area when given planning and guidance, or must be cared for in special ways because of its specific development issues. Character area planning takes into consideration geographical features, like floodplains and existing greenspace, when planning future development.

The 2016 Comprehensive Plan also followed the Transect Model, where character areas run the spectrum from the least developed, most rural area, "Natural Open Space", to the most developed areas, which are urban areas. Future development maps graphically guide managers in planning commercial, industrial, residential, and recreational development with the geography and existing land uses in mind.

DEVELOPMENT CATEGORIES

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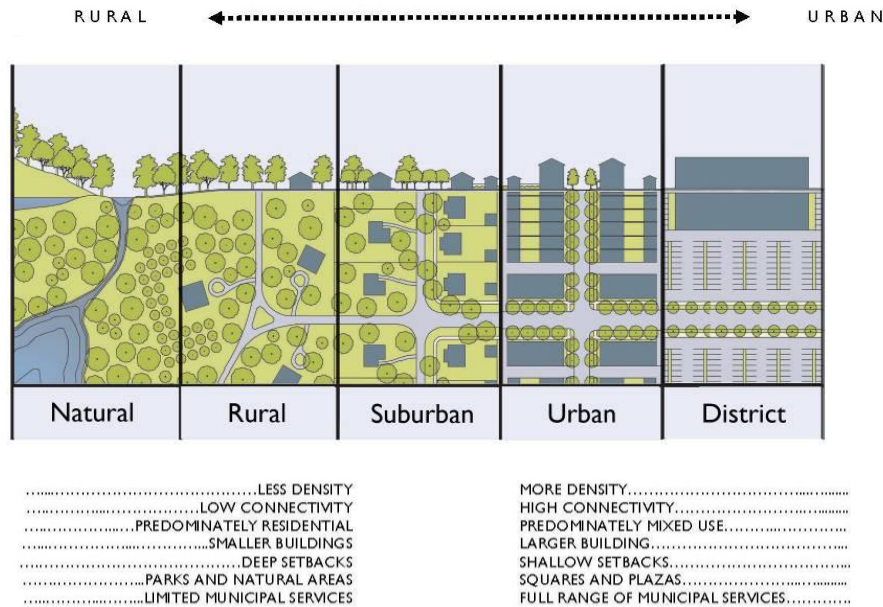
SUMMARY OF DEVELOPMENT CATEGORIES

RURAL ←----------------------------------→ URBAN

| Natural | Rural | Suburban | Urban | District |

....LESS DENSITY
......................................LOW CONNECTIVITY
.......................PREDOMINATELY RESIDENTIAL
....SMALLER BUILDINGS
....DEEP SETBACKS
...............................PARKS AND NATURAL AREAS
...........................LIMITED MUNICIPAL SERVICES

MORE DENSITY...
HIGH CONNECTIVITY..
PREDOMINATELY MIXED USE..........................
LARGER BUILDING..
SHALLOW SETBACKS.....................................
SQUARES AND PLAZAS...................................
FULL RANGE OF MUNICIPAL SERVICES.............

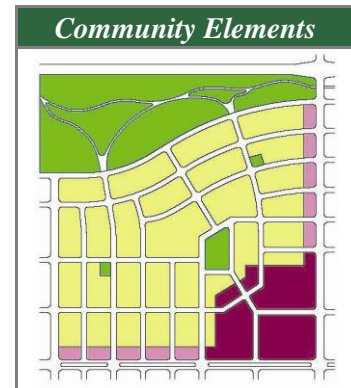*Image courtesy of Duany Plater-Zyberk and Company*

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

RELATIONSHIP OF FUTURE DEVELOPMENT MAP TO ZONING

City and county zoning consists of both a zoning map and a written ordinance that divides the jurisdictions into zoning districts, including various residential, commercial, mixed-use, and industrial districts. The zoning regulations describe what type of land use and specific activities are permitted in each district and 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 Comprehensive Plan's Future Development Map serves as a guide to the future development of property. The Future Development Map and Character Area Policy should be used as a guide for future rezoning decisions undertaken by each jurisdiction.

Character Area Policy

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

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

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

Character Area Descriptions

The character areas included in the Catoosa Plan fit with the vision, goals, needs, and opportunities developed for the plan and shown in the previous sections of this updated document. The character area received only minor updates for this plan, and still flow smoothly across jurisdictional boundaries. NWGRC staff discussed the large number of character areas in the plan with steering committee members, and who decided to continue with that number and configuration of character areas. In addition, NWGRC staff brought the future development maps to stakeholder meetings where stakeholders were encouraged to study the maps and recommend updates. Stakeholders identified new park areas which were then included in open space categories. NWGRC staff met with the Economic Development Director to discuss map updates. His updates included small increases in the Regional Commercial District at Exit 353/Cloud Springs Road, increases in Industrial District areas and the addition of a Medical District on Battlefield Parkway where CHI Memorial Hospital has recently been built. The development categories, character areas and their visual character descriptions from the 2016 Comprehensive Plan are shown below.

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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

Found in Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

Primary 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

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

DESIGN PRINCIPLES

Site Design

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

Density/Intensity

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

Green Space

- Natural landscape
- Maintain connections between natural features

Transportation

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

Infrastructure

- Not applicable

Visual Character Description

Development Pattern

Transportation

Green Space

Development Category: Rural

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

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

Agricultural activities are an important and defining feature of this category. 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.

RURAL CHARACTER AREAS

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

Image Credit: PlaceMakers and Dede Christopher

Public and utility services are limited in rural areas. Public safety services such as police, fire, and medical response are limited because of the greater distances to travel and limited road connections. Civic services such as schools, community centers and post offices should be located at important 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-Open Space

Found in 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 within0 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

Photos from Addis Cemetery, Woodstation Com. Center, McConnell Pk

DESIGN PRINCIPLES

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

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

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

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

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

Visual Character Description

Development Pattern

Transportation

Green Space

Rural-Neighborhood

Found in Catoosa County

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

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

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

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

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

Primary 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

Photos from Hickory Grove Road area, south Catoosa County

DESIGN PRINCIPLES

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

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

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

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

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

Visual Character Description

Development Pattern	

Transportation	

Green Space	

Rural-Center

Found in Catoosa County

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

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

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

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

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

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

Primary 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

Photos from Woodstation Community, Mt Pisgah Rd/SR 151

DESIGN PRINCIPLES

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

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

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

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

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

Visual Character Description

Development Pattern	
Transportation	
Green Space	

Rural-Corridor

Found in Catoosa County

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

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

DESIGN PRINCIPLES

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

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

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

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

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

Visual Character Description

Development Pattern

Transportation

Green Space

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Development Category: Suburban

The Suburban Development Category represents a transition between natural and rural areas and urban environments. The intent of this category is to preserve natural features in the built environment, improve 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

Suburban-Open Space

Found in Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

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

Primary 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

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

DESIGN PRINCIPLES

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

Density/Intensity
- Not applicable to this character area

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

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

Infrastructure
- Municipal water and sewer service as needed for uses

Visual Character Description

Development Pattern

Transportation

Green Space

Suburban-Neighborhood

Found in Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

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

Primary 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
- Telecommunications available

Visual Character Description

Development Pattern	

Transportation	

Green Space	

Suburban-Center Neighborhood

Found in Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

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

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

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

Visual Character Description

Development Pattern	
Transportation	
Green Space	

Suburban-Center Community

Found in Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

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

Primary 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
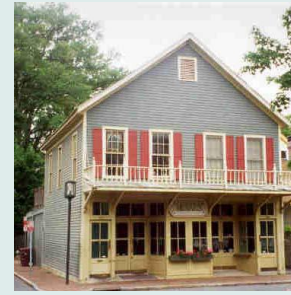- Moderate density/intensity
- 1-5 story buildings

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

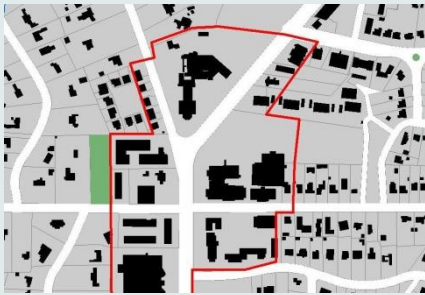**Transportation**
- High pedestrian connectivity between uses with sidewalks and bikeways
- Moderate vehicular connectivity with linear streets Infrastructure
- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern	

Transportation	

Green Space	

Suburban-Corridor Mixed Use

Found in Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

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

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

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

Found in Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

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

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

Photos from Boynton Drive

Visual Character Description

Development Pattern

Transportation

Green Space

Development Category: Urban

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

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

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

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

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

URBAN CHARACTER AREAS

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

Image Credit: PlaceMakers and Dede Christopher

Urban-Open Space

Found in Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

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

Primary 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

Found in Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

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

Primary 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

DESIGN PRINCIPLES

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

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

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

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

Infrastructure
- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern

Transportation

Green Space

Urban-Center Neighborhood

Found in Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

Primary Future Land Uses

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

Compatible Zoning Classifications

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

DESIGN PRINCIPLES

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

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

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

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

Infrastructure
- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern

Transportation

Green Space

Urban-Center Community

Found in Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

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

Primary Land Uses

- 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

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DESIGN PRINCIPLES

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

Density/Intensity
- High density/intensity
- 1-5 story buildings

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

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

Infrastructure
- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern

Transportation

Green Space

Urban-Corridor Mixed Use

Found in Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

Green space on individual lots is reduced since lots are smaller. Green space along streets, including street trees, bushes and planting strips, is more prominent 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

Found in Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

Green space on individual lots is reduced since lots are smaller. Green space along streets, including street trees, bushes and planting strips, is more prominent 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.

DISTRICT CHARACTER AREAS
• District-Downtown
• Downtown-Medical Arts
• District-Interstate Gateway
• District-Industrial
• District-Quarry
• District-Campus
• District-Landfill
• District-Regional Commercial

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-Downtown

Found in: Fort Oglethorpe, Ringgold

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

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

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

Future development should emphasize connectivity and uses that generate a high level of activity. It should reinforce traditional pedestrian-scaled development patterns, including building placement, lighting, site features, sidewalk use and amenities, traffic patterns, etc. It should retain and enhance existing building stock with appropriate maintenance and rehabilitation and encourage mixed 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

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DESIGN PRINCIPLES

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

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

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

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

Infrastructure
- Municipal water and sewer service
- Telecommunications available

Visual Character Description

Development Pattern	
Transportation	
Green Space	

District-Medical Arts

Found in: Fort Oglethorpe

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

Found in Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

Primary 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

Found in Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

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

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

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

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

Primary 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

Found in Catoosa County, Fort Oglethorpe, Ringgold

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

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

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

Application: Existing and proposed school sites throughout the county.

Primary 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

Found in Catoosa County

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

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

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

Primary Future Land Uses

- Closed landfill
- Transfer station

Compatible Zoning Classifications

- I-1 Catoosa County

District-Quarry

Found in Catoosa County, Fort Oglethorpe, Ringgold

Intent: MAINTAIN existing rock quarry and associated activity.

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

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

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

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

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

Application: D-Q is located north of Ringgold.

Primary Future Land Uses

- High intensity industrial uses

Compatible Zoning Classifications

- I-1 Catoosa County

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.

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

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

Future Development Maps

Short narrative here

If you leave the headers on the place holder pages, the maps will show up in the TOC. IF you want them to be in the list of figures, you need to make them figures on the placeholder page.

. They were figures for the Fannin plan because the 11x17 maps were used. One piece of paper per map.

The headers in the TOC were used for the Murray plan because the maps were not oversized. They were all 8.5x11because Shane broke the maps up into sections, with an overview map of the sections first., then the sections followed. It did not make sense to have each one be a figure.

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2021 Future Development Map
Catoosa County

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2021 Future Development Map - City of Fort Oglethorpe

Character Areas

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

0   0.5   1   2 Miles

NWGRC
NORTHWEST GEORGIA REGIONAL COMMISSION

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2021 Future Development Map City of Ringgold

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
- Suburban-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   0.225 0.45   0.9   1.35 Miles

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6. Community Work Programs: Map to Future Success

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

Some items are printed in green in the following work program tables. These items were carried forward for the last work program from the last plan covering the years 2016-2020. The code in the first column can be used to trace that item back to the needs and opportunities lists, which have been numbered for each municipality. Following this is a short description of the project, then an estimated schedule and cost, a funding source, and the responsible party, or who will carry out the work. Again, this is a planning guide and not a binding contract.

18. The Colonnade at Benton Place

Catoosa County Community Work Program

Items in green are carried forward from report of accomplishment

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
COMMUNITY WORK PROGRAM, 2021-2025 **UNINCORPORATED CATOOSA COUNTY**									
ED	**ECONOMIC DEVELOPMENT**								
ED1	1. Maintain a vacant site/lot inventory; identify those that are suitable for infill development (rewritten).	X	X	X	X	X	$4,000	General Fund	Catoosa EDA, Catoosa County Commission
ED1	2. Develop a Strategic Plan for economic development jointly with cities of Fort Oglethorpe and Ringgold (rewritten).	X	X				$30,000	Catoosa EDA	Catoosa EDA, Catoosa County Commission
ED1	3. Continue to work with Economic Development Authority to identify development incentives to encourage appropriate, job-creating businesses to locate in districts identified in the Future Development Guide in Comprehensive Plan (rewritten).	X	X	X			$1,500	General Fund	Chamber, Catoosa EDA., NW GA Joint Dev. Auth.
ED1	4. Investigate ways to support small businesses and entrepreneurial efforts	X	X				$50,000	General Fund, Grants	Catoosa EDA
ED2	5. Work with Career Academy, Georgia Northwestern Technical College, University of Tennessee Chattanooga, Dalton State College, NWGRC Workforce Innovation and Opportunity Department, Catoosa County Economic Development Authority, Northwest Georgia Joint Development Authority, and local businesses for workforce development		X	X	X		$20,000	Catoosa EDA	Catoosa EDA

| | COMMUNITY WORK PROGRAM, 2021-2025 | | | | | | | | |
| | UNINCORPORATED CATOOSA COUNTY | | | | | | | | |
Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
ED3	6. Work with Chamber of Commerce and Economic Development Authority to promote branding efforts that highlight the county's unique features, attracting businesses and industries appropriate to the more rural, small town atmosphere of the county compared to Chattanooga.	X	X	X			$100,000	General Fund	Chamber, Catoosa EDA
ED4	7. Expand Agritourism and Ecotourism to promote land preservation, local revitalization, and job creation (rewritten).	X	X	X	X	X	$2,500	General Fund	Chamber, Catoosa EDA., NW GA Joint Dev. Auth., Extension. Office
ED4	8. Partner with Thrive program to promote outdoor recreation opportunities	X	X	X	X	X	$5,000	General Fund	Chamber, Catoosa EDA
ED5	9. Adopt a Broadband Ordinance to comply with state rules and supply broadband to residents and businesses.	X	X				$2,000	General Fund	Catoosa County Commission
ED5	10. Participate in the Broadband Ready Community program, with adopted ordinance and designation of unserved areas.		X	X			$50,000	Grants, General Fund	Catoosa County Commission
ED5	11. Apply for funding under the Broadband Ready Program.		X	X			$1,500	General Fund	Catoosa County Commission
ED5	12. Develop free WI-FI locations at McConnell Park (Old Stone Church) and Jack Mattox Park.	X	X				$10,000	General Fund	Catoosa County Commission
ED6	13. Recruit regional, state-wide, and national sports tournament to use Jack Mattox Park and Poplar Springs Complex (at point of completion) to contribute as an economic development tool.	X	X	X			$5,000	General Fund	Catoosa County Commission, Recreation Department

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
H	**HOUSING**								
H1	1. Conduct joint countywide housing study to identify affordable housing needs	X	X				$40,000	General Fund, grants	Catoosa Co., Ft Oglethorpe, Ringgold, Catoosa EDA
H1	2. Work with cities of Fort Oglethorpe and Ringgold to implement Georgia Redevelopment Powers Law allowing for Tax Allocation Districts (TADs) and Tax Increment Financing	X	X	X			$100,000	General Fund, Grants, Catoosa EDA	Catoosa County, Fort Oglethorpe, Ringgold
H2	3. Improve lower middle-income neighborhoods in unincorporated Lakeview area and other areas (rewritten) (moved from Land Use)	X	X	X	X	X	$300,000	General Fund; CDBG, CHIP Grant	Catoosa County Commission
H3	4. Follow Future Development Map and Guide in Comprehensive Plan to direct housing development.	X	X	X	X	X	$5,000	General Fund	Catoosa County Commission
H3	5. Continue to coordinate sewer development with cities in the SPLOST funding process.	X	X	X	X	X	$5,000	General Fund	Catoosa County Commission
T	**TRANSPORTATION**								
T1	1. Widen SR-151/Alabama Highway from 2 to 4 lanes with turn lanes as needed from Holcombe Rd to US-41/Nashville St.		X				$43,325,476	GDOT, County	GDOT
T1	2. 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
T1	3. Safety improvements (roundabout) on SR2 (Catoosa Parkway) at SR3 (US Highway 41)	X	X	X			$1.5 million	Federal funds, GDOT	GDOT

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COMMUNITY WORK PROGRAM, 2021-2025

UNINCORPORATED CATOOSA COUNTY

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
T1	4. Safety improvements (roundabout) on SR3 (US Highway 41) at Graysville Rd.	X	X				$2 million	Federal funds, GDOT	GDOT
T2	5. Pass T-SPLOST to help pay for capital improvements in transportation		X	X			$40,000	Chamber, Catoosa EDA	Chamber
T3	6. Explore expanding county-wide transportation service to include more buses and longer hours of operation by increasing number of dispatchers		X	X			$30,000	General Fund, Grants	Catoosa County Commission
T4	7. Continue to develop and implement multiuse routes for Catoosa County and its cities by using the NWGRC Northwest Georgia Feasibility Study for Bikeway and Pedestrian Multi-Use Routes as a guide.		X	X	X	X	$30,000	T-SLPOST, Grants, SPLOST	Catoosa County Commission
NC	**NATURAL AND CULTURAL RESOURCES**								
NC1	1. Implement Greenspace Plan (2008 ongoing)	X	X	X	X	X	$75,000	General Fund	Catoosa Co, Ft. Oglethorpe, Ringgold Rec Assns.
NC1	2. Develop a Countywide Greenway System Master Plan	X	X	X	X	X	$35,000	General Fund, Grants	Catoosa Co., Ft. Oglethorpe, Ringgold
NC1	3. Promote and improve Blueway water trails for boating on South and West Chickamauga Creek		X	X	X	X	$30,000	General Fund, Grants	Catoosa County Commission
NC2	4. Work with Limestone Valley RC&D to develop management plans for impaired streams	X	X	X	X	X	$10,000	General Fund, Grants	Catoosa County Commission

COMMUNITY WORK PROGRAM, 2021-2025 UNINCORPORATED CATOOSA COUNTY									
Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
NC2	5. Apply for 319 grants to carry out conservation measures outlined in management plans that will improve water quality in impaired streams.		X	X	X		$1,500	General Fund	Catoosa County Commission
CFS	COMMUNITY FACILITIES AND SERVICES								
CFS1	1. Follow Future Development Guide and Map in Comprehensive Plan to determine appropriate limits for expansion sewer infrastructure; prioritize infrastructure expansion for areas where development is desired (rewritten).	X	X	X	X	X	$1,500	General Fund	Utilities, Catoosa Co Planning and Zoning
CFS2	2. Continue to promote, protect, and provide interpretive signage for historic structures and landmarks throughout the county and cities.	X	X	X	X	X	$50,000	General Fund, Grants	Catoosa County Commission
CFS2	3. Add gateway signage and landscaping at I75 Exit 353, (Cloud Springs), Exit 350 (Battlefield, Parkway, Fort Oglethorpe) and Exit 348 (Ringgold) (rewritten) (moved from Land Use Section).		X	X			$120,000	SPLOST, TSPLOST, Grants	Catoosa County Commission, GDOT
CFS2	4. Add wayfinding signage to direct visitors to points of interest throughout the county.	X	X				$15,000	General Fund	Catoosa County Commission, Chamber
CFS3	5. Explore, identify, and develop publicly owned Industrial Park (rewritten)				X	X	$5,000,000	SPLOST, Grants	Catoosa EDA Catoosa County Commission

COMMUNITY WORK PROGRAM, 2021-2025
UNINCORPORATED CATOOSA COUNTY

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
CFS4	6. Consider sustainable green design for new public buildings to create environmentally sound and resource-efficient facilities (rewritten) (moved from Land Use Section).	X	X	X	X	X	$2,500	General Fund	Catoosa County Commission
CFS5	7. Continue to promote the Catoosa County Solid Waste Management Plan and establish supporting programs (moved from Land Use Section).		X	X	X	X	$10,000	General Fund	Catoosa County Commission
CFS6	8. Encourage measures to reduce solid waste and encourage recycling at all local government-maintained properties (moved from Land Use Section).	X	X	X			$2,500	General Fund	Catoosa County Commission
CFS7	9. Enhance Elsie Holmes Nature Park.		X	X			$100,000	SPLOST, Grants	Catoosa County Commission
CFS7	10. Add canoe launch at South Industrial Park.	X	X				$20,000	SPLOST, Grants	Catoosa County Commission
CFS7	11. Promote and expand activities at senior activity center.		X	X	X	X	$200,000	General Fund	Catoosa County Commission
CFS8	12. Study possible solutions to CSX railroad crossing on Graysville Road at South Chickamauga Creek.	X	X	X	X	X	$100,000	SPLOST, TSPLOST, General Fund, GDOT	Catoosa County Commission
CFS9	13. Upgrade EMS		X	X			$350,000	SPLOST, Grants	Catoosa County Commission
CFS9	14. Expand partnership between county, cities, and health department to provide more services	X	X	X	X	X	n/a	General Fund	Catoosa County Commission

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
COMMUNITY WORK PROGRAM, 2021-2025									
UNINCORPORATED CATOOSA COUNTY									
CFS10	15. Renovate Poplar Springs Complex to include a new concession building, two batting cages, a playground, and walking path.	X	X				$1.3 million	SPLOST	Catoosa County Commission
CFS11	16. Develop Dietz Road Park to encompass a walking path and three small pavilions	X	X	X	X	X	$150,000	SPLOST, Grants	Catoosa County Commission
CFS12	17. Develop Graysville Riverfront Park to encompass walking path and a pavilion with a restroom.	X	X	X	X	X	$750,000	SPLOST, Grants	Catoosa County Commission
CFS12	18. Construct a park accessible to all visitors in Catoosa County	X	X	X	X		$2 million	Grants, Donations, SPLOST	Catoosa County
CFS13	19. Provide gymnasiums throughout county with air conditioning where currently lacking, and upgrade goal systems.				X	X	$300,000	SPLOST	Catoosa County Commission
LU	**LAND USE**								
LU1	1. Develop updated Zoning, Subdivision Regulations and other development regulations that implement the Comprehensive Plan (rewritten)	X	X	X	X	X	$75,000	General Fund	Catoosa Co Comm., Catoosa Co. Planning and Zoning
LU2	2. Encourage large family farms to gain recognition by the Georgia Centennial Farm Program	X	X	X	X	X	$2,500	General Fund	Historical Society
LU3	3. Establish a joint countywide land bank public authority to efficiently acquire, hold, manage and develop tax foreclosed property.		X	X	X	X	$7,500	General Fund	Catoosa Co., Ft Oglethorpe, Ringgold jointly

COMMUNITY WORK PROGRAM, 2021-2025 UNINCORPORATED CATOOSA COUNTY									
Need/ Opportunity Code:	**Activity Description**	**2021**	**2022**	**2023**	**2024**	**2025**	**Cost Estimate**	**Funding Source**	**Responsible Party**
IC	**INTERGOVERNMENTAL COORDINATION**								
IC1	1. Make the Catoosa County Joint Comprehensive Plan available to the public and communicated to other governmental agencies (rewritten).	X	X	X	X	X	$5,000/yr.	General Fund	Catoosa Co. Planning and Zoning
IC2	2. Establish regular-scheduled joint meetings with Catoosa County, Fort Oglethorpe and Ringgold and the school board to address long-range needs as well as short-term issues and opportunities.	X	X	X	X	X	$2,000/yr.	General Fund	Catoosa Co., Ft Oglethorpe, Ringgold jointly

Fort Oglethorpe Community Work Program

Items in green are carried forward from report of accomplishment

COMMUNITY WORK PROGRAM, 2021-2025									
FORT OGLETHORPE									
Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
ED	**ECONOMIC DEVELOPMENT**								
ED1	1. Work with Economic Development Authority and Ft Oglethorpe Downtown Development Authority to maintain a vacant site/lot inventory; identify those that are suitable for infill development (rewritten)	X	X	X	X	X	$4,000	General Fund	Catoosa EDA, Fort Oglethorpe
ED1	2. Develop a Strategic Plan for economic development jointly with county and Ringgold.	X	X				$30,000	Catoosa EDA	Catoosa EDA; Catoosa County Commission, Ringgold, Fort Oglethorpe
ED1	3. Continue to work with Economic Development Authority to identify development incentives to encourage appropriate, job-creating businesses to locate in districts identified in the Future Development Guide in Comprehensive Plan (rewritten).	X	X	X			$1,500	General Fund	Chamber, Catoosa EDA; Fort Oglethorpe, NW GA Joint Dev. Auth.
ED1	4. Investigate ways to support small businesses and entrepreneurial efforts.	X	X				$50,000	General Fund, Grants	Catoosa EDA, Catoosa Co., Ringgold, Fort Oglethorpe.

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
	COMMUNITY WORK PROGRAM, 2021-2025 **FORT OGLETHORPE**								
ED2	5. Work with Career Academy, Georgia Northwestern Technical College, University of Tennessee Chattanooga, Dalton State College, NWGRC Workforce Innovation and Opportunity Department, Catoosa County Economic Development Authority, Northwest Georgia Joint Development Authority, and local businesses for workforce development		X	X	X		$20,000	Catoosa EDA	Catoosa EDA.; Catoosa Co., Ringgold, Fort Oglethorpe
ED3	6. Participate in the Broadband Ready Community program, with adopted ordinance and designation of unserved areas.		X	X	X	X	$500	General Fund	Fort Oglethorpe
ED3	7. Apply for funding under the Broadband Ready Program.		X	X	X	X	$500	General Fund	Fort Oglethorpe; Ft Oglethorpe DDA
ED3	8. Add free Wi-Fi location at Gilbert Stevenson Park	X	X				$5,000	General Fund	Fort Oglethorpe
ED4	9. Promote use of Federal and State Rehabilitation Tax Incentive programs in Fort Oglethorpe Historic District (rewritten, moved from Housing section)	X	X	X	X	X	$500	General Fund	Fort Oglethorpe

COMMUNITY WORK PROGRAM, 2021-2025

FORT OGLETHORPE

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
H	**HOUSING**								
H1	1. Conduct joint countywide housing study to identify affordable housing needs	X	X				$40,000	General Fund	Catoosa Co., Ft Oglethorpe, Ringgold; Catoosa EDA
H1	2. Apply for and participate in the Georgia Initiative for Community Housing (GICH) to improve housing options in Fort Oglethorpe	X	X	X	X	X	$2,500	General Fund	Fort Oglethorpe
H1	3. Encourage affordable housing by seeking out programs to develop subsidized housing such as CDBG and CHIP	X	X	X	X	X	$2,000	General Fund	Fort Oglethorpe
H1	4. Work with Catoosa County and city of Ringgold to implement Georgia Redevelopment Powers Law allowing for on Allocation Districts (TADs) and Tax Increment Financing.	X	X	X			$100,000	General Fund, Grants, Catoosa EDA	Catoosa County, Fort Oglethorpe, Ringgold
H2	5. Encourage mixed-use development on Battlefield Parkway and US Highway 27	X	X	X	X	X	$5,000	Grants, Catoosa EDA	Catoosa EDA, Fort Oglethorpe, Ft O Planning and Zoning Dept
T	**TRANSPORTATION**								
T1	1. Fant Drive widening and enhancement from SR-146/Cloud Springs Rd to SR-2/Battlefield Parkway	X	X	X	X	X	$4,785,806	Federal Funds; Ft. Oglethorpe	Fort Oglethorpe City Council
T2	2. Apply for designation of various city roads as arterial according to the federal functional criteria	X	X	X	X	X	$1,000	General Fund	Fort Oglethorpe City Council

	COMMUNITY WORK PROGRAM, 2021-2025
	FORT OGLETHORPE

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
T3	3. Implement sidewalks and road resurfacing on all arterial roadways classified as such according to federal criteria within urban areas (rewritten)	X	X	X	X	X	$1,956,522	Federal funds, Ft. Oglethorpe	Fort Oglethorpe City Council
T4	4. Continue to develop and implement multiuse routes for the Fort Oglethorpe area by using the NWGRC Northwest Georgia Feasibility Study for Bikeway and Pedestrian Multi-Use Routes as a guide		X	X	X	X	$30,000	TSPLOST, Grants, SPLOST	Catoosa County, Fort Oglethorpe
T5	5. Advertise available Catoosa Trans-Aid transportation options on Fort Oglethorpe's website	X	X				$500	General fund	Fort Oglethorpe City Council
NC	**NATURAL AND CULTURAL RESOURCES**								
NC1	1. Create local tour guide for historic and cultural resources (rewritten)	X	X	X	X	X	$5,000	General Fund	Visitor's Bureau, Tourism Cte Historical Society
NC1	2. Add historical markers that tell the city's history	X	X				$5,000	General fund	Fort Oglethorpe City Council
NC2	3. Work with Limestone Valley RC&D to develop management plans for impaired streams				X	X	$1,000	State and Federal Grants, General Fund	Various Fort Oglethorpe Depts, Limestone Valley RC&D.

COMMUNITY WORK PROGRAM, 2021-2025

FORT OGLETHORPE

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
NC2	4. Apply for 319 grants to carry out conservation measures outlined in management plans that will improve water quality in impaired streams					X	$500	General fund	Various Fort Oglethorpe Depts, Limestone Valley RC&D.
NC3	5. Implement next phase of Art Walk	X	X	X	X	X	$5,000	Grants	Ft Oglethorpe City Council
CFS	**COMMUNITY FACILITIES AND SERVICES**								
CFS1	1. Follow Future Development Guide and Map in Comprehensive Plan to determine appropriate limits for expansion sewer infrastructure; prioritize infrastructure expansion for areas where development is desired (rewritten).	X	X	X	X	X	$1,500	General Fund	Utilities, Fort Oglethorpe Planning and Zoning
CFS2	2. Expand sewer collection system to Lakeview area of unincorporated Catoosa County				X		$5 million	General Fund	Ft Oglethorpe City Council
CFS2	3. Construct additional storm water drainage and rehab existing storm water drainage system	X	X	X	X	X	$200,000	SPLOST	Ft Oglethorpe City Council
CFS3	4. Begin upgrade to water meters to radio read	X					$10,000	General Fund, GEFA, DCA	Ft Oglethorpe City Council
CFS3	5. Water main project to "loop" water system				X		$1 million	General Fund	Ft Oglethorpe City Council
CFS3	6. Upgrade existing water mains	X	X	X	X		$5 million	SPLOST	Ft Oglethorpe City Council

COMMUNITY WORK PROGRAM, 2021-2025 FORT OGLETHORPE									
Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
CFS3	7. Replace water mains in areas outlined in five-year water and sewer Capital improvements Plan (CIP) (undersized lines, under structures, etc.)	X	X	X	X		$2 million	General Fund	Ft Oglethorpe City Council
CFS4	8. Consider sustainable green design for new public buildings to create environmentally sound and resource-efficient facilities (moved from Land Use Section).	X	X	X	X	X	$2,000	General Fund	Ft. Oglethorpe City Council
CFS5	9. Continue to promote the Catoosa County Solid Waste Management Plan and establish supporting programs (moved from Land Use Section).	X	X	X	X	X	$1500	General Fund	Ft. Oglethorpe City Council, Ft. Oglethorpe Public Works
CFS6	10. Consider expanding municipal recycling to include placing recycling receptacles in public spaces (moved from Land Use Section).	X	X	X	X	X	$25,000	General Fund	Ft. Oglethorpe City Council, Ft. Oglethorpe Public Works
CFS6	11. Encourage recycling at all local-government-maintained properties (moved from Land Use Section)	X	X	X	X	X	$2,000	General Fund	Ft. Oglethorpe City Council
CFS7	12. On city website promote dog park, honor park, walking trails and LaFayette Road revitalization	X	X	X	X	X	$500	General Fund	Ft. Oglethorpe City Council

COMMUNITY WORK PROGRAM, 2021-2025
FORT OGLETHORPE

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
LU	**LAND USE**								
LU1	1. Participate in UGA Carl Vinson Institute of Government's RSVP program to develop a Downtown Master Plan (rewritten)	X					$50,000	General Fund, RSVP Grant, Lyndhurst Foundation	Ft Oglethorpe City Council, Ft. Oglethorpe DDA.
LU1	2. Implement the Downtown Master Plan		X	X	X	X	$50,000	General fund, grants?	Ft Oglethorpe City Council, Ft. Oglethorpe DDA
LU2	3. Explore applying for the Georgia Main Street Program community status (rewritten)	X	X	X	X	X	$2,500	General Fund	Ft Oglethorpe City Council, Ft. Oglethorpe DDA
LU3	4. Explore requiring on-site recycling facilities for new multifamily, commercial, industrial, and institutional development through code amendments (rewritten)	X	X	X	X	X	$1,500	General Fund	Ft. Oglethorpe City Council
LU4	5. Review zoning ordinance to assess need for changes considering: Road widenings that increase potential for commercial use Lack of available land for mixed used development Lack of available land for manufacturing use	X	X	X	X	X	$2,000	General Fund	Ft. Oglethorpe Planning and Zoning
IC	**INTERGOVERNMENTAL COORDINATION**								

| | COMMUNITY WORK PROGRAM, 2021-2025 | | | | | | | | | |
| | FORT OGLETHORPE | | | | | | | | | |
Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
IC1	1. Make the Catoosa County Comprehensive Plan available to the public and communicated to other governmental agencies (rewritten)	X	X	X	X	X	$500/year	General Fund	Catoosa Co. Planning and Zoning
IC2	2. Establish regular-scheduled joint meetings with Catoosa County, Fort Oglethorpe and Ringgold and the school board to address long-range needs as well as short-term issues and opportunities.	X	X	X	X	X	$1,000/year	General Fund	Catoosa Co., Ft Oglethorpe, Ringgold jointly
IC3	3. Develop Citizen Academy to educate potential volunteers with the goal of improving volunteer recruitment so that the city has a larger and more diverse pool of volunteers	X	X	X	X	X	$500	General Fund	Ft. Oglethorpe City Council
IC4	4. Improve city website and accessibility of public meetings, increase press releases, alerts, and other forms of communication	X	X	X	X	X	$2,000	General Fund	Ft. Oglethorpe City Council

Ringgold Community Work Program

Items in green are carried forward from report of accomplishment

	COMMUNITY WORK PROGRAM, 2021-2025 RINGGOLD								
Need/ Opportunity Code:	**Activity Description**	**2021**	**2022**	**2023**	**2024**	**2025**	**Cost Estimate**	**Funding Source**	**Responsible Party**
ED	**ECONOMIC DEVELOPMENT**								
ED1	1. Work with the Economic Development Authority to maintain a vacant site/lot inventory; identify those that are suitable for infill development	X	X	X	X	X	$4,000	General Fund	Catoosa EDA, Ringgold
ED1	2. Develop a Strategic Plan for economic development jointly with county and Fort Oglethorpe.	X	X				$30,000	Catoosa EDA	Catoosa EDA, Ringgold, Ft Oglethorpe, Catoosa
ED1	3. Continue to work with the Economic Development Authority to identify development incentives to encourage appropriate, job-creating businesses to locate in districts identified in the Future Development Guide in Comprehensive Plan	X	X	X			$1,500	General Fund	Chamber, Catoosa EDA, Ringgold, NW GA Joint Dev. Auth.
ED1	4. Investigate ways to support small businesses and entrepreneurial efforts	X	X				$50,000	General Fund, Grants	Catoosa EDA, Catoosa Co., Fort Oglethorpe, Ringgold
ED2	5. Work with Career Academy, Georgia Northwestern Technical College, University of Tennessee Chattanooga, Dalton State College, NWGRC Workforce Innovation and Opportunity Department, Catoosa County Economic Development Authority, Northwest Georgia Joint Development Authority, and local businesses for workforce development		X	X	X		$20,000	Catoosa EDA	Catoosa EDA, Catoosa Co., Fort Oglethorpe, Ringgold

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
	COMMUNITY WORK PROGRAM, 2021-2025 **RINGGOLD**								
ED3	6. Work with Catoosa County Chamber of Commerce, Catoosa County Economic Development Authority, Ringgold Downtown Development Authority, and the Convention and Visitors Bureau to promote branding efforts that highlight the county and the cities unique features, attracting businesses and industries appropriate to the more rural, small town atmosphere of the county compared to Chattanooga	X	X	X			$100,000	General Fund	Catoosa EDA, Catoosa Co., Fort Oglethorpe, Ringgold
ED4	7. Promote use of Federal and State Rehabilitation Tax Incentive programs in Ringgold Historic Commercial District (rewritten) (moved from Housing section)	X	X	X	X	X	$1,000	General fund	Ringgold, Main Street Program
ED4	8. Apply for Georgia DCA Rural Zone designation in Ringgold Historic Commercial District	X	X	X	X	X	$1,000	General Fund	Ringgold, Ringgold DDA, NWGRC
ED4	9. Renovate existing downtown building to create small retail spaces to serve as entrepreneurial accelerator/incubator	X	X				$600,000	DDA funds, General Funds, Loans and Grants	Ringgold, Ringgold DDA
H	**HOUSING**								
H1	1. Conduct joint countywide housing study to identify affordable housing needs	X	X				$40,000	General Fund, grants	Catoosa Co., Ft Oglethorpe, Ringgold, Catoosa EDA
H1	2. Apply for and participate in the Georgia Initiative for Community Housing (GICH) to improve housing options in Ringgold		X				$3,000	General Funds, Grants	Ringgold City Council

	COMMUNITY WORK PROGRAM, 2021-2025								
	RINGGOLD								

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
H1	3. Work with Catoosa County and city of Fort Oglethorpe to implement Georgia Redevelopment Powers Law allowing for Tax Allocation Districts (TADs) and Tax Increment Financing	X	X	X			$100,000	General Fund, grants, Catoosa EDA	Catoosa Co., Ft Oglethorpe, Ringgold Jointly
H1	4. Maximize building public housing on existing public land set aside for that purpose		X	X	X	X	$2,000	Grants	Ringgold City Council
H2	5. Encourage mixed-use development in areas of city designated Urban Neighborhood and Downtown District on Future Development Map and Future Development Guide in Comprehensive plan (roughly area north of Robin Road, Emberson Drive, Cotter Street and Depot Street)	X	X	X	X	X	$2,000	General Fund, Grants	Ringgold City Council, DDA
H2	6. Work with developers to increase the senior housing options	X	X	X	X	X	$1,000	General Fund	Ringgold City Council
T	**TRANSPORTATION**								
T1	1. Replace bridge on US-41/SR-3 at South Chickamauga Creek in West Ringgold near SR-151/Alabama Highway	X					$5,827,614	Federal funds, GDOT	GDOT
T1	2. Safety improvements (roundabout) on SR2 (Catoosa Parkway) at SR3 (US Highway 41) (2023)		X	X	X		$2,000,000	Federal funds, GDOT	GDOT
T2	3. Install ITS overheight detection system on Nashville Street from Sparks Street to Peters Lane. (2021)	X					$200,000	GDOT	GDOT
T3	4. Work with county to expand county-wide transportation service to include more buses and longer hours of operation by increasing number of dispatchers	X	X	X	X		$500	GDOT	Ringgold, Catoosa County

| | COMMUNITY WORK PROGRAM, 2021-2025 | | | | | | | | |
| | **RINGGOLD** | | | | | | | | |
Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
T4	5. Continue to develop and implement multiuse routes for Catoosa County and its cities by using the NWGRC Northwest Georgia Feasibility Study for Bikeway and Pedestrian Multi-Use Routes as a guide		X	X	X	X	$30,000	TSPLOST, Grants, SPLOST	Ringgold City Council
NC	**NATURAL AND CULTURAL RESOURCES**								
NC1	1. Create local tour guide for historic and cultural resources (rewritten).	X	X	X	X	X	$5,000	General Fund	Visitor's Bureau, Tourism Cte Historical Society
NC1	2. Establish marketing efforts that pair park-related activities with significant Native American sites and other county attractions	X	X	X	X	X	$2,500/yr.	General Fund	Convention and Visitors' Bureau
NC1	3. Add signage directing tourists to historic sites from interstate and Alabama Highway.		X	X			$4,000	CVB	Ringgold CVB
NC2	4. Continue to work with Limestone RC&D and other programs with streamside tree plantings and green infrastructure stormwater infiltration landscaping. (rewritten)	X	X	X	X	X	$2,000/yr.	General Fund	Various Ringgold Depts, Limestone Valley RC&D.

COMMUNITY WORK PROGRAM, 2021-2025

RINGGOLD

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
NC2	5. Work with Limestone Valley RC&D to develop management plans for impaired streams	X	X	X	X	X	$10,000	State and Federal Grants, General Fund	Various Ringgold Depts, Limestone Valley RC&D.
NC2	6. Apply for 319 grants to carry out conservation measures outlined in management plans that will improve water quality in impaired streams	X	X	X	X	X	$20,000	State and Federal Grants, General Fund	Various Ringgold Depts, Limestone Valley RC&D.
NC3	7. Establish Art Walk	X	X	X	X	X	$50,000	General Fund; State Grant	Ringgold City Council, DDA and CVB
NC3	8. Amend zoning ordinance to address public murals in Downtown Ringgold (rewritten).	X	X				$1000	General Fund	City Council
NC4	9. Develop resources and partnerships to maximize access, interpretation of Ringgold Gap Battlefield	X	X	X	X	X	$3,000	General Fund	Convention and Visitors' Bureau
NC4	10. Support obtaining a Georgia Heritage Grant to fund writing a Ringgold Gap Battlefield Preservation Plan (rewritten).					X	$5,000	General Fund	City Council, NWGRC

	COMMUNITY WORK PROGRAM, 2021-2025 RINGGOLD								
Need/ Opportunity Code:	**Activity Description**	**2021**	**2022**	**2023**	**2024**	**2025**	**Cost Estimate**	**Funding Source**	**Responsible Party**
CFS	**COMMUNITY FACILITIES AND SERVICES**								
CFS1	1. Follow Future Development Guide and Map in Comprehensive Plan to determine appropriate limits for expansion sewer infrastructure; prioritize infrastructure expansion for areas where development is desired(rewritten).	X	X	X	X	X	$10,000	General Fund; Utility Funds	City of Ringgold and Catoosa County
CFS2	2. Repair and replace aging water and sewer lines	X	X	X	X	X	$8,000,000	Utility Funds, SPLOST, and Grants	Ringgold City Council
CFS3	3. Implement ADA transition plan to address disability access issues, as required by law.	X	X	X	X	X	$50,000	General Fund, grants	Ringgold City Council
CFS3	4. Develop planned Ringgold Recreational Complex with accessibility for all visitors, including disabled children and veterans, and an accessible and inclusive playground	X	X	X	X	X	$500,000	General Fund, grants	Ringgold City Council
CFS3	5. Improvements to the Golden Mile Trail, including upgrading surface from gravel to concrete, creating accessible parking spaces and installing other amenities.		X?	X?			$400,000	General Fund, grants	Ringgold City Council, Catoosa County, Limestone Valley RC&D, Ringgold CVB

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
	COMMUNITY WORK PROGRAM, 2021-2025 **RINGGOLD**								
CFS4	5. Consider sustainable green design for new public buildings to create environmentally sound and resource-efficient facilities (moved from Land Use Section)	X	X	X	X	X	$1,500	General Fund	Ringgold City Council
CFS5	6. Continue to promote the Catoosa County Solid Waste Management Plan and establish supporting programs (moved from Land Use Section).	X	X	X	X	X	$1,000	General Fund	Ringgold City Council, Ringgold Solid Waste
CFS6	7. Portable Restrooms and Hydraulic Stage for 1890's Festival			X			$250,000	General fund, CVB funds and Grants	Ringgold City Council and CVB
CFS7	8. Develop pocket park in downtown alleyway	X					$25,000	General fund, Grants	Ringgold City Council
CFS7	9. Develop a dog park	X	X	X			$75,000	General Fund and Grants	Ringgold City Council
CFS8	10. Improve facilities at Welcome Center, including extending hours			X	X		$12,000	CVB Funds and Grants	CVB
CFS8	11. Update Little General's Park			X	X		$100,000	General Fund and Grants	Ringgold City Council
CFS9	12. Provide solutions to stormwater management issues using engineer-led studies, designs, and implementation, with consideration to green infrastructure	X	X	X	X	X	$300,000	General Fund and Grants	Ringgold City Council

COMMUNITY WORK PROGRAM, 2021-2025

RINGGOLD

Need/ Opportunity Code:	Activity Description	2021	2022	2023	2024	2025	Cost Estimate	Funding Source	Responsible Party
LU	**LAND USE**								
LU1	1. Develop small area plans for high priority brownfield sites.					X	$6,000	General Fund	NWGRC
LU2	2. Continue to provide Facade Grants to promote revitalization in downtown (rewritten)	X	X	X	X	X	$5,000/yr.	General Fund	Ringgold DDA
IC	**INTERGOVERNMENTAL COORDINATION**								
IC1	1. Make the Catoosa County Comprehensive Plan 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
IC2	2. Establish regular-scheduled joint meetings with Catoosa County, Fort Oglethorpe and Ringgold and the school board to address long-range needs as well as short-term issues and opportunities	X	X	X	X	X	$1,000/yr.	General Fund	Catoosa Co., Ft Oglethorpe, Ringgold jointly

APPENDIX A: PUBLIC PARTICIPATION DOCUMENTATION

The following is a record of public contact and local government contact and input for the *Catoosa County Joint Comprehensive Plan 2021-2031* five-year update.

November 22, 2019. Catoosa County Steering Committee meeting with Julianne Meadows and Gretchen Lugthart to begin planning process.

December 1, 2019. Fort Oglethorpe and Ringgold Steering Committee meetings with Julianne Meadows and Gretchen Lugthart to begin planning process.

January 8, 2020. Notice of the first required public hearing is published in the Catoosa County News.

January 21, 2020. **First required Public Hearing**, Catoosa County Administration Building. Hearing proceeds a regularly scheduled board of Commissioners meeting.

February 12 and February 19, 2020. Announcement of the first stakeholder meeting ran in the Catoosa County News community calendar "Mark Your Calendar". Announcement of the meeting was also posted on Fort Oglethorpe website and social media.

19. First Stakeholder Meeting on February 20, 2020. Photo: Julianne Meadows

February 20, 2020. **First Stakeholder Meeting** held in the Catoosa County Administration Building.

September 16 and September 23, 2020. Announcement of the second stakeholder meeting ran in the Catoosa County News Community Calendar "Mark Your Calendar". Announcement of the meeting was also posted on Catoosa County Facebook site.

September 22, 2020 to January 31, 2021. *Catoosa County Community Survey 2021* was available online and link was posted on social media. Paper copies were taken to stakeholder meetings.

September 24, 2020. **Second Stakeholder Meeting** held in the Ringgold Depot for social distancing space and available virtually.

October 2020 Announcement of the third stakeholder meeting was posted on Catoosa County News Facebook site and Catoosa County Facebook site.

October 22, 2020. **Third Stakeholder Meeting** held in the Catoosa County Administration Building and available virtually.

November 18, 2020. Fort Oglethorpe Steering Committee meeting on Needs and Opportunities list.

December 1, 2020. Fort Oglethorpe Steering Committee meeting on Needs and Opportunities list continued.

December 2, 2020. Catoosa County Steering Committee virtual meeting on Needs and Opportunities list.

December 7, 2020. Ringgold Steering Committee virtual meeting on Report of Accomplishments, Needs and Opportunities, and Work Program

December 8, 2020. Catoosa County Steering Committee virtual meeting on Needs and Opportunities list continued.

December 10, 2020. Ringgold Steering Committee virtual meeting on Needs and Opportunities list.

January 22, 2021. Phone call with Catoosa County Manager Alicia Vaughn on comp plan progress.

January 29, 2021. Future Development map meeting Economic Development Director Keith Barclift and Gretchen Lugthart.

February 2, 2021. Fort Oglethorpe Steering Committee virtual meeting on work program.

On numerous dates from November 2019 to January 2021, Gretchen Lugthart visited Catoosa County, Ringgold, and Fort Oglethorpe to take photos, particularly to update the character area photographs in the plan.

20.Third stakeholder meeting was hybrid, including video of presentations with in-person and virtual participation Photo: Alex Smith

APPENDIX B: MEDIA COVERAGE/ADVERTISING

The first stakeholder meeting was advertised in the Catoosa County News community calendar "Mark Your Calendar" on February 12 and February 19, 2020. The February 12 announcement is shown below.

County OKs hunting affidavit, appoints commission vice chair

By Adam Cook
ACook@CatoosaNews.com

Catoosa County officials recently reached an agreement with the Georgia Department of Natural Resources (DNR) to police illegal hunting, and appointed a vice chairman for the year.

During the Jan. 21 Board of Commissioner's meeting, County Manager Alisha Vaughn explained an affidavit between the county and the DNR that will allow the two sides to monitor who is legally hunting on county land.

"This is the proposed approval of affidavit between Catoosa County and the Geor-

gia Department of Natural Resources regarding hunting and fishing on county property," Vaughn said. "So basically, the Georgia Department of Natural Resources is asking us to list anyone that is allowed to hunt, and this gives them the ability to come on our property and enforce or do something about anybody who is illegally hunting (or fishing)."

Before a vote on the matter was taken, Vaughn did explain one exception — an instance where a trapper would be listed due to an ongoing beaver problem.

"And we are adding that one trapper, right," Chair-

man Steven Henry asked.

"Right," Vaughn replied. "We do have that one vendor we will add to this list. Basically, we have an issue with beavers, I understand, at the landfill," Vaughn explained. "We will list that vendor as somebody who can do that on our property and that won't be a problem."

The board approved the affidavit with a 5-0 vote, and members also took the time to appoint District 4 Commissioner Charlie Stephens as vice chairman for 2020.

Stephens will be tasked with filling in and running the meetings if Chairman Henry is absent.

Catoosa County Manager Alisha Vaughn discusses an affidavit during the Jan. 21 Board of Commissioner's meeting that will allow officials with the Department of Natural Resources to police illegal hunting on county property.

— MARK YOUR CALENDAR —

Wednesday, Feb. 12

CHI Memorial's mobile health coach will provide mammography screenings in Rossville and La-Fayette during February. On Wednesday, Feb. 12, the coach will be at the Primary Healthcare Center in Rossville from 9 a.m. to 3 p.m. On Thursday, Feb. 13, it will be at the LaFayette-Walker County Library from 9 a.m. to 3 p.m. All women should have one screening mammogram between the ages of 35-40. After age 40, a screening mammogram is recommended every year. Any woman who meets these age guidelines and has not had a mammogram in the past 12 months may participate, with or without insurance. For those with insurance, you must bring your insurance card and a photo ID, such as a driver's license. Insurance will be filed for you. If you do not have insurance, you may qualify for financial assistance. The MaryEllen Locher Breast Center receives grant funds from Avon Breast Cancer Crusade to provide women with education about and access to breast health services. Partnerships with the Georgia Breast and Cervical Cancer Prevention Program and the Susan G.

Komen Foundation provide eligible uninsured and underinsured women with breast and cervical screenings. If an abnormality is discovered, the diagnostic workup is covered and a financial plan is provided for any follow-up care. Women need to know their doctor's first and last name. To schedule a screening, call 423-495-4040.

Thursday, Feb. 13

Joe Appio, voter education coordinator for the Georgia Secretary of State's office, will attend the Catoosa County Chamber of Commerce networking meeting and luncheon on Thursday, Feb. 13, at 11:50 a.m. to discuss the state's new voting equipment. A representative from the state Department of Community Affairs will discuss the upcoming census. The luncheons are at The Colonnade, 264 Catoosa Circle, Ringgold, and registration is $17. Contact the chamber at 706-965-5201 to register and for more information.

Saturday, Feb. 15

Blood Assurance and the Catoosa County Democrats are sponsoring a blood do-

nation and voter registration drive on Saturday, Feb. 15, in Ft. Oglethorpe from 11 a.m. to 3 p.m. The event will be held at the southeast corner of the intersection of U.S. 27 and Battlefield Parkway (the old K-Mart lot).

Back Alley Productions invites you to audition for its upcoming Easter play "I AM," which will detail the life of Jesus Christ and his impact on the world. Auditions are Saturday, Feb. 15, with two time slots: From 2:30 p.m. to 4:30 p.m., and later from 6:30 to 8:30 p.m. The Mars Theatre is located at 117 N. Chattanooga St. in LaFayette. The play is directed by Kaylee Smith. Rehearsals are tentatively scheduled for Thursday, Friday and Saturday evenings from 6:30 p.m. to 8:30 p.m. at the Mars Theatre.

The **LaFayette Parks and Recreation** spring sports registration continues

through Saturday, Feb. 15. Spring sports consist of baseball, softball soccer, girls volleyball and adult volleyball. Registration for T-ball is $25 for 3-4 years old. Baseball registration for ages 5-12 is $65, softball is $65. Soccer for ages 3 and 4 is $25, $40 for children ages 5 and 6 as well as ages 11 and 12. Girls volleyball for ages 10 and under is $40 as well as children 14 and under. Adult volleyball participants are required to register as a team at a cost of $150 per team. To register, visit the La-Fayette Recreation Center at 638 South Main Street, or by registering at www.teamsideline.com/lafayettega.

Sunday, Feb. 16

The **Kingdom Heirs**, one of gospel music's premier groups, will be in concert at 6 p.m. Sunday, Feb. 16, at New Haven Baptist Church, 1058 Graysville Road, Chattanooga. The concert is free. An offering will be received.

Monday, Feb. 17

Let Freedom Ring farm dinner bell giveaways will continue this **Presidents Day** on Feb. 17. A $5 contribution to Golden Sound Music, a 501C-3 nonprofit

charity, qualifies one entry in this selective drawing. Register at the Bank of La-Fayette's main branch. See Sheila Riddle, 706-638-2520.

Thursday, Feb. 20

The **first stakeholder meeting for gathering public input for Catoosa County's Comprehensive Plan** will be at 6 p.m. Thursday, Feb. 20, in the Catoosa County Administration Building, 800 Lafayette St., Ringgold. The group will begin developing issues and opportunities important for the county and cities of Fort Oglethorpe and Ringgold. The meeting is open to the public and all are welcome.

Walker County Democrats will meet Thursday, Feb. 20, at the Dari Dip, 302 W. Villanow St. in LaFayette, at 6:30 p.m. The topics will be welcoming local Democratic candidates, voter turnout, and voter protection. Guests will include local candidates. The public is invited. More information: 706-764-2801.

The **Promoting Access for Individuals with Disabilities Council** will meet Thursday, Feb. 20, at 10 a.m. at the Northwest Georgia Center for Independent Living in Rome.

CHI Memorial's mobile health coach will provide mammography screenings in Chickamauga and LaFayette on Thursday, Feb. 20. It will be at CHI Memorial Family Practice Associates-LaFayette from 8 a.m. to 11 a.m., and at CHI Memorial Family Practice Associates-Chickamauga from 1-4 p.m. CHI Memorial Family Practice Associates-LaFayette is located at 611 E. Villanow St., LaFayette. CHI Memorial Family Practice Associates-Chickamauga is located at 101 Kington Lane, Chickamauga. All women should have one screening mammogram between the ages of 35-40. After age 40, a screening mammogram is recommended every year. Any woman who meets these age guidelines and has not had a mammogram in the past 12 months may participate, with or without insurance. For those with insurance, you must bring your insurance card and a photo ID. If you do not have insurance, you may qualify for financial assistance. If an abnormality is discovered, the diagnostic workup is covered and a financial plan is provided for any follow-up care. Women need to know their doctor's first and last name. To schedule a screening, call 423-495-4040.

This announcement of the Second Stakeholder meeting ran in the Catoosa Times Community Calendar September 16 and September 23, 2020. The September 16 announcement is shown below.

MARK YOUR CALENDAR

Friday, Sept. 18

Chickamauga Battlefield Park will commemorate the battle's 157th anniversary Sept. 18-20. But due to the continued COVID-19 pandemic, the programs will be hosted virtually. They are scheduled to be conducted primarily on the park's Facebook page, www.facebook.com/chickamauganps. In addition to online ranger-led programs, scheduled throughout the days, park historian Jim Ogden will present more in-depth virtual programs daily at 10 a.m. and at 2 p.m. These programs, lasting approximately 45 minutes, will focus on the respective day's actions and will be followed by a live question-and-answer session after the program concludes. There are several ways to submit your questions: Mail your questions to 3370 LaFayette Road, Fort Oglethorpe, GA 30742 by Sept. 11; email your questions to chch_information@nps.gov by Sept. 11; direct message your questions via the park's Facebook, Twitter, or Instagram pages by Sept. 11; directly ask your questions by watching the "Live" event on Facebook. Additionally, kids are invited to participate with a ranger in hands-on activities presented daily at noon. These activities will be administered through the park's Facebook page as well.

Saturday, Sept. 19

Several Northwest Georgia counties, including Walker and Catoosa, are banding together to hold a **rally in**

Thursday, Sept. 24

The second **stakeholder meeting for Catoosa County's Comprehensive Plan** has been rescheduled for Thursday, Sept 24, at 6 p.m. in the Ringgold Depot, 155 Depot Street. You may attend in person or virtually. For virtual access to the meeting, email Gretchen Lugthart, Northwest Georgia Regional Commission, at glugthart@nwgrc.org. The group will learn about important resources in the area and continue brainstorming issues and opportunities for the county, and the cities of Fort Oglethorpe and Ringgold. The meeting is open to the public and all are welcome.

Walker Rocks is for outdoor adventures, and golf is no exception. The Walker County Chamber of Commerce will host the **Walker Rocks Golf Tournament** on Thursday, Sept. 24, at the LaFayette Municipal Golf Course. Lunch begins at 11:30 a.m., and tee time is at 12:30 p.m. Due to COVID-19 and the restrictions on social gatherings, this outdoor event is one of the only fundraisers remaining for the Chamber in 2020. The Annual Gala has been postponed until 2021. For registration information, visit https://www.walkerrocks.com/annual-golf-tournament.

Saturday, Sept. 26

Smith and Wesley and Friends will feature **performances by Confederate Railroad and Robby Hopkins and Smith and Wesley at the Northwest Georgia Amphitheater**

toms. Please bring a mask to wear during the appointment. Masks will be provided to anyone who doesn't have one. The LaFayette-Walker County Library is located at 305 S. Duke Street in LaFayette. All women should have one screening mammogram between the ages of 35-40. After age 40, a screening mammogram is recommended every year. Any woman who meets these age guidelines and has not had a mammogram in the past 12 months may participate, with or without insurance. For those with insurance, you must bring your insurance card and a photo ID, such as a driver's license. Insurance will be filed for you. If you do not have insurance, you may qualify for financial assistance. The MaryEllen Locher Breast Center receives grant funds from Avon Breast Cancer Crusade to provide women with education about and access to breast health services. Partnerships with the Georgia Breast and Cervical Cancer Prevention Program and the Susan G. Komen Foundation provide eligible uninsured and underinsured women with breast and cervical screenings. If an abnormality is discovered, the diagnostic workup is covered and a financial plan is provided for any follow-up care. Women need to know their doctor's first and last name. To schedule a screening, call 423-495-4040 or 866-591-2254.

Saturday, Oct. 31

Hospice of Chattanooga Foundation invites community members to partici-

log their activity, as well as donations from supporters. Participants can make an account with Strava, a free app, and connect to various fitness devices and technology to easily keep track of distance. For information, to register or to donate online, contact Susan Day at 423-805-7119 or Susan_Day@HospiceofChattanooga.org or visit hospiceofchattanooga.org/milesformemories.

Bryan Perry of Fort Oglethorpe posted this flyer on the city websites and social media for the first stakeholder meeting in February 2020.

Facebook posts advertising second and third stakeholder meetings

Facebook post with photos of Oct 22, 2020 Third stakeholder meeting

Facebook advertisement of *Catoosa County Community Survey 2021*

APPENDIX C. RESULTS OF THE CATOOSA COUNTY COMMUNITY SURVEY 2021

Report for Catoosa County Community Survey 2021

Response Statistics

This survey was created by NWGRC using the online SurveyGizmo program. A link to the survey was posted on Catoosa County, Fort Oglethorpe, and Ringgold's social media feeds. Paper copies were available at the second and third stakeholder meetings. Efforts to distribute the survey in high schools were confounded by the COVID-19 pandemic. The survey ran between September 22, 2020 and January 31, 2021. There were 470 participants, with one person not completing the survey.

1.In what community do you live?
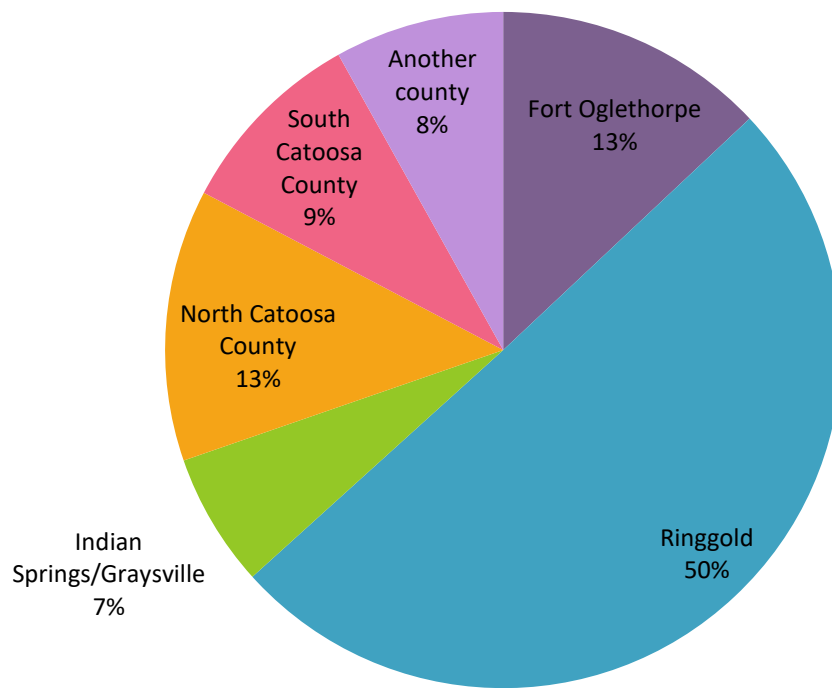
Value	Percent	Count
Fort Oglethorpe	13.0%	61
Ringgold	50.3%	236
Indian Springs/Graysville	6.4%	30
North Catoosa County	13.0%	61
South Catoosa County	9.2%	43
Another county	8.1%	38
	Totals	469

2.In what community do you work?
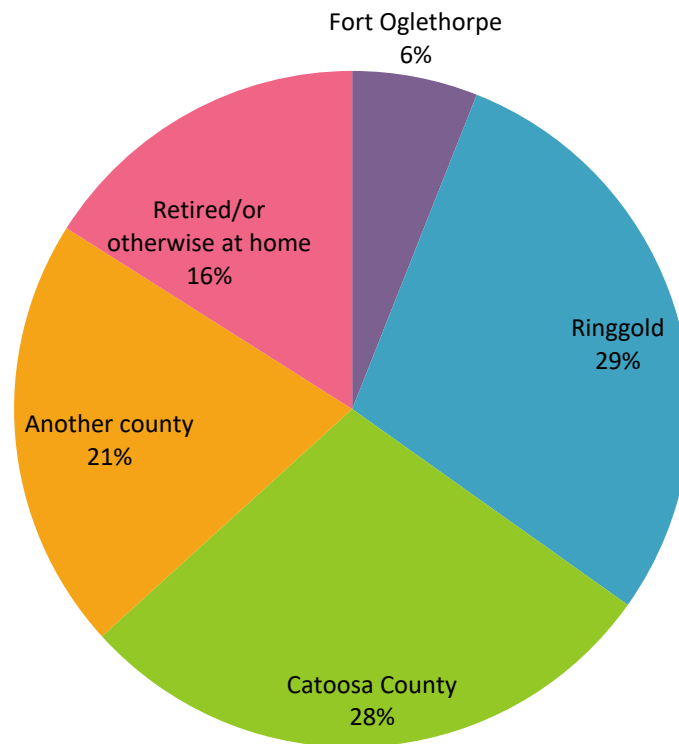
Value	Percent	Count
Fort Oglethorpe	6.0%	28
Ringgold	28.8%	135
Catoosa County	28.4%	133
Another county	20.7%	97
Retired/or otherwise at home	16.0%	75
	Totals	468

3.What is your age?
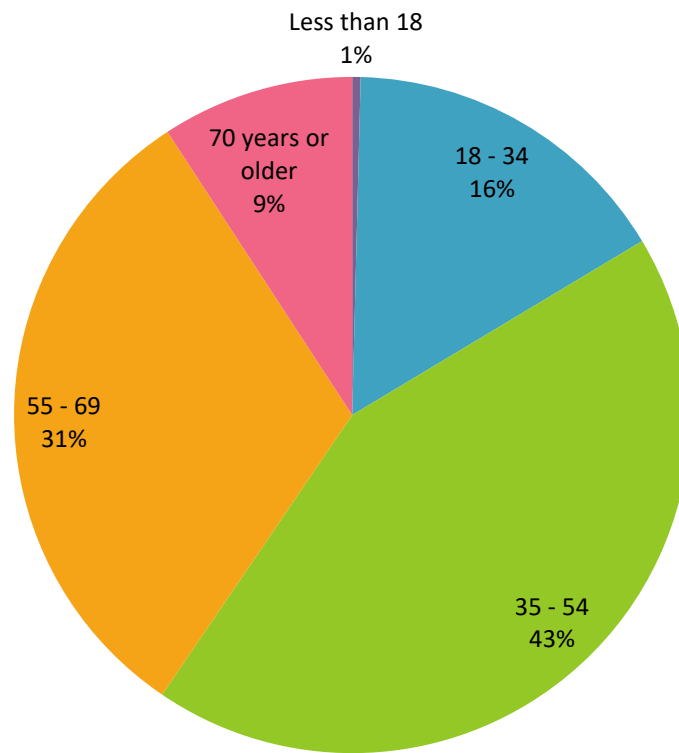
Value	Percent	Count
Less than 18	0.4%	2
18 - 34	16.0%	75
35 - 54	43.1%	202
55 - 69	31.3%	147
70 years or older	9.2%	43
	Totals	469

4.How does your community rate overall? (check one)
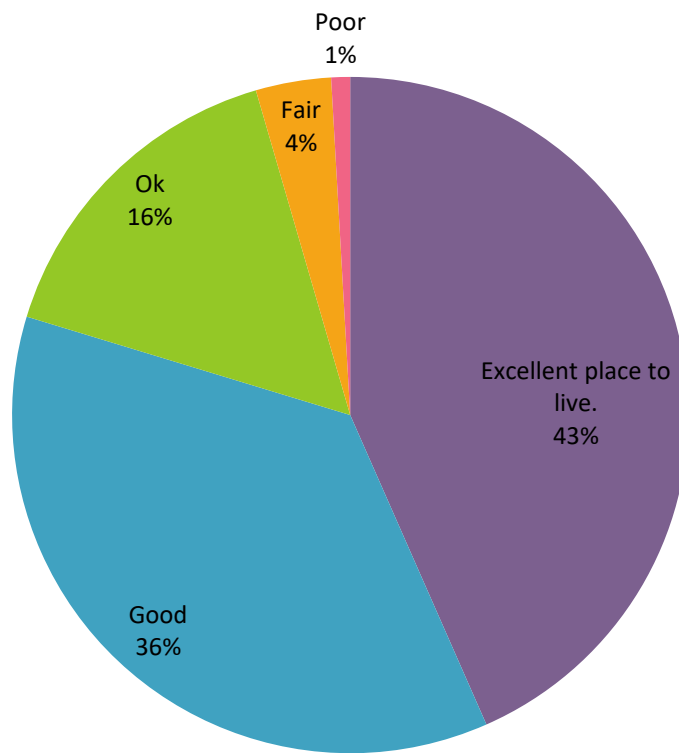
Value	Percent	Count
Excellent place to live.	43.4%	203
Good	36.3%	170
Ok	15.8%	74
Fair	3.6%	17
Poor	0.9%	4
	Totals	468

5.What do you like about your community? (Check all that apply)
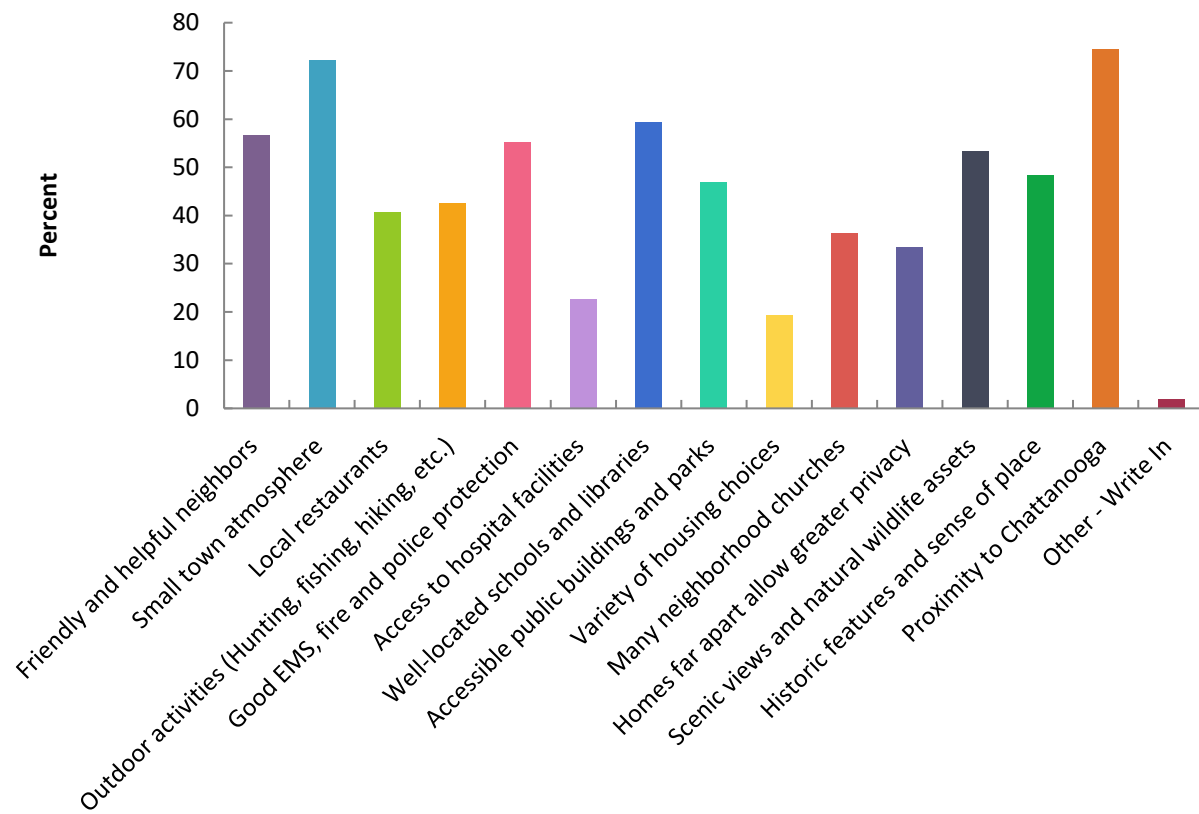
Value	Percent	Count
Friendly and helpful neighbors	56.7%	237
Small town atmosphere	72.2%	302
Local restaurants	40.7%	170
Outdoor activities (Hunting, fishing, hiking, etc.)	42.6%	178
Good EMS, fire, and police protection	55.3%	231
Access to hospital facilities	22.7%	95
Well-located schools and libraries	59.3%	248
Accessible public buildings and parks	46.9%	196
Variety of housing choices	19.4%	81
Many neighborhood churches	36.4%	152
Homes far apart allow greater privacy	33.5%	140

Scenic views and natural wildlife assets	53.3%	223
Historic features and sense of place	48.3%	202
Proximity to Chattanooga	74.6%	312
Other - Write In	1.9%	8

Other - Write In	Count
Excellent School System *Respondent from Ringgold*	1
Friendliness of the people. *Respondent from Ringgold*	1
It where I grew up *Respondent from Catoosa County*	1
Keep Catoosa County's small town feel.. We have enough.. Please stop! *Respondent from Ringgold*	1
No mask mandates, no government micromanaging of our health choices, the freedom to have a septic tank and not have to go on sewer, no vehicle emissions laws, *Respondent from Ringgold*	1
Senior Center *Respondent from Fort Oglethorpe*	1
Walking trail if it was paved. Hard for seniors to walk on the gravel. *Respondent from Ringgold*	1
Totals	7

6.What don't you like about your community? (Check all that apply)
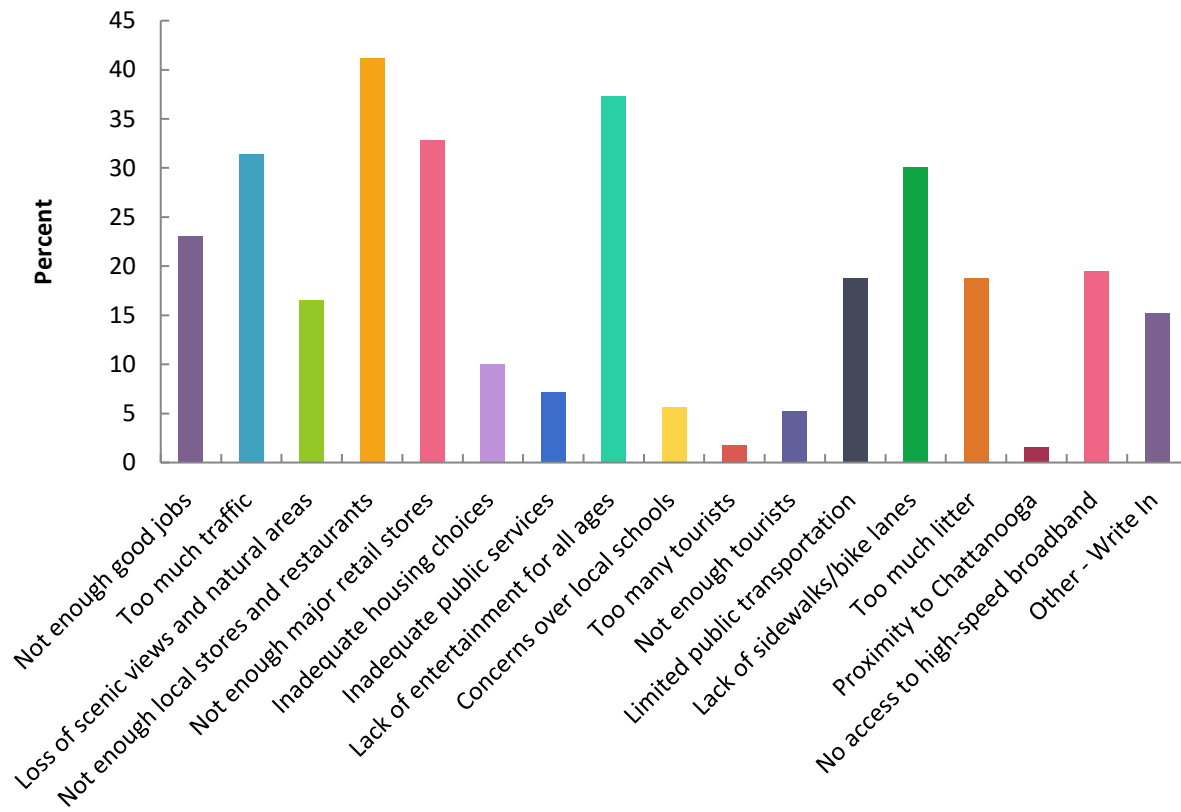
Value	Percent	Count
Not enough good jobs	23.1%	102
Too much traffic	31.4%	139
Loss of scenic views and natural areas	16.5%	73
Not enough local stores and restaurants	41.2%	182
Not enough major retail stores	32.8%	145
Inadequate housing choices	10.0%	44
Inadequate public services	7.2%	32
Lack of entertainment for all ages	37.3%	165
Concerns over local schools	5.7%	25
Too many tourists	1.8%	8
Not enough tourists	5.2%	23
Limited public transportation	18.8%	83
Lack of sidewalks/bike lanes	30.1%	133

Too much litter	18.8%	83
Proximity to Chattanooga	1.6%	7
No access to high-speed broadband	19.5%	86
Other - Write In	15.2%	67

Ringgold - Write In	Count
All the housing on small lots causing road issues and overcrowded schools	1
Cannot choose our own Cable/Internet Provider, too many Apartment Complexes ran by ONE Property Management Co., what TREES the Tornadoes didn't wipe out, the rest are being removed do new bldgs that are built and sit empty. I've yet to see Trees planted!! That's what I would like to see added to your plans! Also lack of Red Lights. Chapman Rd and 41 Hwy needs one esp since they've built those new Apartments!!.	1
Could use another good restaurant for families	1
County government policies and over-taxation	1
County streets and sidewalks in neighborhoods are not maintained and calls for assistance are ignored.	1
Gravel on the walking trail. It's very hard for seniors to walk on it. Pave or concrete.	1
Have to go to Chattanooga or Dalton if I want to buy spirits. It's not all the time, but a bit of an inconvenience.	1
I love everything about our community	1
Lack of Local pubs, entertaining areas for adults and kids	1
Lack of concern for animal safety. Ex. Spay/neuter laws, noise complaints, lease laws, chained animals, etc.	1
Losing its small town feel	1
My neighborhood	1
Never-ending road construction	1
No Chick fil a	1
No access to EPB fiber optic	1
No breweries or night activities for young adults	1
Not enough chain restaurants or good grocery stores.	1
Not enough outdoor activities, or knowledge of them	1
Nothing! I love this community!	1
Outdated and empty buildings at Ingles shopping center and dirty cheap appearance at food outlet dollar store shopping center	1

Poor roadways and infrastructure for tax base and sales tax revenue	1
Pushing too hard to increase population.	1
Roads are in bad shape	1
Spectrum cable monopoly	1
Speeders on Holcomb Road	1
Taxes, local politicians, factions which try to seize power, unnecessary government spending, roads, arbitrary rule changes to public meetings,	1
Too many multifamily housing facilities brining too much traffic to inadequate roads	1
Unsightly and poorly maintained properties, which make it less than appealing for many people	1
We cannot get the City of Ringgold to make people clean up and maintain their Property	1
We have enough of everything. Please stop growing or we will turn into crappy Hamilton County. That is my biggest fear is turning into Hamilton County. Hamilton County is trashy and awful. Please do not let that happen.	1
Would like more places to eat! And a better grocery store. Chick fil a and sit down restaurants.	1
Would love more walking and running places	1
Youth sports appears hated by the county	1
A lot of roads need repairing	1
potholes	1
to many people	1
too many nosy religious people, TOO MANY POLICE.	1
Totals	37

Fort Oglethorpe - Write In	Count
Current jobs in the community do not want to pay enough. It is becoming more evident with being on a job for several years and looking when they hire a new employee that they are making what your making and you have been on the job for several years. It is concerning and disheartening at the same time. It is beyond frustrating when you approach your superior and try to have a conversation about the matter because they look at you like your crazy. I understand that life is not easy but I also understand there is no sense in making harder than it has to be.	1
Fort Oglethorpe looks very blighty.	1
Happy there's finally a dog park, but it's kind of sad	1
No book stores	1

Subdivision streets need paved desperately. Taxes keep increasing but you won't have our roads	1
Too commercial. Miss small town feel.	1
Too much growth; too many repetitive businesses.	1
poor planning in retail areas; not visually appealing	1
Totals	8

Catoosa County - Write In	Count
Building too many new housing developments	1
Condition of roads; transparent communication of elected leaders to public; community events like July 4th	1
Cronyism in county government	1
Lack of access to parks	1
No chick-fil-a in Ringgold	1
No sewer on Prater Road	1
No sewers	1
Over growth in our community/losing its small town feel	1
Property taxes too high	1
School taxes when I have no children - no family - alone. Have to support everybody else's happiness. Too many outsiders have moved in. Don't see anybody you know when you go to Ringgold and my family has been here for generations.	1
Terrible road conditions	1
The small town, 1950s mentality of the government	1
Too much good old boy government	1
Too many houses for the small roads	1
We need a grocery store toward Woodstation!	1
becoming too crowded & busy, losing its small town feel	1
poor cell phone coverage	1
Totals	17

Other Counties – Write In	Count
Police too far away.	1
Retail in Residential Areas	1
Selective enforcement of codes and ordinances. Systemic corruption in judicial system.	1
The racism, anti-Semitism, and overt discrimination by government officials and business owners.	1
Totals	4

7. What types of growth management actions would you support? (Check all that apply)
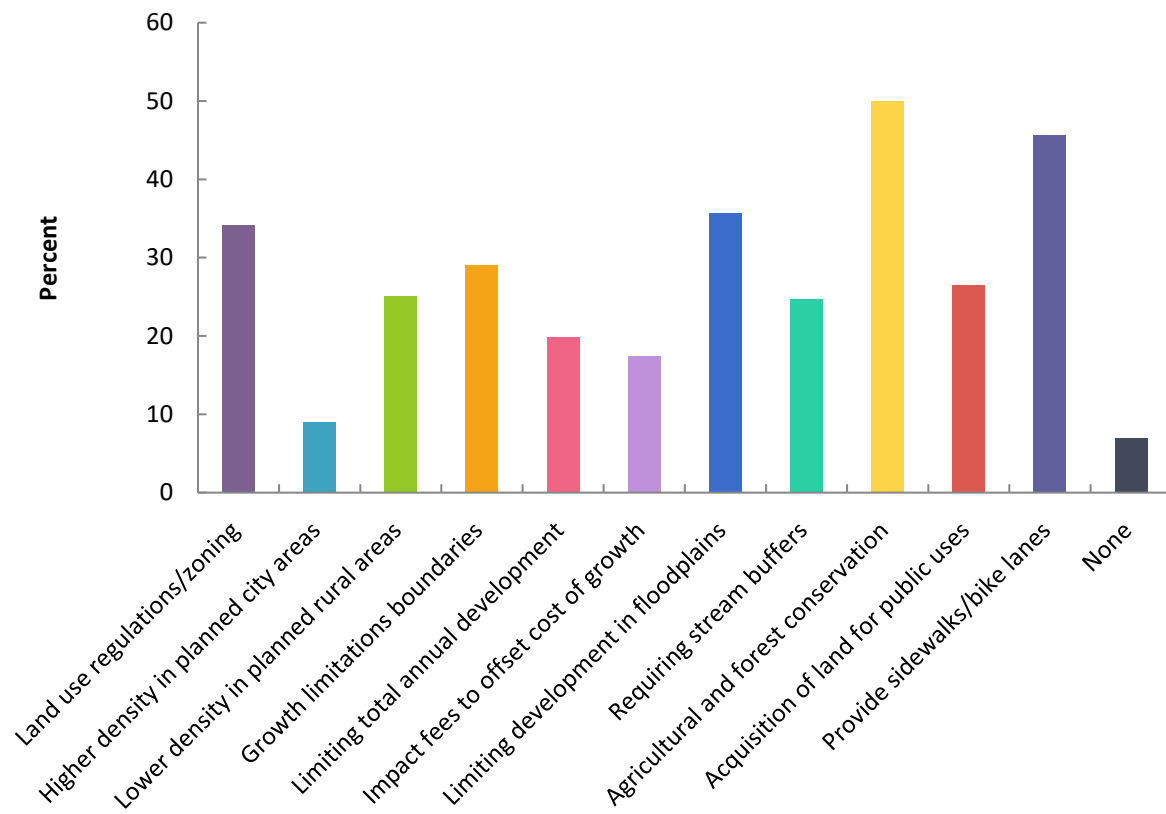
Value	Percent	Count
Land use regulations/zoning	34.2%	151
Higher density in planned city areas	9.0%	40
Lower density in planned rural areas	25.1%	111
Growth limitations boundaries	29.0%	128
Limiting total annual development	19.9%	88
Impact fees to offset cost of growth	17.4%	77
Limiting development in floodplains	35.7%	158
Requiring stream buffers	24.7%	109
Agricultural and forest conservation	50.0%	221
Acquisition of land for public uses	26.5%	117
Provide sidewalks/bike lanes	45.7%	202
None	7.0%	31

8. Is housing for all income groups available in the county and the cities?
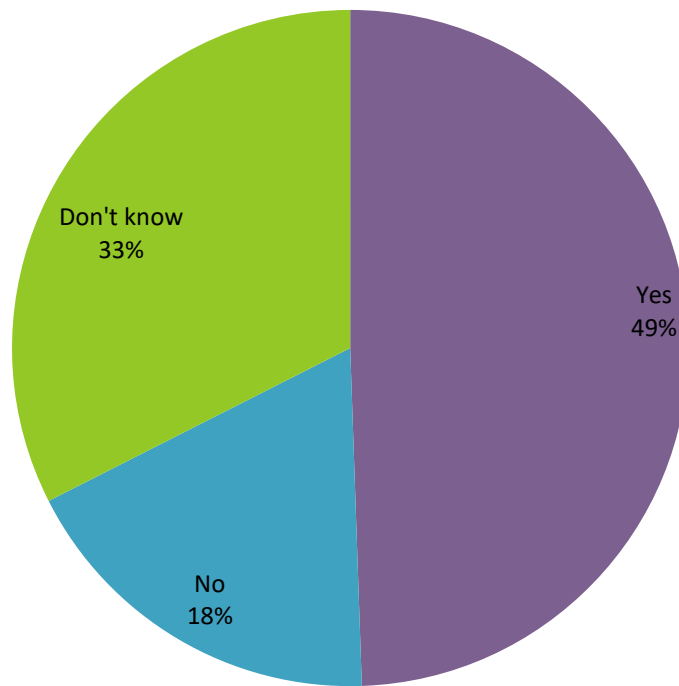
Value	Percent	Count
Yes	49.5%	230
No	18.1%	84
Don't know	32.5%	151
	Totals	465

9a. Describe the most important issue facing Catoosa County in 10-15 words or less.

Response ID	Response
4	Lack of walking trails
8	None. I love my home. Thanks everyone!
10	Lack of diversity. This town is still segregated.
11	Overdeveloping residential development to quickly.
13	Traffic issues
15	Growth is slow
21	Keeping the rural areas rural
25	Lack of adequate planning for growth and development, increased spending, and lack of wage increase at the bottom level and inflated salaries at the top.
28	Sewers needed in our area One level living for senior citizens Break from school taxes like Walker County
34	Too many new housing developments and houses being built without improving water shed, increasing flooding.
35	Corrupt government officials who punish their victims with discriminatory and retaliatory enforcement of laws and regulations.
37	Growth out of control roads bad police protection bad
40	Need better school leaders and less taxes
51	Criminal overflow from Chattanooga.
54	I moved to this county 18 years ago because of the small town atmosphere and people. I do NOT appreciate people from other states and towns coming in and trying to change us into some other type of place. If they like their place better - stay there and don't mess with our community!
57	Lack of professionalism with Ringgold City/Police.
58	Retail space invading residential areas making area look very cluttered and messy.
60	n/a
64	Traffic due to the train tracks on Graysville Road and flooding.
66	Not ready for the growth in population that is projected by surveys/studies. Needs better/higher income for job market.
76	Lack of "sit down" restaurants not Mexican Poor ambulance coverage Lack of night time activities
79	Keeping up with infrastructure and paving of roads.

80	Rampant racism of employers and government officials.
88	Good old boys club is strong
89	Drama within the political and elected officials
91	Local government officials need to rise above their differences and work towards the common good.
96	Basically in 10 years looks like everything that can be will be covered in concrete and asphalt!
102	Making downtown areas attractive for use for locals and tourists.
107	Limited HS Internet/expensive Internet. Commercial growth. Waterway protection/conservation.
114	n/a
115	N/A
117	Loss of revenue to East Ridge and Dalton due to stupid governmental decisions
121	Keeping taxes affordable.
123	Traffic flow north to south. Example Dietz Road
124	The roads need to suit the traffic.
127	Allowing proper growth without compromising natural green spaces or waterways. Building too many high end residential homes.
135	railroad crossings
136	Increased population growth
147	Traffic control due to the growth
150	Not being able to keep up with growth. Public safety is behind and needs to grow to keep up with the demand. More officers and more fire stations that are full time. Road Dept needs more help to keep up with roads and other services.
153	Keep people free to start businesses, help with growth privately.
155	Lack of Sidewalks
163	dealing with Covid-19
171	Roadways, Internet
173	Outside gang infiltration, drugs, poor property maintenance (residential), empty commercial buildings
176	Need to spend money wisely and not increase taxes. Use sales tax money for roads not Recreation or industrial land purchases.
196	Need to bring in more business and need to attract more young families to live.
214	Catoosa County lacks affordable housing.

221	Balancing growth with keeping taxes down and protecting rural lands
225	One of the issue I find annoying is how hard it is to be able to use a baseball field in our county. Most of the time our fields are locked and closed. If a dad wants to take his kid to practice on a field it's nearly impossible. You can use a field that is complete trash and unkept like Woodstation community center or use a local church. All of our county fields are locked on a regular basis. I understand it there fields are groom for an upcoming game or tournament but if there isn't anything scheduled they should be open to the public. Another thing I've heard is these fields will no longer be rented to Select teams. Rec ball should have priority but Rec ball is dying after the age of 7/8. Again I live and pay taxes in this county I would like to be able to rent these fields for use on my kids teams. Why am I being sent to Hixson, Chattanooga or East Ridge in order to get a field? If these fields aren't going to be used to support citizens in our county then why should we be funding them anymore?
228	Crime, road improvements lacking, public sewer systems lacking,
232	Stupid spending of current citizen's tax money on industrial parks that try to create jobs for out of county people since the unemployment rate in Catoosa is 3.6%.
238	Public services is not keeping up with growth. Too much traffic for our roads.
242	I would love more family events. Downtown Nights and the firework show from this year are great!
243	Ways to grow local businesses that can last
247	That Public Services are not being funded enough to deal with overflow problems from a big city like Chattanooga and having an interstate running through it .
253	Some schools have poor ratings
254	Poor ratings of some schools
255	County government wasteful spending to citizen tax money. Should not buy property for industrial development, current industrial park is not full.
259	The county roads are in bad shape and cannot handle the growing traffic.
263	Handling population growth responsibly and effectively - support for the school systems
266	Population growth
272	More affordable housing for elderly
275	Increased population growth
276	Breakup of families and undermining of strong morals and virtue in our citizens by Godless culture, especially in children through public education
278	Unplanned growth via poor land use/zoning
279	Graysville Rd and the traffic around the train when it stops.
284	NO sewer on Prater Road
286	Property taxes to support schools. Let the parents pay for their kids. Not the elderly, the childless or those who pay for private school.

287	The roads are garbage and need improvement... also, there's litter everywhere...
288	Clean up the roads and homes with trash everywhere.
292	Managing growth. Limiting taxes
294	
312	The loss of our agricultural community. Support local farmers and businesses!
314	Jobs
318	More sit American restaurants
319	Too much traffic _narrow roads _ traffic going to fast sheriffs office doing NOTHING to control speeding
321	Traffic and more outdoor activity
322	Lack of Retail shops, empty store fronts.
325	The roads look terrible with the filled in cracks.
342	Growth
343	The growth and overall impact to the roads that are not built for more vehicles.
350	Provide more hunting land
355	Dirty politics. Social media is destroying our community with negativity. We need sidewalks, not bike lanes. With a lot of government employees retiring and few recruits services will suffer. The need for police officers.
356	traffic issues
357	Police and roads to keep up with growing residents and businesses
358	Extremely poor handling of the COVID-19 pandemic and the unwillingness to join the 21st century.
366	Need more industry and less housing developments
368	Need more housing choices at lower prices for young people starting out.
369	Just keeping up with the growth in the county. Roadways, public transportation, and housing for lower income families.
373	Too many people
374	Traffic safety. Need more patrol cars on the county roads to slow motorists down.
379	The board and Mr. Henry. We Re not Atlanta We are Ringgold act like it
383	Traffic has become an issue recently. We're not experiencing the small town life we used too.
385	Need more industry; good paying jobs

386	Taxes to high. Houses being built but nothing being done to attract any industry. Home owner pays 92% of taxes. Plenty of retail/minimum wage jobs. Skilled labor has to look outside the county .
387	Very concerned about the expansion of houses on South Wooten Road. Either end of Wooten Road is already in high traffic areas and can be difficult to navigate with no red lights. The end of Wooten Road is also situated in such a way not to let out traffic in a safe manner. The community would like to see development halted or disallowed along South Wooten Road
388	There seems to be no real development plan. It seems like any developer is allowed to pack new houses into the small possible lots with weird roads going all different directions. The county should assist in purchasing eyesore properties and allowing controlled development.
392	Sewer the county Recruit small businesses
395	Corrupt county commissioners and chair
397	Over development and poor planning.
398	The loss of natural beauty & agriculture.
409	Traffic.
411	Traffic
420	I live in Rossville, GA inside Green Acres and the park has no fire hydrants in it anywhere.
421	Illegal drugs and associated problems.
423	Too many people shooting guns in rural areas.
441	Small town politics is wrong.
443	Future population will be greater. Make plans now
444	Mental health and housing for low income or homeless is seriously needed
449	Get rid of the good old boys in the commissions seats. Stop allowing them to rule the county.
455	Fixing roads
456	Better roads & wider roads.
457	Too many good ole boys in commission offices
460	roads are awful traffic is bad and speeders or out of control need speed bumps
462	Economic growth
463	We need to slow/regulate growth to allow services to catch up.

9b. Describe the most important issue facing Fort Oglethorpe in 10-15 words or less.

Response ID	Response
20	Lack of affordable housing for the aging community.
22	sidewalks, public areas, sad "downtown" area-mostly vacant, traffic on battlefield
33	Rebuilding the landscaping after the tornado destroyed so many trees
41	Need Roads paved, better building codes, better codes enforcement
61	Fort Oglethorpe is spreading down 2A but not along Hwy 27.
65	Needs more amenities for the visitors and tourists who come to the Battlefield. Needs Better lodging options, local dining options, more greenways connecting trails. Murals and landscaping would help a lot.
73	The tourism attempts so far have been clunky and wasted.
77	Better jobs - State Tax - More/Better cable and high speed internet options
86	Town is dirty and the old section is becoming the new Rossville. Sad
95	Parks
101	Cloud springs should not be widened.
129	Lack of recreation for middle and high school kids. Nowhere to skateboard.
141	Need new Mayor and Councilmen
146	small town politics, good ole boy system
156	Community is fast growing even with the current housing market. Impact on schools and current infrastructure
174	The amount of traffic on battlefield parkway. At times during the day it is standstill
205	Homeless & criminals coming from Tennessee into our city/county
229	Traffic increase. Available property for new housing.
234	Absolutely too much growth.
251	Irresponsible/unsustainable growth- roads and schools cannot accommodate, loss of downtown to sprawl
296	Housing White collar jobs
300	Traffic is crazy! Red lights aren't timed correctly to keep traffic moving. They keep packs of cars stopping at each red light therefore causing more vehicle pollution.
328	Slow restaurant growth. Traffic
333	Traffic
334	Too much growth; repetitive business. Traffic increase.

335	I would like to see Catoosa County elected leadership OFFICIALLY recognize Catoosa County as a Constitutional 2nd Amendment Sanctuary as they have been asked to do.
337	Lack of retail and restaurants to attract tourists and locals to spend money here.
338	sidewalk on cloud springs road people have been hit and killed
340	Managed growth. Road infrastructure.
349	No ...affordable housing for mid income citizens and semi-retired citizens
360	The entire stretch of Battlefield Parkway
371	More people = more crime Need to allow EPB into Catoosa county
377	Higher paying jobs
396	Small town politics, not running city as a great business
419	Too many empty commercial buildings and more construction is approved.
426	Sidewalks
427	Too few sidewalks
430	Inability to walk. Too many shops.
473	no city center to attract investment for development and protection of historic areas. There's more to Fort O than chain store retail.

9c. Describe the most important issue facing Ringgold in 10-15 words or less.

Response ID	Response
5	Smart growth, recruit high-tech companies, invest in countywide fiber optics, local business incubator, litter awareness/mitigation
7	Increasing traffic
9	Property taxes are high; need a clear understanding where the money is going
12	Restaurants Entertainment Traffic policed at middle and high
16	No night life to keep it active to help support local businesses.
17	No really good restaurant like outback, long horn, chili's etc.
18	Hungry children
19	Need more restaurants.
26	Need entertainment district. Council get heads out of ass.
29	Need to create a downtown district that attracts weekend travels. At the same time need to improve the visibility of county departments
31	COVID-19 reopening status's and communication for the future.
36	I think there's needs cheaper housing for everyone
38	The good ole boys on City Council. Mayor and new ones are great.
39	Road/infrastructure maintenance, residential density
42	Need more local shoppers instead of online.
43	I want more for kids to do
47	They keep killing all the trees and building up along battlefield parkway. It makes me sad.
49	Need aquatic center. Need safer walking trails. Need restaurants besides Mexican and fast food.
55	Roads not built for population which creates traffic problems
56	Downtown Development. Encourage restaurants to move in with lower alcohol fees.
59	Bike/sidewalks would be a great way to connect to downtown Ringgold
63	New representatives/ideas needed for some city/county seats.
67	property taxes are high
68	Need more restaurants. Local and chain.
70	Encroachment from Rossville and East Ridge if a bad element

| 71	More activities / festivals to bring community together.
74	Crumbling infrastructure too many rental properties and not enough property owners.
81	Too much trying to be built in Ringgold. If they build too much Ringgold won't be Ringgold anymore.
98	Lack of fine dining restaurants and shopping
104	Traffic, road construction, infrastructure
108	Some of our roads are in bad shape and I'm not happy with our trash situation. Used to you could take your trash and your recyclables to the landfill and they didn't charge you for every bag of recyclables you could have a bag of trash disposed of. This helped to encourage recycling. And I know the garbage collectors do not recycle. Also going to the landfill for one bag of trash to be disposed of a week is a bit of a problem. As a senior citizen that's all I have is one small bag of trash but I hate to drive over to the landfill because I've picked up nails too many times the same entrance is used for those trucks that are carrying roofing and building materials. Couldn't you just have a big dumpster somewhere near the downtown area or I don't care where just as long as it's someplace I could drive to give them a dollar and trash without worrying about picking up a nail in my tire. Let's keep Ringgold simple, clean and small townish. And could we reduce the number of billboards, the lights are so bright you can't even see the stars anymore.
109	Few more restaurants, store, bike lanes.
110	Congested areas- train tracks at graysville. Construction off Ringgold exit
111	traffic congestion. railroad underpass. additional manned fire stations. consolidate law enforcement. all water supplied by cuda. water in ringgold is terrible.
116	People's lack of willingness to grow.
119	Roads are filled with potholes. Please spend transportation dollars fixing roads not adding bike lanes.
120	I expect a lot of growth in the county as a whole in the next 10 years or less and our roads are already bad in places. The road department/maintenance department is already under staffed and can barely keep up with the demand now so it's only going to get worse as the county grows and more vehicles are on our roads. I think eventually this might become an issue.
122	Water, the mayor needs to focus on improving the town's water facility.
132	aging water and sewer infrastructure
134	not enough investment in infrastructure ... too concerned about parks.
137	Lack of major retail attraction
139	Water quality issues. Rock Quarry heavy blasting on Ooltewah Ringgold rd.
140	Not enough support from community
142	Need more growth downtown with more retail and a variety of eating establishments. Need to have retail stores opened after 5pm.
145	getting left in the past

148	Foot traffic in our downtown.
154	There NO good paying jobs for the next generation.
158	Steve Henry
165	1. Concern about the financial management and overspending of the county. 2. Too much spending of taxpayer dollars for Industrial Development that should be done by private individuals if it is truly profitable.
168	we need beer and wine license available for restaurants to bring in more quality restaurants for adults
170	Providing High Speed Internet to ALL the county
172	County government spends too much money on what they call industrial development.
177	There needs to me more sit down family restaurants, a city broadband, and make golf carts legal to drive on the streets.
180	More nice restaurants. Not fast food. Places like Chili's, Outback, etc.
182	The lack of high speed internet has been my biggest issue. In a year when Covid has forced me to work from home my ability to do my job has been impacted by my weak and inconsistent internet connection. My family and I have even considered moving out of county or out of state so that our connection will be better.
186	Traffic and road conditions
187	Population growing. Housing developments (single and multi-family) overtaking the scenic and natural beauty of the county.
188	Economic development. Bring in more business and industry. More boutiques in Downtown Ringgold. Open containers in downtown Ringgold
191	Ringgold has undeveloped areas sitting vacant in prime locations.
192	Increased traffic
194	Culture. Not enough equal representation
197	Tax incentives to bring in more business which is why we didn't get Bass Pro.
198	Need more restaurants beside fast food More affordable housing
199	To keep the small country town image, but continue to grow.
201	Unsure of the most important but I love Ringgold.
206	Too much dirt is being hauled away for the road construction at the split. We're losing all of our hills and mountains
207	Making it hard on business to move here. City needs to look at why companies decide not to come. I am sure it. She's someone isn't making money on the deal.
208	Construction lasting way longer than have been said
209	Road construction needs to be faster.

210	Need more local shops/restaurants downtown. Move offices to the back streets and make main area entertainment district
212	Small stores and restaurants cannot compete and close soon after opening.
218	Nothing to do for younger generation (not high school but 21-30 year olds)
220	Too many useless ordinances that are not needed
222	Lack of top retail stores, not enough police officers to cover the city/county
224	There are no bike lanes/sidewalks for people to get out and enjoy our beautiful area. I would like a bike lane along Hwy 151
231	Growth
237	The road under the bridge keeps going bad. Plus tired of the construction
239	Need to support more nonprofit work
248	County should not buy land. Let developers spend their money.
250	Too much development. We like the small town not over developed atmosphere.
256	generating income to support infrastructure while controlling growth and keeping that small town feel
257	Main street is tired. Needs revitalization and attract new independent businesses, arts, music, boutiques. No more fast food eateries
258	Not enough activities downtown to help support local business and restaurants
260	Work together with Ft O
264	Cost of decent housing
268	I do wish it was more pedestrian friendly. More sidewalks
269	Traffic on Battlefield Pwy.
270	Local Business growth bureaucracy
271	Traffic through Ringgold - Hwy 41 at the depot.
273	traffic from new subdivisions need for more retail
274	Economic growth and technology advancement without losing small town appeal
277	We would love a skate park.
281	Honestly, not sure. For me, water bill (sewer) keeps going up and I'm on fixed income.
283	Our downtown has no real draw. Development is ongoing, but the roads will not be sufficient for the increased traffic. Increase dinning choices, BUT NO FAST FOOD Please we have enough of that.
291	sewer line
293	inadequate Jobs with fair wages within the County

298	This is probably more of a Catoosa County problem. Zoning seems to be non-existent or unenforced. Unsightly properties (like someone having an appliance repair, lawnmower repair, or vending machine business) sit very near lovely homes. I think it would make Catoosa County much for appealing for outsiders to move into our area if we cleaned up the county. We moved back here 3 years ago due to a family situation, but if it weren't for our need to be close in proximity to our elderly parents, we would not have moved to Catoosa County because there are so many unsightly properties allowed.
301	We need major retail and restaurants. Don't like spending my money in TN
302	Too much growth to fast will mess up the great reasons to live here
309	Commercial growth and infrastructure support/improvements.
315	City commissioners opposed to growth.
324	Rural areas remaining rural. Neighborhoods protected from business.
327	No place for young workers
344	Construction completion and addition of decent restaurants besides the Mexican and Home Plate
352	Roads- jobs- Govn't spending
354	Creeping of suburban developments and building too many chains. Loss of rural small town feel.
359	Prime commercial land held by owners requiring 2.5 times of worth to purchase.
361	Old water and sewer lines.
362	Entertainment/eatery areas for families
363	I'd say probably flooding issues for the local businesses or (I've heard) the need for more pay for local law enforcement would be the main negative issues.
364	Need to provide space/financial assistance to residents who would like to open local business.
365	Farmland being overtaken and turned into subdivisions.
375	Need access to fiber optic internet. More restaurant options.
380	Freedom—we need fewer laws and regulations not more.
381	Low cost housing for seniors. The one we have now has a very long waiting list & takes years to get one. Senior friendly walking trail pave or concrete.
382	Further develop Ringgold's historic district through careful, selective construction, remodeling, branding. REMOVE ELECTRONIC SIGN!
389	We have grown enough, please stop. I do not want to turn into East Ridge and Chattanooga, which is trash now.
390	Keep the roads up. Not just before election time.

391	All of Catoosa county... must balance development with revenue and support plan for infrastructure. Roads are deplorable with no roadmap to financially or functionally resurface/improve at current needed rate.
394	Litter, rural road; paving, lines, over growth on sides of road going to long that Impairs vision.
399	keep on the current path...don't change direction
402	Population growing faster than industry
403	Crooked and Dirty elected officials. Elected officials need to be a lot more transparent.
405	Need better planning in long term development goals, less government spending.
406	Creating a destination so dollars are brought in by outsiders.
407	Poor infrastructure. Road and storm water erosion from rapid growth.
408	Poor infrastructure. Road and storm water erosion from rapid growth.
410	Poor infrastructure. Road and storm water erosion from rapid growth.
416	Not enough jobs. Crowded schools.
433	Traffic
442	Attracting young people to start career and family with amenities they would like. People grow up here, go away to college or work, come back to retire.
445	Handling growth but keeping historic and small town charm.
446	Not enough retail shops and good restaurants. Downtown still needs repairs to buildings and clean up the junk stores.
447	Growth! We are off the interstate. We need more restaurants and stores. Updated outdated places like Ingles
448	Limiting new SPLOST taxes.
451	Not having more walkable areas in county (sidewalks on hwy41), no infrastructure for transportation that is affordable and safe, more activities for seniors
458	Need to allow more big business and major restaurants in the town and county.
464	The politics that recently took place during the latest election. I've lived here my whole life and I was incredibly disappointed in our candidates actions.
466	Too much expansion leading to loss of small town values
467	Losing small town values/lack of trust in commissioners
470	lack of inclusivity and resources
472	I love our little town. We moved here from 41 years living in FO. Keep the small, country town Atmosphere and maybe a few more family activities. Keep Ringgold a safe place to live for all ages. A nice seafood restaurant would be great!

10.What types of projects would you support in order to make Catoosa County a better place?
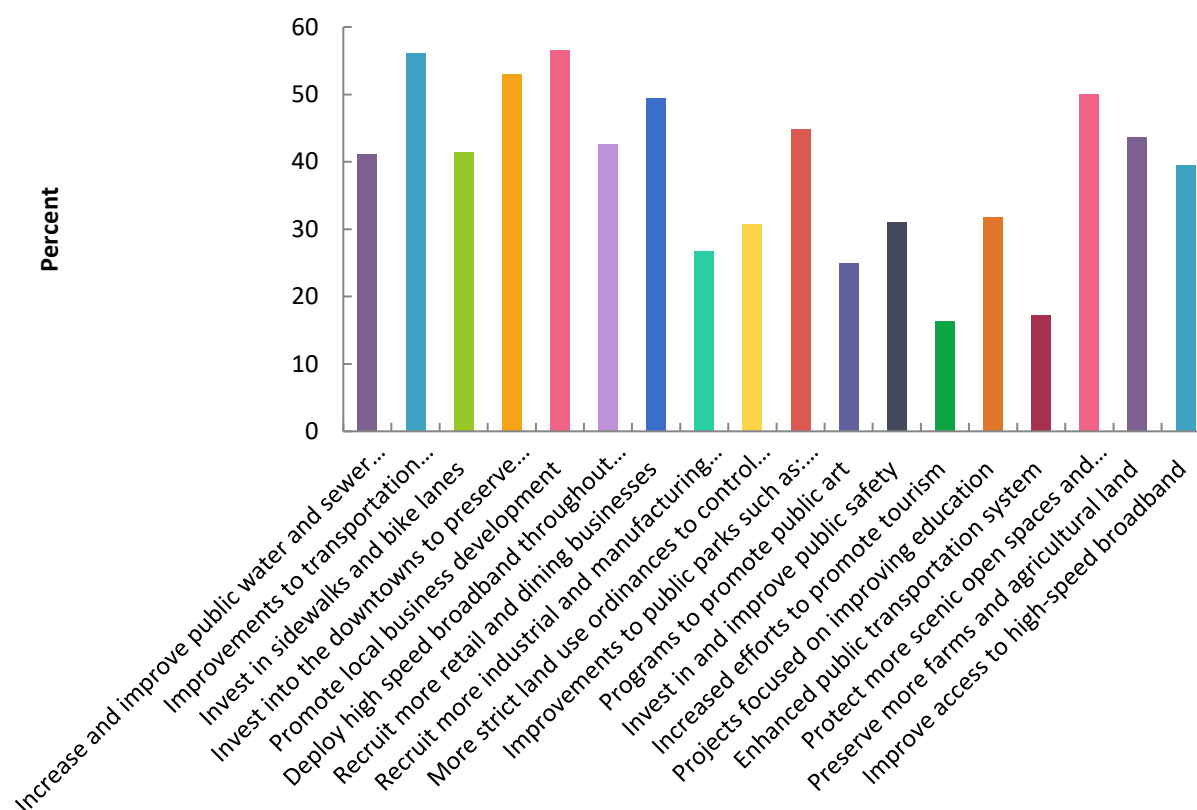
Value	Percent	Count
Increase and improve public water and sewer infrastructure	41.1%	186
Improvements to transportation infrastructure such as: roads, intersections, street lighting, etc.	56.1%	254
Invest in sidewalks and bike lanes	41.5%	188
Invest into the downtowns to preserve historic landmarks, improve walkability, increase parking, etc.	53.0%	240
Promote local business development	56.5%	256
Deploy high speed broadband throughout county	42.6%	193
Recruit more retail and dining businesses	49.4%	224

Recruit more industrial and manufacturing companies	26.7%	121
More strict land use ordinances to control future growth	30.7%	139
Improvements to public parks such as: parking, trails, signs, dog areas, and other amenities	44.8%	203
Programs to promote public art	24.9%	113
Invest in and improve public safety	31.1%	141
Increased efforts to promote tourism	16.3%	74
Projects focused on improving education	31.8%	144
Enhanced public transportation system	17.2%	78
Protect more scenic open spaces and woodlands	50.1%	227
Preserve more farms and agricultural land	43.7%	198
Improve access to high-speed broadband	39.5%	179

APPENDIX D: LEGAL NOTICES

This legal advertisement of the First Public Hearing for the update of the Catoosa County Joint Comprehensive Plan appeared in the Catoosa County News Wednesday, January 8, 2020.

and he was only 8 But in the event of ath, Bill and How- l get the entire es- imm...... So one day in was left at home le his parents went e evening. You see n the days when an l could be safely left ilone. On that par- vening, Uncle Bill o drop in for a visit. did, he found little iome alone, taking y bath. Bill thought ' it would be to in- is finances if John rown in his bath. ie took his nephew inds and, holding er the water as he l, Uncle Bill killed ialth at last, thought

In both stories, little John dies. In the first one he dies as the result of something his Uncle Bill did to him. In the second one he dies as the result of something his Uncle Howard failed to do. Who was the worse uncle? In the eyes of the law, Bill would be guilty of murder since he actively did some- thing to cause John's death. Howard might be guilty of negligent homicide since he failed to something that he could easily have done to save John's life. But let's put aside legal questions and look at the situation in terms of sin. Which uncle is guilty of the greater sin?

At the beginning of Mass, we Catholics pray an ancient prayer called "The Confite- on " from the Latin phrase

respond in charity and gen osity. Make each momer your life an opportunity the Lord's love to bear g fruit for His kingdom,

"In the end we will not member the words of (enemies, but the silence our friends." — Martin l ther King, Jr.

Glenda Smiley, Pleasant Valley Baptist Church

Sunday, January 19, at AM, Pleasant Valley Bapti will recognize and focus on tl Sanctity of Life. Thousand of innocent babies have bee murdered through the si choice of abortion. Animal are protected more than pro cious innocent babies, gifts (

PUBLIC HEARING NOTICE
CATOOSA COUNTY, FORT OGLETHORPE, AND RINGGOLD
UPDATE OF JOINT COMPREHENSIVE PLAN

The above governments share a Joint Comprehensive Plan. Under planning rules promulgated by the Georgia Department of Community Affairs effective on March 1, 2014, it is time for a full ten-year update of the Plan document. This first public hearing is intended to explain the process for the plan preparation and the opportunities for public participation in the development of the updated plan. These affected governments intend to appoint citizens to participate as part of a Coordinating/Stakeholder Committee to work with planners for the plan preparation. In addition, broad citizen participation at every meeting related to the plan preparation is desirable and recommended.

The plan document, estimated for completion in draft form by December 1, 2020, will ultimately be submitted for review to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs. Plan approval by February 28, 2021 will allow the affected government to extend their Qualified Local Government status, and each will therefore be eligible for State loans, grants, or permits for another five years.

This public hearing will be held in the Public Meeting Room, Catoosa County Administration Building, 800 LaFayette Street, Ringgold, GA 30736 at 6 pm on Tuesday, January 21, 2020.

Legal advertisement of the Second Public Hearing for the update of the Catoosa County Joint Comprehensive Plan appeared in the. Catoosa County News March 17, 2021.