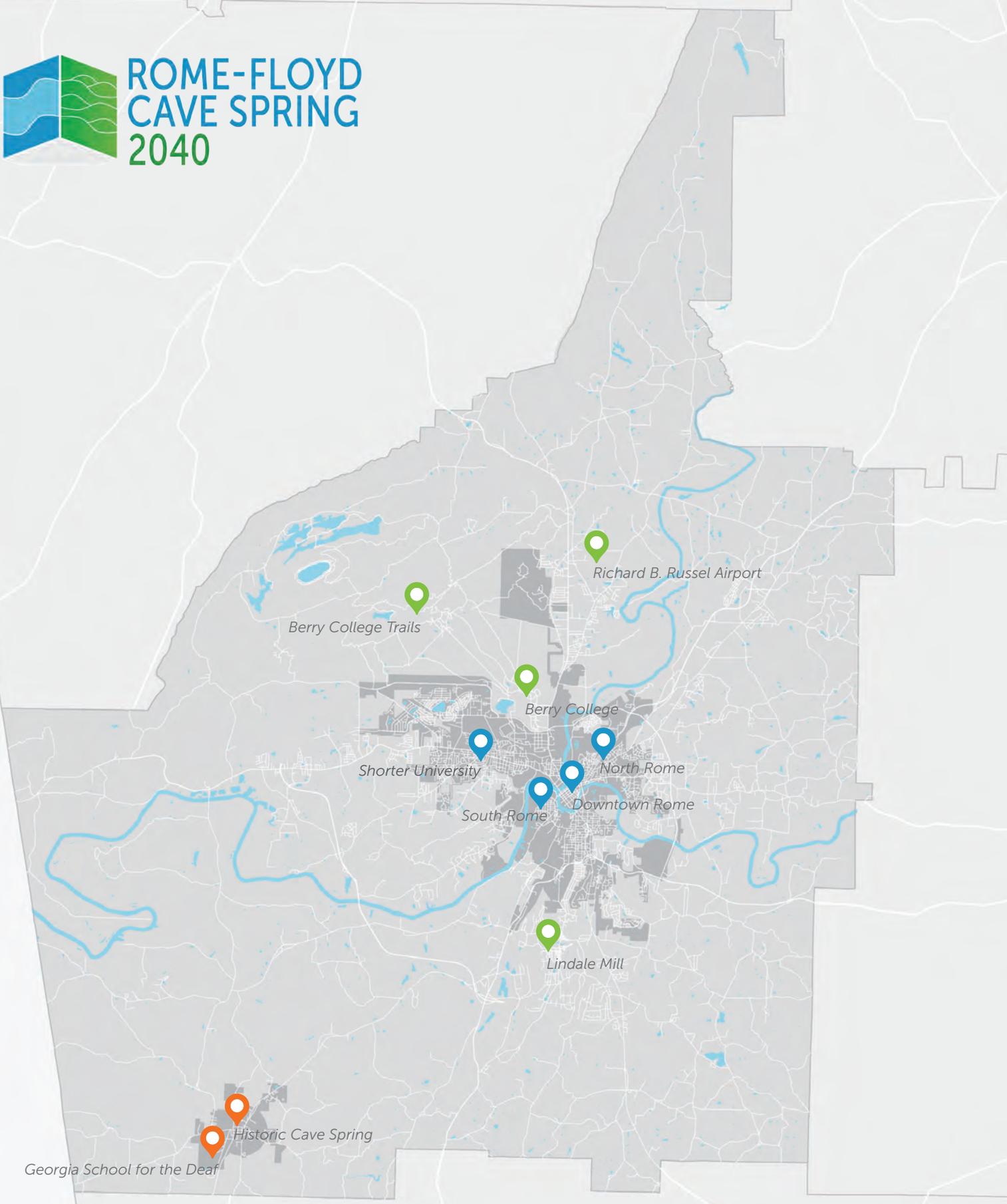


**ROME-FLOYD  
CAVE SPRING  
2040**



# COMPREHENSIVE PLAN

ADOPTED 10.23.2018

UPDATED AND READOPTED 1.22.2024





ROME-FLOYD  
CAVE SPRING  
2040

# ACKNOWLEDGMENTS

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**Larry Maxxey**, Vice Chairman, Post 4\*

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**Rhonda Wallace**, Post 1

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**Jamie McCord**, County Manager\*

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**Mark Cochran**, Mayor Pro Tem, Ward 2

**Jim Bojo**, Ward 1

**Elaina Beeman**, Ward 2

**Jamie Doss**, Ward 2

**Randy Quick**, Ward 2

**William “Bill” Collins**, Ward 3

**Craig McDaniel**, Ward 3

**Bonny Askew**, Ward 3\*

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**Ted Edwards**, GIS Administrator

**Brittany Griffin**, Senior Planner

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**Jason West**, Post 3

**Charles Jackson**, Post 4

**Steven Pierce**, Post 5

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**Drew Jones**, DDA Chairman

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**Louis Byars**, Superintendent of Rome City Schools

**Luke Chafin**

**Beth Dunay**, Historic Preservation Commission

**Donald Greene**, President of Georgia Highlands College

**Sandra Hudson**, Executive Director of NWGHA

**Alvin Jackson**

**John Jackson**, Superintendent of Floyd County Schools

**Terry Jones**, Rome Floyd Planning Commission  
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**Charles Looney**, South Rome Redevelopment  
Corporation Chairman

**Charles Love**

**Pete McDonald**, President of Georgia Northwestern  
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**Robert Noble**

**Kenna Stock**, CEO of the Harbin Clinic

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**Brittany Griffin**, Senior Planner

**Madison Massey**, Planning Intern

\* Served on Steering Committee

# TABLE OF CONTENTS

EXECUTIVE SUMMARY	2	MARKET & BROADBAND ANALYSIS	129
<b>1 // PLAN OVERVIEW</b>	<b>4</b>	<b>3 // COMMUNITY VISION</b>	<b>136</b>
PURPOSE	6	OVERALL VISION	138
STUDY AREAS	6	GOALS	139
PLANNING PROCESS	10	CHARACTER AREAS	140
PREVIOUS PLANS	12	FUTURE LAND USE	150
<b>2 // EXISTING CONDITIONS</b>	<b>38</b>	POLICY & PROJECT DEVELOPMENT	152
<b>FLOYD COUNTY</b>	<b>40</b>	<b>FLOYD COUNTY</b>	<b>154</b>
Demographics	40	Land Use	154
Employment	43	Transportation	162
Land Use	50	Housing	168
Community Facilities	52	Economic Development	170
Transportation	54	Natural & Cultural Resources	174
Housing	64	Short Term Work Program	178
Natural & Cultural Resources	68	<b>CITY OF ROME</b>	<b>186</b>
Needs & Opportunities	70	Land Use	186
<b>CITY OF ROME</b>	<b>72</b>	Transportation	192
Demographics	72	Housing	200
Employment	76	Economic Development	202
Land Use	78	Natural & Cultural Resources	206
Community Facilities	80	Short Term Work Program	210
Transportation	82	<b>CITY OF CAVE SPRING</b>	<b>222</b>
Housing	94	Land Use	222
Natural & Cultural Resources	98	Transportation	226
Needs & Opportunities	102	Housing	232
<b>CITY OF CAVE SPRING</b>	<b>104</b>	Economic Development	233
Demographics	104	Natural & Cultural Resources	234
Employment	108	Short Term Work Program	236
Land Use	110	A.1 // REPORT OF ACCOMPLISHMENTS	240
Community Facilities	112	A.2 // PUBLIC PARTICIPATION PLAN	274
Transportation	114		
Housing	122		
Natural & Cultural Resources	126		
Needs & Opportunities	128		

# EXECUTIVE SUMMARY

Floyd County, located in northwest Georgia, was established in December of 1832 after state legislature passed a law extending its jurisdiction over Cherokee territory. Two years after the county's creation, the county seat was moved to a fertile area of land where the Etowah, Oostanaula, and Coosa rivers meet: there, the city of Rome was born. Historically, Rome's claims to prominence were based on the transportation and cotton industries, unlike today where healthcare and education are important to the area's influence in northwest Georgia and nearby Alabama. A victim of Sherman's March to Atlanta during the Civil War, the city rapidly recovered during Reconstruction, and became a grander city, boasting beautiful architecture and a thriving downtown. Around the same time Floyd County was founded, the city of Cave Spring was incorporated in the southwestern end of the county. Named for the limestone spring, Cave Spring was once known as an educational hub with its Manual Labor School and School for the Deaf, the latter still operating there today. Today, Cave Spring is known for its historic character, the downtown, and the cave at Rolater Park.

In 2017, the administrations of the City of Rome and Floyd County retained consultants TSW, a planning, architecture, and landscape architecture firm located in Atlanta; and Bleakly Advisory Group, economic and market experts also located in Atlanta. The planning team, made up of the consultants and the Rome-Floyd County Department of Planning & Zoning, was charged with creating an update to Rome and Floyd County's comprehensive plan, last updated in 2008. The goal of this endeavor was to keep the current comprehensive plan relevant, while producing new and improved recommendations for implementation for Floyd County, the City of Rome, and the City of Cave Spring.

The process began in early 2018, with the city and county staff leading two kick-off meetings with the greater Rome-Floyd County community. The kick-off meetings provided information to supplement the existing conditions analysis made thus far by the consultants, and helped inform the facilitation of the planning workshops. The workshops produced recommendations tailored to each of the three identified planning areas: unincorporated Floyd County, the City of Rome, and the City of Cave Spring. The results of this process is an all-inclusive plan that examines and responds to the unique needs and opportunities of each area of the county. The plan provides a clear vision to be a community that provides equitable living options, efficient transportation, a strong local economy, and protection of natural and cultural resources; and a guide for appointed and elected officials, land owners, residents, business leaders, developers, and other stakeholders to use to make decisions to achieve that vision.

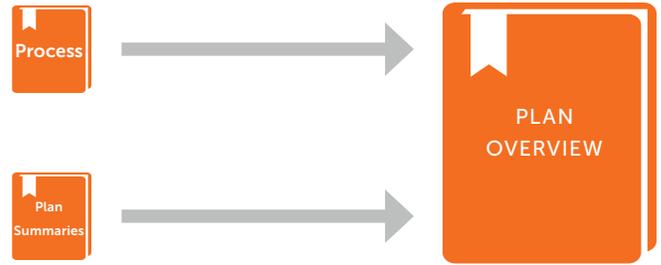
Features of this plan include:

- » 4 unified goals that guide policy;
- » Policies catered to Floyd County, Rome, and Cave Spring to address their unique needs and opportunities;
- » Recommended redevelopment plans with identified implementation strategies and best practices; and
- » Individual 5-year short term work programs for Floyd County, Rome, and Cave Spring.

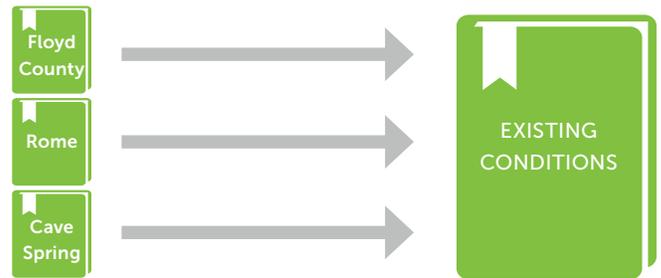
# HOW TO USE THIS PLAN

The plan is broken down into three chapters and two appendices:

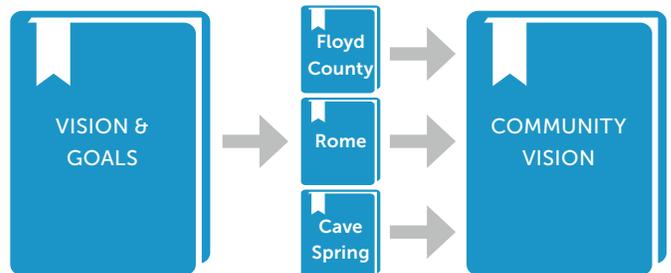
**Plan Overview.** This chapter provides a summary of the conditions that led to this plan’s creation, the geographical areas studied, an overview of the planning process, introduces the public participation piece, and summarizes previous and current plans that informed the recommendations discussed later in this document.



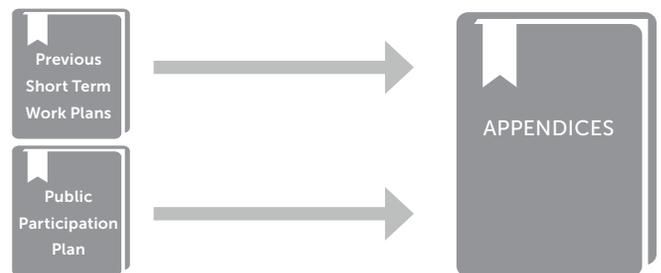
**Existing Conditions.** This chapter examines the regulatory framework and physical conditions within Floyd County, the City of Rome, and the City of Cave Spring. Each municipality has its own unique section within this chapter for the benefit of administrative bodies and other plan users. A market study for the entire county was conducted, and the results of it are reported here.



**Community Vision.** The heart of this plan, this chapter discusses the overarching vision and goals of the entire planning area. Once again, Floyd County, the City of Rome, and the City of Cave Spring have their own sections within this chapter that breaks down community-specific policies and projects relating to land use, transportation, and economic development, and includes their 5-year community work plans as a means of implementation.

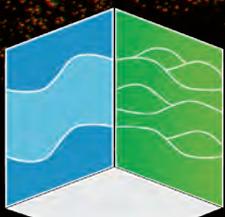


**Appendices.** Appendix 1 includes each municipality’s Short Term Work Programs from the 2008-2012 and 2013-2017 planning periods. Appendix 2 outlines the public participation element in more detail, discussing marketing and outreach strategies, meeting summaries, and the results of the Community Input Survey.



# 1 PLAN OVERVIEW

This chapter discusses the purpose of the comprehensive plan, outlines the planning process, and summarizes previous planning efforts that will likely impact the recommendations set forth later on in this plan.



ROME-FLOYD  
CAVE SPRING  
2040



*Pages 4-5: Historic Clock Tower in Rome (source: Shane Clements via flickr.com)*

# PURPOSE

This comprehensive plan envisions the future of Floyd County and the cities of Rome and Cave Spring, and outlines the steps to be taken to fulfill it. As time passes and as conditions change, this plan will serve as a guide for cooperation and coordination between each of the municipalities, other service providers, and current and future property owners as a means to respond to those changes. The goals, policies, and strategies contained in this plan have been carefully crafted to support new development and redevelopment that is beneficial to the community and maintains its vision. The plan should be used to support decisions regarding growth management, transportation, housing, economic development, resource management, and the community's quality of life over the next few decades. While this is a unified plan, it will largely be administered by the Rome-Floyd County joint government and the county and the city's individual departments as it applies. Since the City of Cave Spring is autonomous from Rome-Floyd County, they will be administering the elements of the plan that only pertain to them. It should be noted that there are some projects outlined within this plan that will require the complete cooperation from all the municipalities.

Furthermore, this plan fulfills the State of Georgia's requirements for local comprehensive planning, and the requirements to maintain the governments of Floyd County and the cities of Rome and Cave Spring's status as Quality Local Governments.

# STUDY AREAS

The Rome-Floyd/Cave Spring Comprehensive Plan covers the entire 518 square miles of Floyd County, Georgia, with special attention paid to each the City of Rome and the City of Cave Spring. Each City's base map can be found on pages 8-9. Each topic discussed in this chapter and subsequent chapters will focus on either Floyd County, Rome, or Cave Spring.

# FLOYD COUNTY

WALKER

CHATTOOGA

GORDON

ALABAMA

City of Rome

Alabama Highway

Martha Berry Highway

Highway 53

E Rome Bypass

Carterville Highway

W. Rome Bypass

Cedartown Highway

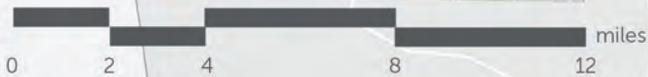
Rockmar Road

BARTOW

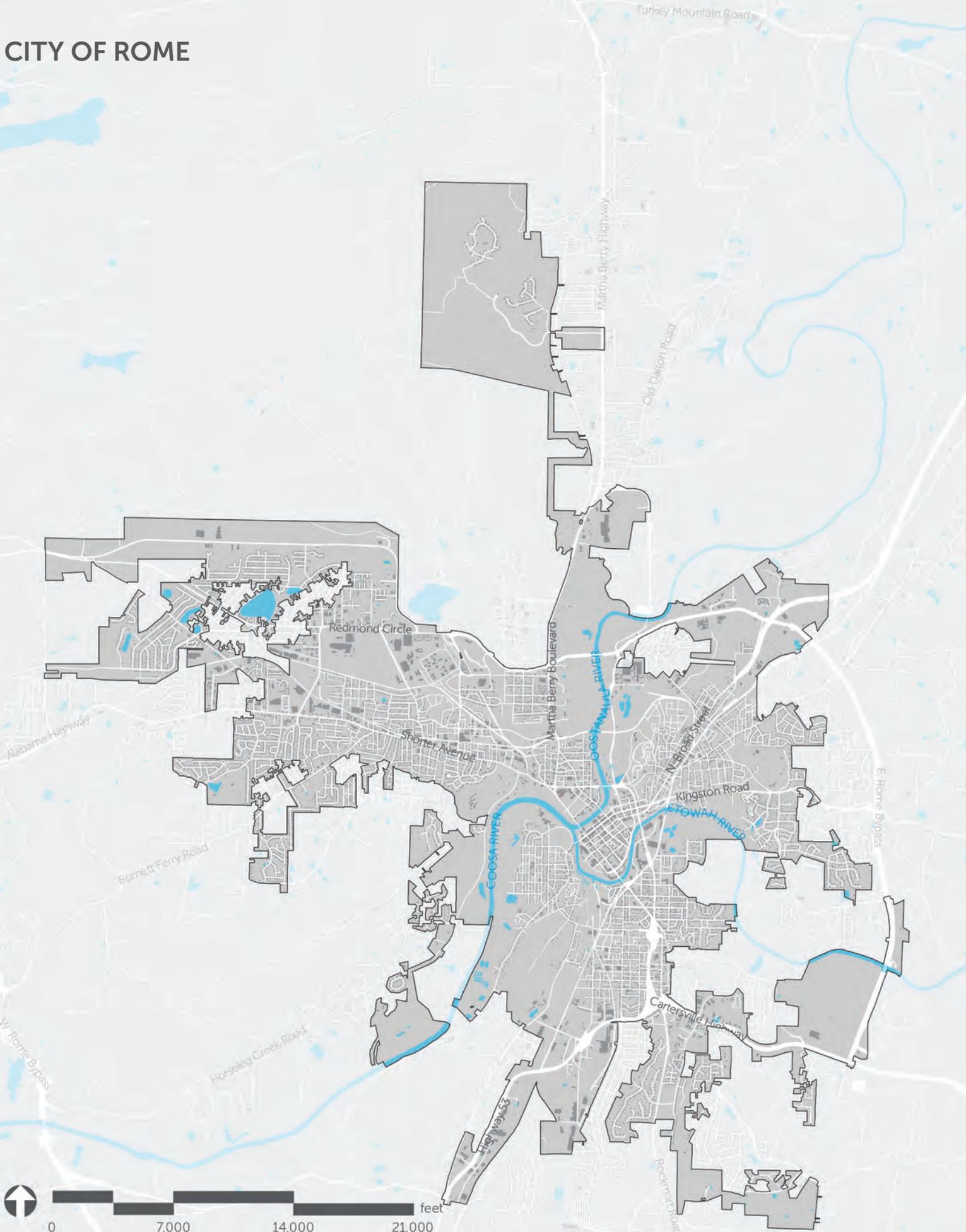
City of Cave Spring

Highway 53

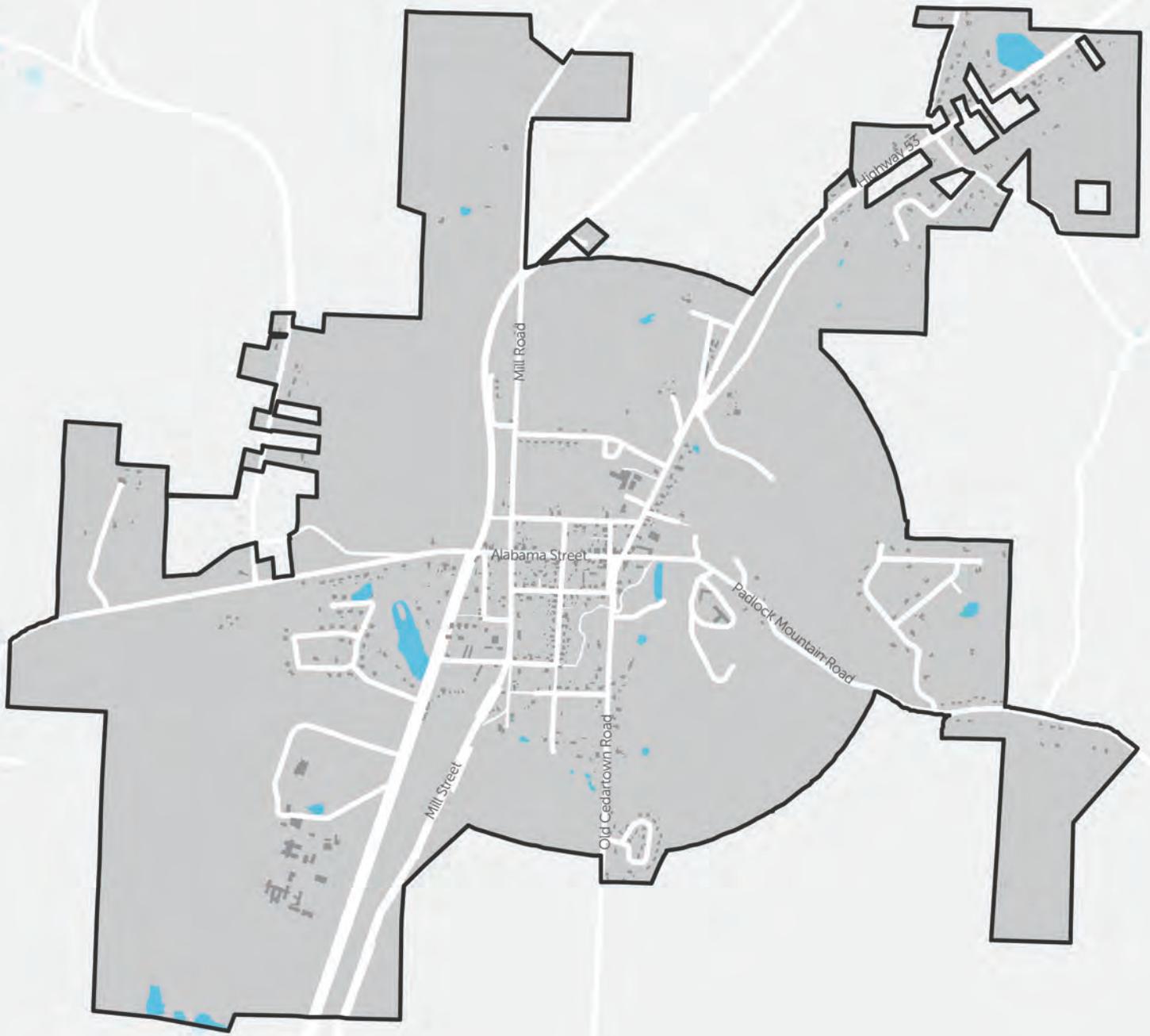
POLK



# CITY OF ROME



# CITY OF CAVE SPRING



# PLANNING PROCESS

**1** The first phase focused on researching and analyzing the community based on previous planning efforts, and collecting data on regulatory processes, on-the-ground conditions, and local preferences on land use, transportation, housing, and economic development, and other important planning elements.

**2** The next phase consisted of bringing the results of the analyses to the public and using it to create realistic visions and goals for the new plan.

**3** The Planning Team used all of the data and public input to draft unique recommendations for Floyd County, the City of Rome, and the City of Cave Spring and presented them to the public for comment.

## PUBLIC KICK-OFF MEETINGS

- » Presentation and S.W.O.T. analyses

## STAKEHOLDER MEETINGS

- » Steering Committee creation and initial meeting
- » One-on-one interviews with stakeholders

**1**

## GAINING MOMENTUM

### INITIAL CONSULTATION SESSION

- » Develop our approach with the Rome and Floyd County governments

### DATA COLLECTION + ASSESSMENT

- » Local, regional, state, and private resources
- » Review and assess the previous comprehensive plan, and other plans.

**2**

## LEARNING ISSUES & PREFERENCES

### ONLINE SURVEY

### STEERING COMMITTEE MEETINGS

- 4 During the final phase of the plan, the Planning Team refined recommendations based on public input, and then re-presented them for further input. The feedback was incorporated into the final recommendations that eventually were adopted by the Floyd County Commission, the Rome Commission, and the Cave Spring City Council.



# PREVIOUS PLANS

## CITY OF ROME AND FLOYD COUNTY COMPREHENSIVE PLAN // 2008

The previous Rome-Floyd County comprehensive plan was adopted in 2008 and was the result of a three year process that relied heavily on public participation. The City of Cave Spring participated in the creation of this plan, despite their autonomy of the joint Rome-Floyd County administration. The plan included policy recommendations, a future land use plan and character areas (see pages 18-23 for those maps), and an implementation plan that includes a Community Work Program.

### VISION

The 2008 vision for the future of Rome and Floyd County was based on input received from the community through focus groups, community workshops, and questionnaires. It is a statement of community values as well as a description of the desired future of Rome, Cave Spring, and Floyd County.

**“Rome, Cave Spring, and the many communities and neighborhoods within Floyd County reflect the values and aspirations of our residents.**

**Our diverse backgrounds are reflected in our diversity of housing and commercial areas.**

**Our appreciation for rich natural resources is reflected in our high quality and well managed rivers, forests and fields.**

**Our pride in our community is reflected in the attractiveness of the developed environment.**

**Our respect for those who came before us is reflected in our retention of valuable cultural and historic resources.**

**Our desire to leave a better community for future generations is reflected in our active participation in community initiatives.”**

### GOALS

- » **Land Use.** To maintain a balanced, sustainable land use pattern that accommodates projected growth while fostering community vitality, improving the quality of the developed environment and protecting the integrity of the natural environment.
- » **Rural Area.** Preserve and protect important natural resources and agricultural and forestry areas from the undue encroachment of other land uses.
- » **Corridors.** To maintain the major highway corridors through the County as attractive and functional gateways to Rome and Floyd County.
- » **Urbanizing Areas.** To promote and sustain the vitality of developed areas of the County, including the cities of Rome and Cave Spring, and the urbanizing areas surrounding these cities.
- » **Redevelopment and Infill Development.** To promote compatible and sustainable redevelopment and infill development within the City of Rome, Cave Spring, and Floyd County.
- » **Local Economy.** Maintain a strong local economy that provides a stable economic base, employment opportunities for all segments of the local population and the fiscal resources to provide high quality public services to all residents.
- » **Agriculture.** Support the stability of agricultural and forestry uses by protecting their operations from nuisance complaints and by promoting agricultural entrepreneurship.
- » **Education.** Improve the job readiness and skill level of the local workforce to maintain high employment levels and attract new businesses to the County.

- » **Tourism.** Develop a sustainable tourism economy based on the promotion of natural, arts and cultural, recreational and commercial resources within the Rome/Floyd County community.
- » **Housing.** Preserve a housing stock that provides adequate and attainable housing in diverse types that creates stable, viable neighborhoods.
- » **Public Facilities & Services.** Provide adequate public facilities and services for existing and future residents and businesses in an equitable and cost-effective manner.
- » **Transportation.** Provide a convenient and cost effective transportation system that emphasizes connectivity, safety, choices of modes, and harmony between transportation modes and land uses.
- » **Airport Facilities.** Protect the function of the airport and related economic development opportunities from incompatible uses and development.
- » **Wastewater.** Ensure that wastewater facilities and services are provided to adequately service the long-term needs of existing and proposed development.
- » **Water Supply.** Maintain the high quality of surface and groundwater and all public water supplies and ensure that water systems are adequately designed and constructed to meet the basic and emergency needs of the community.
- » **Solid Waste.** Promote the safe, efficient, and environmentally sensitive management of solid waste in a manner that minimizes negative impacts on County residents.
- » **Natural Resources.** Preserve and protect resources essential to sustain a healthy environment, including the County's river and stream corridors, and woodland habitats.
- » **Cultural Resources.** Retain Floyd County's historic, archaeological, artistic and cultural assets for future generations of residents and visitors.

## NEEDS & OPPORTUNITIES

- » Retain small town and rural character
- » Embrace inclusiveness and diversity
- » Remain cognizant of safety and security
- » Promote infill and redevelopment.
- » Retain agriculture by reducing encroachment of incompatible uses
- » Allow greater flexibility to capitalize on agriculture-related businesses
- » Find ways to address agricultural operators' concerns about trails
- » Retain meaningful wildlife habitat and buffer areas
- » Coordinate with large landowners
- » Retain the housing mix needed for Floyd County workers
- » Protect private property rights
- » Preserve attractive gateways and efficient travel routes
- » Address major corridor issues before a development boom
- » Providing for travel choices
- » Address sediment issues
- » Support best agricultural management practices
- » Monitor proliferation of septic systems
- » Address stormwater issues
- » Maintain spirit of cooperation with economic development efforts
- » Prepare residents for the job market
- » Expand job opportunities
- » Improve communication between service providers and developers
- » Streamline the development process
- » Define the relationship between Cave Spring and Rome/Floyd County Plan
- » Continue public participation efforts

## FUTURE LAND USE MAP

The previous comprehensive plan created a future land use map and table to identify the type and intensity of land uses for future development. It was intended to be used as a guideline for providing future services and evaluating future zoning and development requests. The future land use maps can be found on pages 18, 20, and 22.

FUTURE LAND USE CATEGORY	TYPICAL USES	DENSITY/ INTENSITY RANGE	APPLICABLE ZONING
Agriculture	Agriculture, forestry, and agricultural-related activities on large parcels of land. Some large-lot residential uses may occur, ranging from farmhouses to clustered subdivisions that preserve agricultural or open space.	Less than 1 DU/Acre	Agricultural Residential; Suburban Residential
Suburban Residential	Suburban residential provides space for one home every 2 acres, on average. The land is generally held in private ownership and residents are not served by municipal utilities.	Up to 1 DU/ Acre	Agricultural Residential; Suburban Residential
Low Density Residential	Low density residential uses may include conventional subdivisions which are typically low density neighborhoods that include design components such as segregated uses, streets designed primarily for cars, cul-de-sacs, private open space, and large lots.	1-4 DUs/ Acre	Low Density Traditional Residential
Medium Density Residential	Townhomes and condominiums at moderate density are 2-3 stories tall. This type of development is generally be located on the busier streets of lower density residential neighborhoods.	4-9 DUs/ Acre	High Density Traditional Residential
High Density Residential	Triplexes, apartment buildings, condominiums, and townhomes at higher densities are included in this category. Buildings may be as tall as 4-5 stories.	10-14 DUs/ Acre	Duplex Residential; Multifamily Residential
Commercial	Commercial uses include a wide variety of retail uses, including restaurants, movie theaters, car dealerships, and stores. Commercial uses range from small boutiques to large "big box" centers.		All commercial zoning districts
Office Park	Office parks include buildings from 1 to 3 stories in height, and cover approximately a third of the site. Although office uses are predominant, small retail components may be included in these developments to serve on-site employees.		Neighborhood Office Commercial; Office Institutional
Industrial	Industrial uses sometimes require open space in order to buffer them from adjacent uses, and might include light industrial uses such as shipping and warehousing, technology industries and assembly plants, or more intense heavy industrial uses.		All industrial zoning districts
Mixed Use	Permits a mix of residential and nonresidential development. Typical combines multi-family dwelling units with commercial and office uses. Uses may be mixed within a building (such as apartments above retail shops) or within a development site.	10-14 DUs/ Acre	Planned Development, Urban Mixed Use

## CHARACTER AREAS

The previous comprehensive plan identified seven “character areas” that address two main issues surrounding new development and redevelopment: the timing of growth with regard to the availability of public facilities and compatibility between development types. The resulting Future Development Map was intended to be used along with the Future Land Use map to provide another layer of guidance for decision-making. Maps showing where each character area is located within the county and cities can be found on pages 19, 21, and 23.

CHARACTER AREA	TYPICAL USES	PUBLIC FACILITIES & SERVICES	COMPATIBILITY ISSUES
Town Center	Mixed uses typical of a downtown or traditional neighborhood, including low to high density residential, neighborhood services, office and commercial uses, generally characterized by pedestrian orientation, including sidewalks and street trees; on-street parking; small, regular lots; and buildings close to or at the front property line	The full range of public facilities and services is available.	Retaining the historic character that is a cultural and economic resource through compatible design.
Urban Area	Uses that provide a wide range of options for housing, employment, and recreation, with the greatest opportunities for infill and redevelopment.	The full range of public facilities and services is available.	Connectivity to other uses (work, play, and shopping) in these predominantly single-use neighborhoods; reuse and redevelopment of existing buildings should be context-sensitive.
Urban Growth Area	Uses that provide a wide range of options for housing, employment, and recreation, expected to develop over the next twenty years. While some opportunities for infill and redevelopment may be available, most development in this area is likely involve the development of previously undeveloped or agricultural land.	The full range of public facilities and services is available or planned during the next 20 years.	Balanced land uses, including a mix of housing types, that provide connectivity to other uses (work, play, and shopping) and encourage high quality development.
Activity Corridor	Corridors extending from the cities to the County line, providing for the safe and convenient movement of goods and people through the region, providing opportunities for commercial and industrial development with easy access to major transportation routes and generally characterized by traffic congestion, high vehicular traffic, and auto-oriented development.	Roads, water, centralized wastewater and fire protection services are available or planned for extension.	Appropriate access standards, setbacks, landscaping and signage requirements that result in safe and attractive corridors that serve the traveling public and nearby businesses while maintaining road capacity.

CHARACTER AREA	TYPICAL USES	PUBLIC FACILITIES & SERVICES	COMPATIBILITY ISSUES
Rural Commercial Corridor	Corridors extending from the cities to the County line, providing for the safe and convenient movement of goods and people through the region and an attractive gateway to the County and Cities	Roads, water, and centralized wastewater services may be available or planned for extension in the next 20 years. Services are limited in areas further from the cities. Response times may be longer.	Appropriate access standards, setbacks, landscaping and signage requirements that minimize interruptions to continuous traffic flow and reflect the rural character of the surrounding area.
Rural Area	Land in an open or cultivated state, including agricultural and timber operations and rural residential uses, characterized by low population density, very large lots, open space and a high degree of building separation.	Limited public facilities and services are available.	Protect viable agriculture from incompatible development; maintain rural character through use of landscaping and setbacks.
Conservation Area	Undeveloped natural lands and environmentally sensitive areas not suitable for development, including riparian buffers along rivers and streams, wetlands, flood plains, hills and mountains with steep slopes, scenic areas, and wildlife management areas.	Limited public facilities and services are available.	Best practices to ensure that changes result in appropriate resource protection.



TOWN CENTER



RURAL COMMERCIAL CORRIDOR



URBAN AREA



RURAL AREA



URBAN GROWTH AREA



CONSERVATION AREA

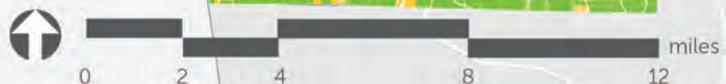
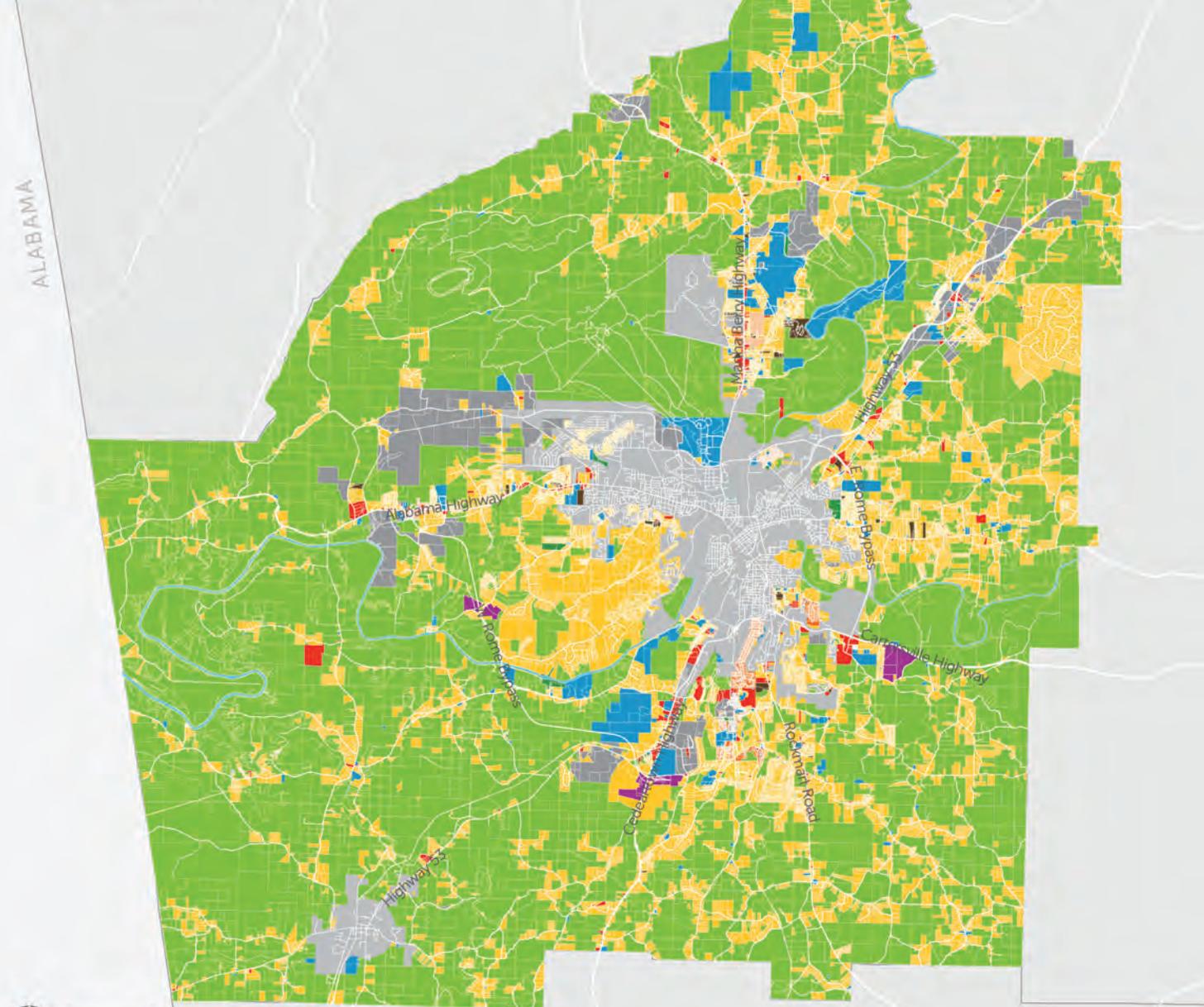


ACTIVITY CORRIDOR

# FLOYD COUNTY FUTURE LAND USE

## LEGEND

- Suburban Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Industrial
- Public/Institutional
- Park
- Agriculture/Conservation



# LEGEND

- Conservation
- Rural Area
- Urban Growth Area
- Urban Area
- Town Center
- Activity Corridors
- Rural Commercial Corridors

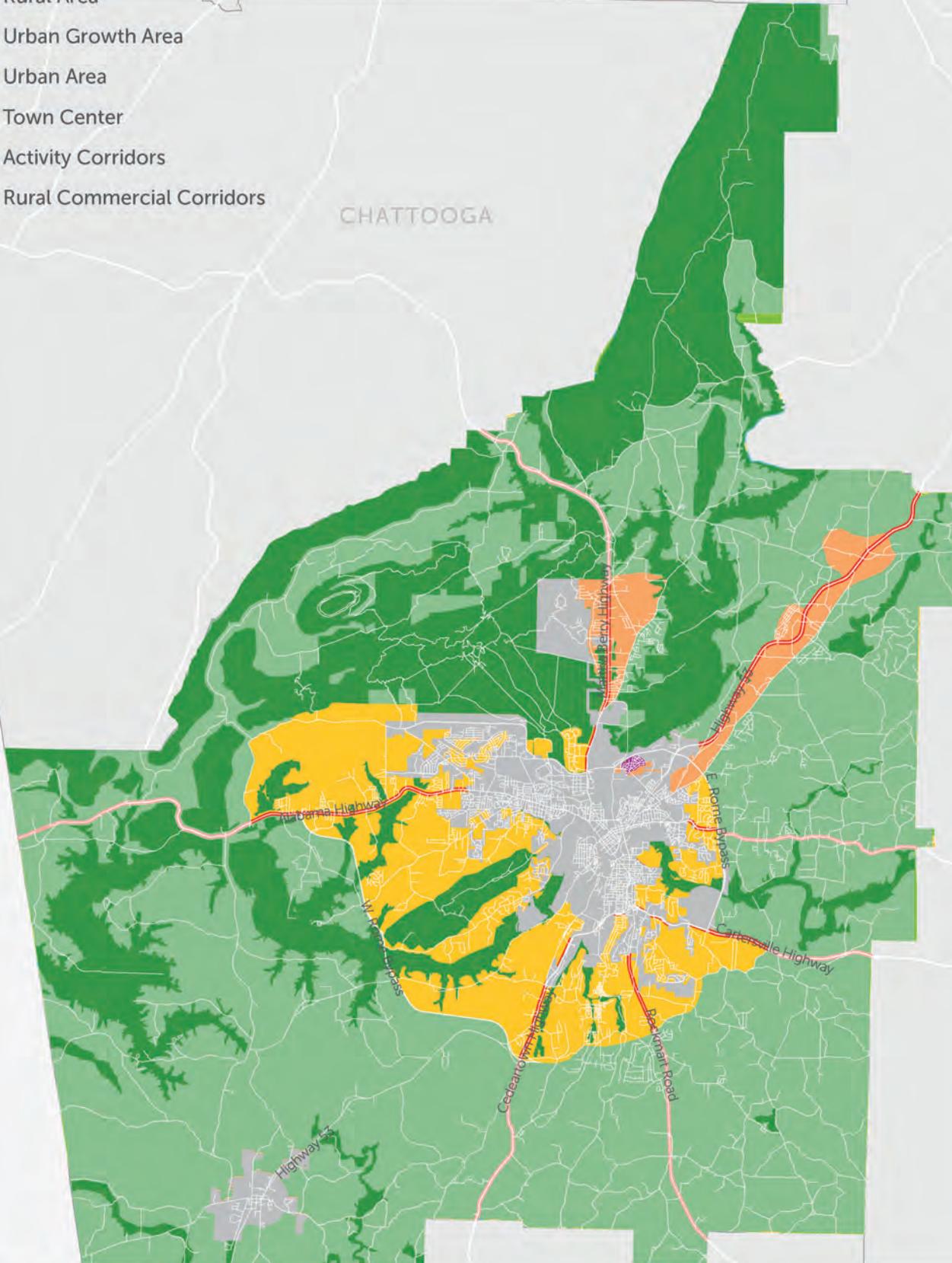
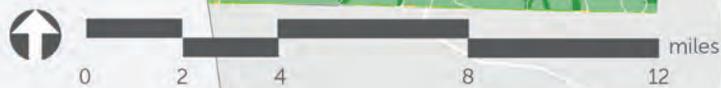
# FLOYD COUNTY CHARACTER AREAS

ALABAMA

CHATTOOGA

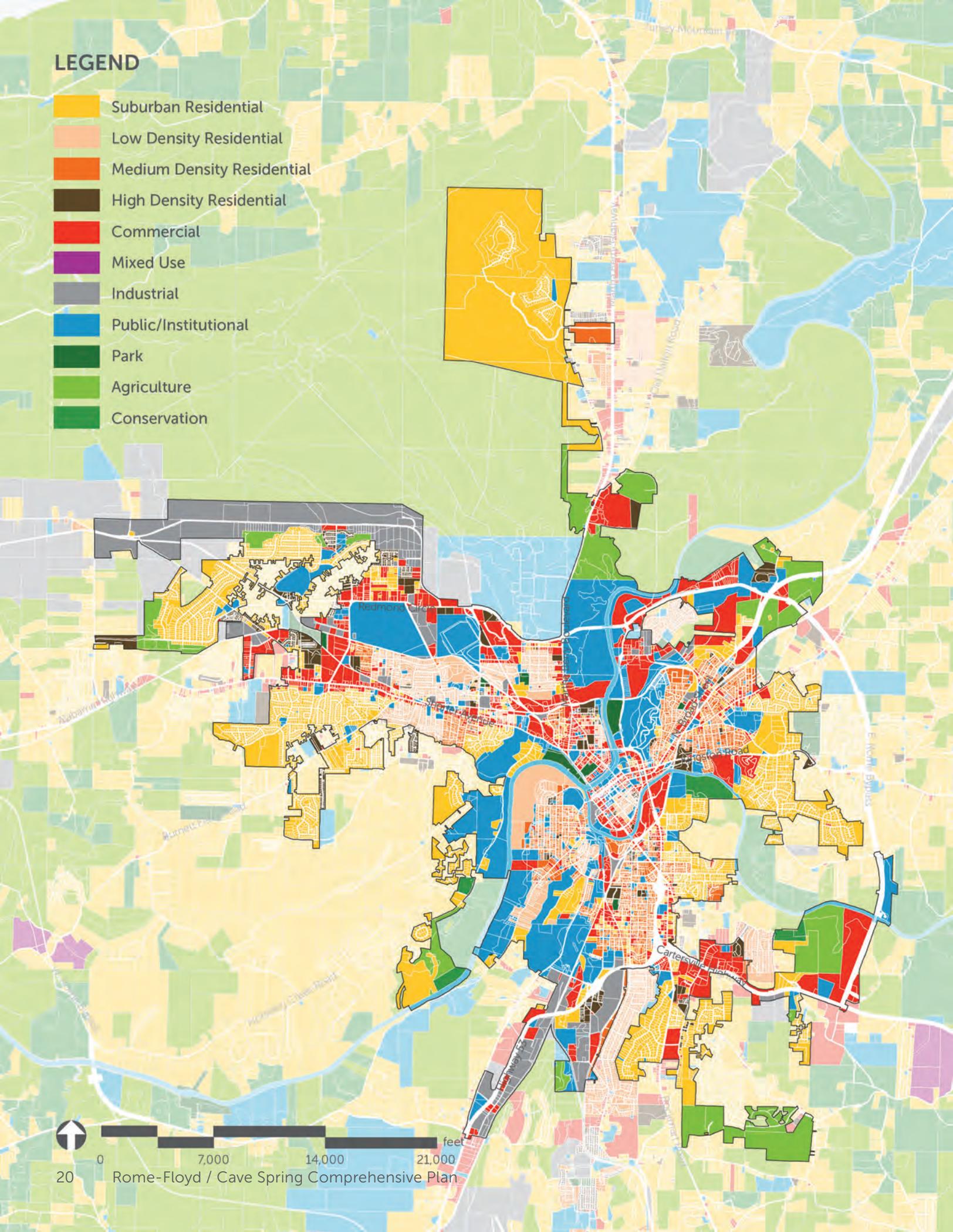
WALKER

POLK



# LEGEND

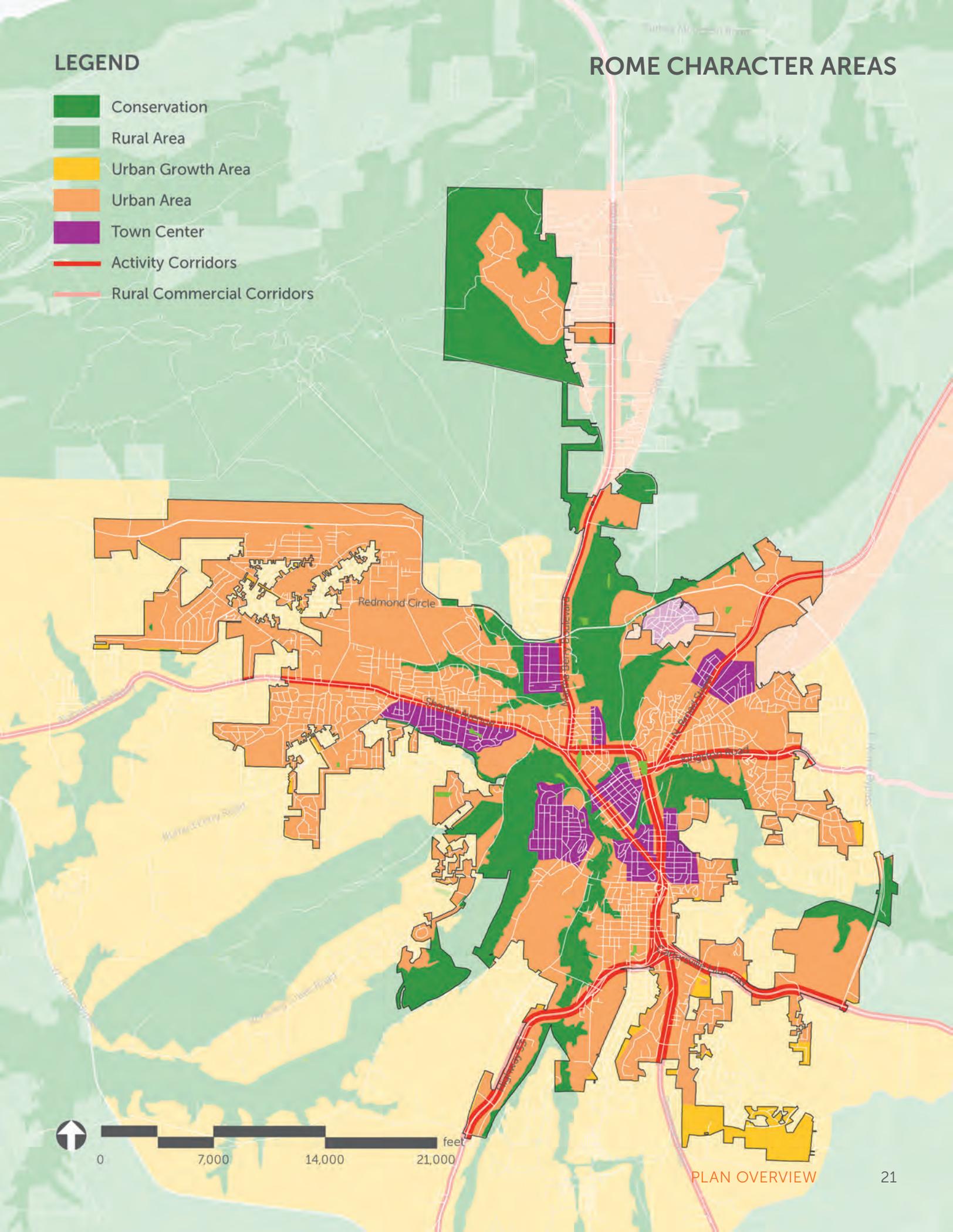
- Suburban Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Industrial
- Public/Institutional
- Park
- Agriculture
- Conservation



# LEGEND

- Conservation
- Rural Area
- Urban Growth Area
- Urban Area
- Town Center
- Activity Corridors
- Rural Commercial Corridors

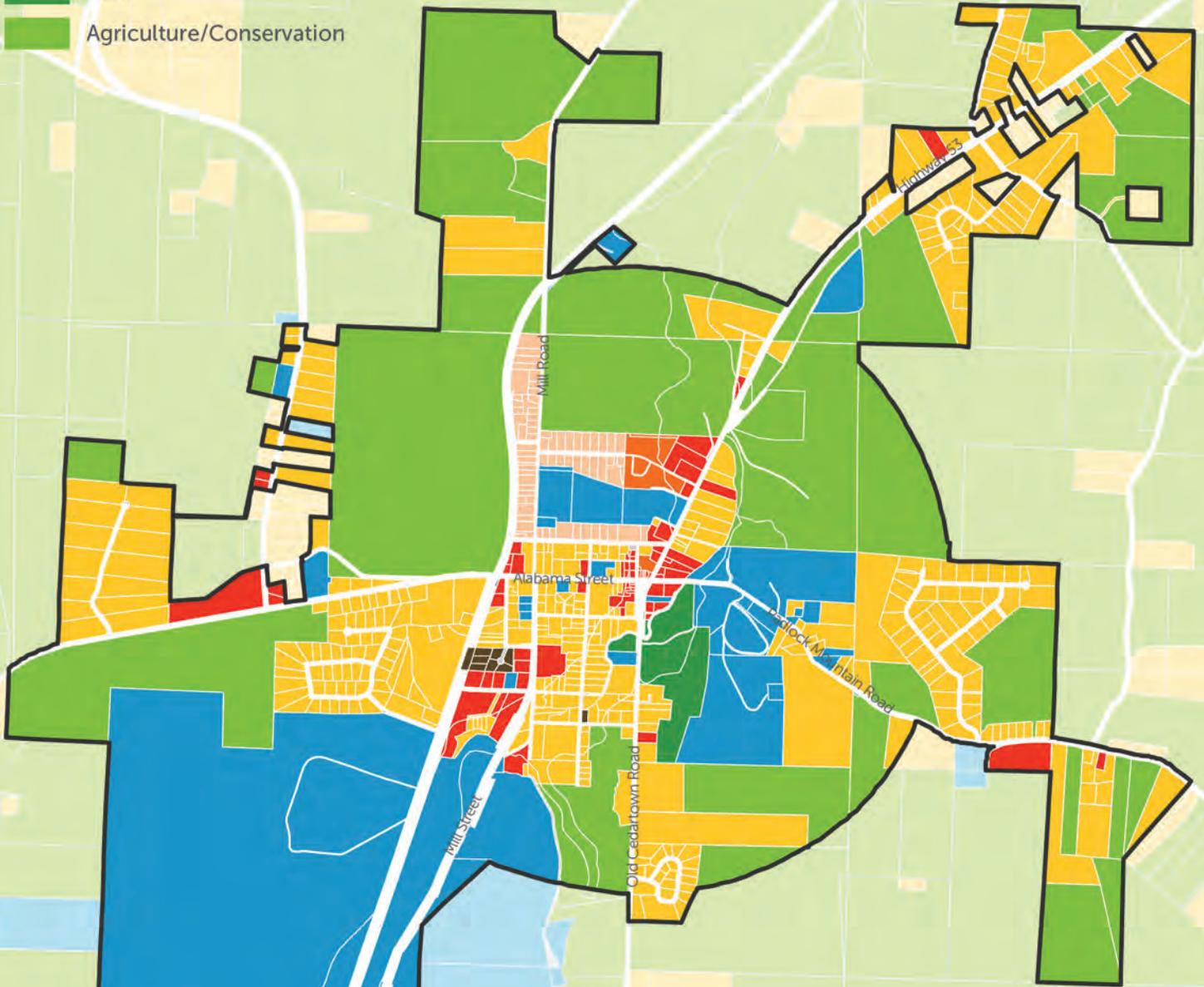
# ROME CHARACTER AREAS



**LEGEND**

- Suburban Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Public/Institutional
- Park
- Agriculture/Conservation

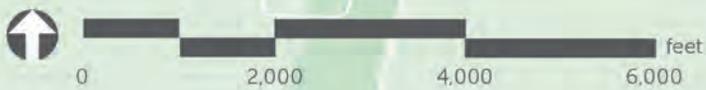
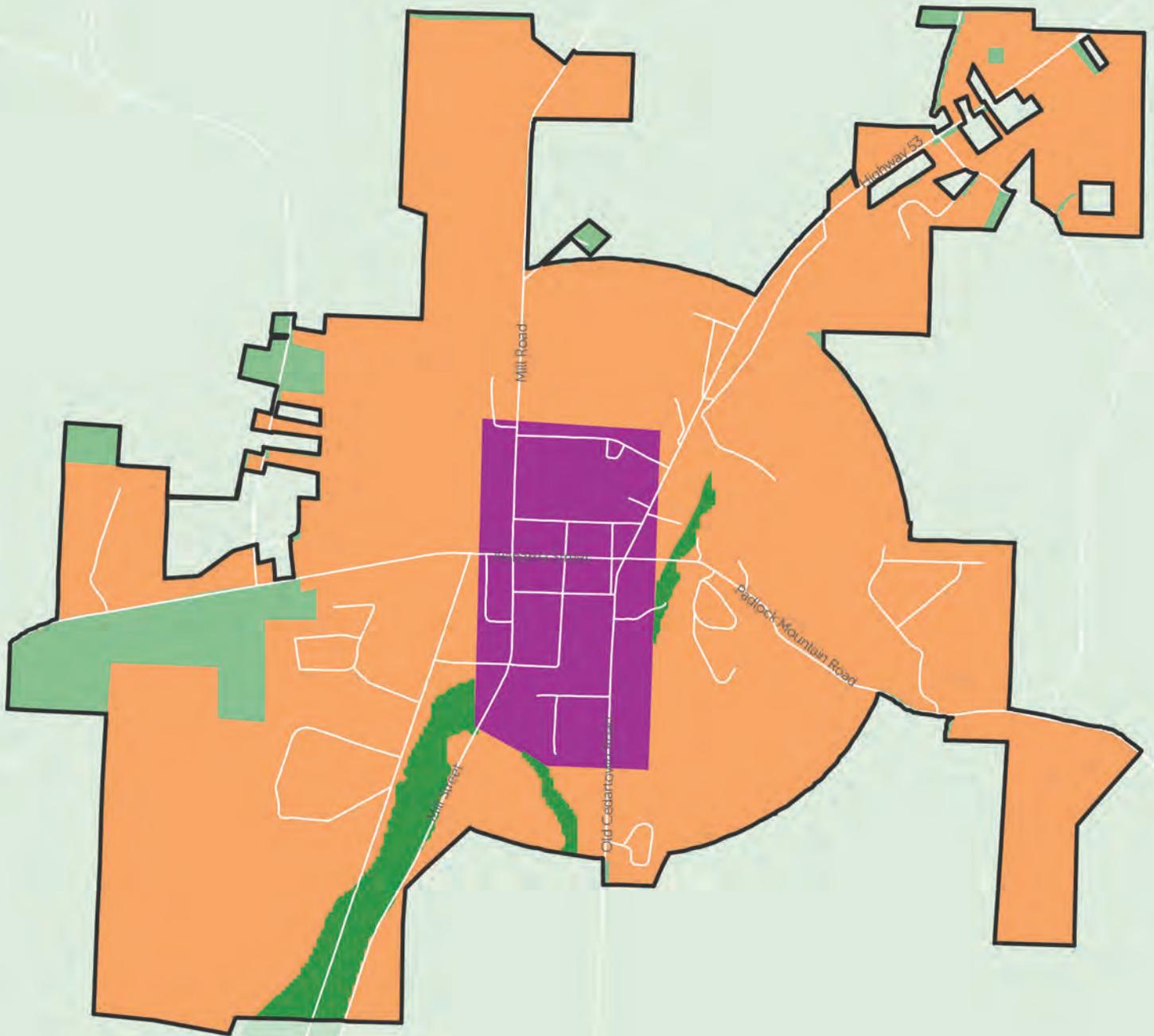
**CAVE SPRING FUTURE LAND USE**



# LEGEND

- Conservation
- Rural Area
- Urban Area
- Town Center

# CAVE SPRING CHARACTER AREAS



# SOUTH ROME REDEVELOPMENT MASTER PLAN & MODIFICATION // 2009

Since 1982, more than \$36 million of public investments have been made in South Rome. The South Rome Redevelopment Master Plan was written and approved in 2004 to plan for more investments for the area. While the Master Plan was still pertinent, the Modification was written to update several improvements or changes that have occurred since the plan was originally written. The Modification's vision is aligned with the vision of the original plan, but improves it by addressing everything that has been completed and still needed in the community. Relevant elements from this plan will be included in the comprehensive plan as seen fit by the community. A map of the study area can be found to the right.

## VISION

"Each neighborhood in South Rome shares a common vision: to make South Rome a safe and attractive place to live."

## KEY GOALS

- » Encourage community stakeholder involvement in South Rome as to promote consensus building
- » Create a distinctive, attractive community with a "sense of place" for South Rome that promotes historic preservation, improvement of housing and promotion of home ownership, and concentration of human-scale, commercial uses at major nodes
- » Provide a variety of transportation and mobility choices interconnected by safe streets and trails to link South Rome residents to shopping, school, and work.
- » Preserve and enhance open space, natural beauty, and critical environmental areas

## PROGRESS FROM 2004 TO 2009

- » 75 dilapidated properties saw demolition
- » The City of Rome acquired 23 properties, 16 of which were sold or transferred to the South Rome Redevelopment Agency
- » The South Rome Redevelopment Agency acquired 36 properties, 12 of which were held onto for single family development, 5 of which were sold or transferred to non-profit agencies or contractors, and the remainder were slated for mixed-use development. Lands were acquired from the City, Floyd County, and the South Rome Redevelopment Corporation.
- » The South Rome Redevelopment Corporation acquired 22 properties, half of which were slated for mixed-use development, and the remaining half were demolished and slated for single-family development.

## CONCLUSIONS

- » South Rome should be a community of thriving, diverse residential neighborhoods, linked together by a shared corridor (South Broad/East Main/Cave Spring Road).
- » Sidewalks and trails should be provided or upgraded throughout South Rome to encourage pedestrian/bicycling activity and to strengthen the linkages between neighborhoods.
- » Each of the existing neighborhoods should remain primarily single-family residential, and the City should offer assistance where needed to ensure that the more economically distressed neighborhoods become more stable, mixed-income communities with a larger percentage of owner-occupied housing.
- » Because neighborhood residents do not want more multi-family housing or commercial development within their neighborhoods, these uses should be located along South Broad Street and East Main Streets.



Coosa Country Club

Myrtle Hill Cemetery

Central South Rome

Mt. Aventine

Blacks Bluff

Municipal Use

Darlington School

Blacks Bluff Road

Cave Spring Road

East Main Street

South Broad Street



# NORTHWEST GEORGIA REGIONAL HOSPITAL REDEVELOPMENT PLAN // 2015

Originally opened as a temporary army hospital, the federal government bought the 133 acre property in 1946 and the hospital was reestablished as a tuberculosis treatment facility. The hospital was nationally known for innovative treatment methods and, in January 1971, it welcomed its first mentally handicapped patients. The hospital was renamed to Northwest Georgia Regional Hospital ("NWGRH") in July 1973. The campus continued to treat tuberculosis patients until 1996 when it became solely a mental health treatment facility. The hospital closed in 2011 along with other state-owned mental health facilities around Georgia due to funding and aging facilities. The site is owned and maintained by the State of Georgia.

In 2015, the City of Rome hired a consultant team to research, evaluate, design, document, and execute creative placemaking for the former Northwest Georgia Regional Hospital Site. The study evaluated physical conditions of the landscape, on-site utilities, the status of existing buildings' interiors and exteriors, and the current real estate market conditions. The plan identified realistic long-term strategies and projects to transform the use, appearance, and experience of this site.

## KEY GOALS

- » Generate well paying jobs
- » Generate taxable land uses
- » Develop a plan driven by the City of Rome
- » Establish a buy-in/partnership with the State of Georgia

## TOP DEVELOPMENT PRIORITIES

- » Job creation
- » Increase tax base
- » Heavy manufacturing
- » Advanced manufacturing
- » High-tech
- » "Mega-Site" for one large company

## RECOMMENDATIONS

- » Create a technology district with a large central green space that includes a water feature and the preservation of the existing chapel. Reclassify the area as mixed-use and industrial in the future land use map.
- » Change the zoning designation of the site from Office-Institutional (O-I) to Planned Development (P-D).
- » Create a trail extension from the proposed Redmond Trail and Berry Hill Trails to the site for connectivity
- » Realign Redmond Road and North Division Street
- » Create a series of street design standards to ensure walkability, bike infrastructure, landscape consistency, and safety.
- » Prepare the site for development

## IMPLEMENTATION

- » Acquire the site from the State, and negotiate costs related to demolition and maintenance from the State
- » Provide incentives to attract economic development prospects to the site, such as an Opportunity Zone and Tax Allocation Districts
- » Create a non-profit development corporation to carry out the implementation of the plan

*Page 27: Rendering of a design option of the Northwest Georgia Regional Hospital site*



# 2017-2022 REGIONAL COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY // 2017

The Northwest Georgia Regional Commission (NWGRC) completed their five year update of the Northwest Georgia Economic Development Strategy for the years 2017 through 2022 in the fall of 2017. The study area covers the entire northwestern corner of Georgia, including Floyd County. The plan is a strategy-driven plan for regional economic development that examines how to leverage and/or improve on factors related to human capital, community assets, essential infrastructure, and business climate.

## VISION

"Northwest Georgia strives to become a region where economic opportunities are available for all citizens; where our natural resources are used wisely and conserved for future generations; where community facilities and services support the needs of everyone; where cooperation among the public, private, and non-profit sectors is common-place, and where citizens have opportunities to enjoy a healthy and productive life."

## KEY ISSUES

- » Regional economic base has historically depended on manufacturing and flooring, but the Great Recession forced many layoffs and manufacturing as an industry has changed and requires less human labor.
- » The Northwest Georgia region is performing below the national average - the unemployment rate is higher than that of the nation and per capita income is only 67% of the national average.
- » The region needs more skilled workers with technical training, certifications, and degrees.

## GOALS & STRATEGIES

### HUMAN CAPITAL

- » **Workforce Skills.** Increase the number of residents skilled in advanced manufacturing (and other middle-skill, living wage occupations) in order to meet current and changing needs of northwest Georgia employers.
- » **Educational Attainment.** Expand the number of students in the region that are prepared for future employment in skilled and professional positions through enhanced educational opportunities and active career counseling.
- » **Human Services.** Ensure appropriate human services are available to meet the needs of the region's current and future workforce.

### COMMUNITY ASSETS

- » **Tourism and Film Industry.** Increase tourism, visitor spending, and revenue earned from the film industry in northwest Georgia.
- » **Quality of Life.** Enhance quality of life amenities in the region to retain talent and gain a competitive advantage when recruiting new businesses and industry.
- » **Housing.** Ensure adequate housing is available to meet the needs of the northwest Georgia workforce, which is affordable, decent, and safe.

### ESSENTIAL INFRASTRUCTURE

- » **Industrial Properties.** Ensure northwest Georgia has sufficient, ready to develop industrial properties available to meet the region's current and future needs.
- » **Transportation.** Advocate for transportation projects that are critical for regional economic development.
- » **High Speed Internet.** Increase coverage and accessibility of high-speed internet for residential, commercial, and industrial areas, with a focus on rural areas.

- » **Traditional Infrastructure.** Ensure communities in the region have adequate basic infrastructure to implement their community and economic development objectives.

## BUSINESS CLIMATE

- » **Improved Business Climate.** Increase entrepreneurship and innovation by supporting business development in existing and emerging sectors.

## KEY PERFORMANCE MEASURES

### HUMAN CAPITAL

- » **Workforce Skills.** Increased number of students in career and technical education programs, including apprenticeships, internships, and on-the-job training programs.
- » **Educational Attainment.** Increased number of residents that have high school diplomas, have graduated from College and Career Academies, and have received post-secondary certificates or degrees.
- » **Human Services.** Increased number of programs that remove barriers to participation in the workforce (such as childcare, affordable healthcare, and public transportation).

### COMMUNITY ASSETS

- » **Tourism and Film Industry.** Increase in tourism and visitor spending in the region; increased participation in Georgia's Camera Ready Communities program.
- » **Quality of Life.** Number of projects completed aimed at improving quality of life amenities in the region, such as trail, parks, recreation programs, community centers, and public safety programs.
- » **Housing.** Number of projects completed that increases or improves availability of workforce housing, which is affordable, decent, and safe.

## ESSENTIAL INFRASTRUCTURE

- » **Industrial Properties.** Increase in ready to develop industrial parks, spec buildings, and Georgia Ready for Accelerated Development (GRAD) sites.
- » **Transportation.** Number of projects completed that are critical for regional economic development.
- » **High Speed Internet.** Increase coverage and accessibility of high-speed internet in northwest Georgia.
- » **Traditional Infrastructure.** Number of projects completed that provide or improve basic infrastructure that allow communities to implement their community and economic development objectives.

## BUSINESS CLIMATE

- » **Improved Business Climate.** Increase number programs supporting business development in existing and emerging sectors; enhanced access to capital; and number of new or improved business centers that act as incubators and accelerators providing business development services and space.

# LONG RANGE TRANSPORTATION PLAN FOR 2040 // 2016

The Rome-Floyd County Metropolitan Planning Organization (MPO) is required to prepare a Long Range Transportation Plan (LRTP) every four years. This recent version of the LRTP was adopted in 2016. The LRTP process is based on federal requirements, Transportation Demand Modeling, and public input. The goal of the process was to produce a list of transportation projects that is fiscally constrained, meets the transportation goals of the community, and conforms to air quality requirements.

## VISION

"The citizens of Rome and Floyd County envision an accessible, multi-modal transportation system in Floyd County that is economically efficient, environmentally sound, and moves people and goods in an energy efficient manner. It will position Floyd County to compete in the global economy of the 21st century, and to prepare for future technologies and future limits on fossil fuels. Citizens value a transportation system that will support sustainable economic development and quality of life, while preserving investment in neighborhoods, natural resources, historic sites, and air and water quality. They want a system that meets both personal and business transportation needs, and provides affordable, safe, convenient choices for transportation, including bike and pedestrian connectivity. The public wants full participation in transportation planning to ensure a system that is physically and economically accessible to all citizens of Rome and Floyd County. Citizens want transportation planning integrated with overall community planning and land use policies, so that transportation design is pro-active and supports planned, orderly growth; rather than being reactive to development."

## KEY GOALS

- » Continue to support public transit within the City of Rome, and continue to evaluate expansion of service to unincorporated areas. Evaluate transit routes and stops to maximize service, especially along major corridors
- » Connect and expand the bike/pedestrian system within the community and connect with regional trail systems, especially the Silver Comet Trail via Rockmart or Cedartown and the Sims Mountain Trail. Encourage the construction and maintenance of sidewalks within and between residential, recreational, educational, and commercial developments.
- » Pursue additional bike, pedestrian, and other modes of transportation within downtown Rome. Consider adoption of a Complete Streets Policy.
- » Commit adequate funding to maintain and repair existing streets, sidewalks, bridges, trails, and highways to promote an efficient transportation
- » Complete the south and southeastern segments of the Rome bypass to allow through traffic an opportunity to avoid inter-city streets. Investigate the best routes for completion of the northern and northwestern segments
- » Provide improved and more direct connection from Rome and Floyd County to I-75 via SR-140, US-411, and/or a new route
- » Integrate transportation planning with comprehensive land use planning so transportation needs can be met proactively, rather than reactively
- » Work with other counties in the region to optimize use of financial resources

## PROJECT LIST

PI #	PROJECT NAME/DESCRIPTION
<b>SHORT-TERM PRIORITY 2016-2023</b>	
621600	South Rome Bypass UTL
621600	South Rome Bypass CST
0013718	SR-1/SR-20/US-27 at Etowah River & NS#719103R PE
0013718	SR-1/SR-20/US-27 at Etowah River & NS#719103R ROW
0013718	SR-1/SR-20/US-27 at Etowah River & NS#719103R CST
0013937	SR-1/US-27 at Big Dry Creek PE
0013937	SR-1/US-27 at Big Dry Creek ROW
0013937	SR-1/US-27 at Big Dry Creek CST
632760	SR-101 Interchange ROW
650540	SR-1/SR-101 UTL
650540	SR-1/SR-101 CST
662420	Southeast Rome Bypass UTL
662420	Southeast Rome Bypass CST
0007019	SR-140/Turkey Mountain Widening PE
<b>MID-TERM PRIORITY 2024-2030</b>	
0000400	SR-101 Widening ROW
0000400	SR-101 Widening UTL
0000400	S.R.101 Widening CST
621690	SR-101 Widening UTL
621690	SR-101 Widening CST
632760	SR-101 Interchange UTL
632760	SR-101 Interchange CST
<b>LONG-TERM PRIORITY 2031-2040</b>	
0006019	SR-20 Widening PE
621740	Cave Spring West Bypass PE

# ROME-FLOYD COUNTY MPO BICYCLE, PEDESTRIAN, AND TRAIL MASTER PLAN // 2015

In the summer of 2014, the Rome-Floyd County MPO began developing a bicycle, pedestrian, and trail plan for Rome-Floyd County. The purpose of the plan is to provide a clear framework for the development of new facilities, programs, and policies that will support safe and convenient walking and biking conditions for transportation and recreation.

## VISION

"Walking and biking in Rome-Floyd County will be safe, convenient, and enjoyable forms of transportation and recreation. Creating favorable walking and biking conditions and expanding route options for a wider range of cyclists and pedestrians is key for the community's economic, environmental, social, and physical well-being. When implemented, the improved and connected walkway and bikeway network will enhance connections between neighborhoods, job centers, tourist attractions, shops, schools, places of worship, and other daily destinations."

## KEY GOALS

- » Achieve Bicycle Friendly Community Designation by 2018
- » Achieve Walk Friendly Community Designation by 2018
- » Double the number of people that walk and bike to work within 5 years
- » Create a 27 mile on-street bikeway network
- » Create a 45 mile trail network
- » Expand the sidewalk network along major roadways and around parks and schools

## OPPORTUNITIES

- » At the time this report was written, the only bike lane in Rome-Floyd County was along Armuchee Connector from Oostanula River and the end of the Heritage Park Trail to US-27.
- » Bicycle parking is available in some areas, such as at schools and downtown Rome.
- » Sidewalks, marked crosswalks, curb ramps, and signalized intersections provide dedicated space for pedestrians and help people navigate intersections safely.
- » Trails in Rome and Floyd County allow the community to connect with natural areas, such as the rivers, and connect between neighborhoods. Several pedestrian bridges help pedestrians and bicyclists cross the rivers throughout downtown Rome.

## CONSTRAINTS

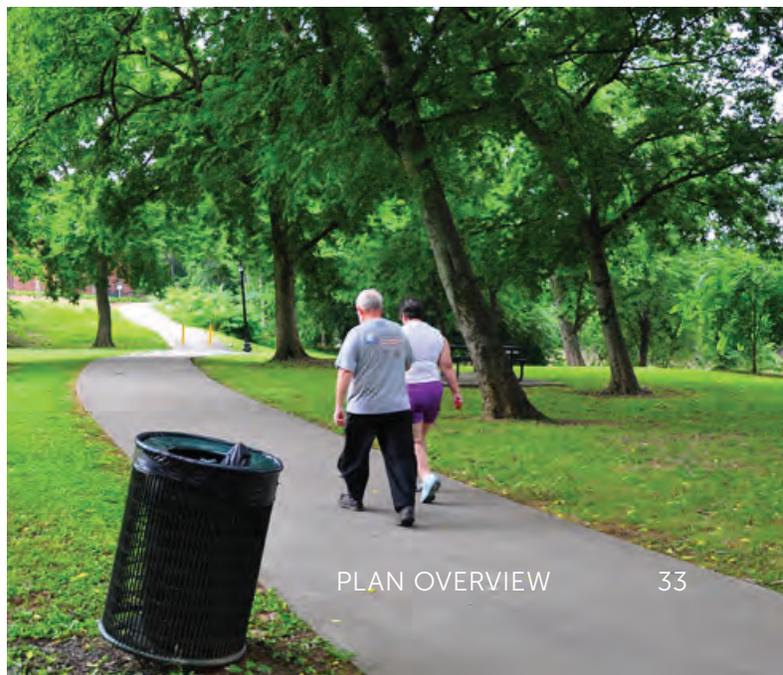
- » A lack of a network of on-street bikeways.
- » Busy roads without bicycle facilities also present major challenges, not only for riding safely along these roadways but also for simply crossing them.
- » Sidewalk gaps and broken sidewalks can make it difficult to walk along streets, particularly major corridors. Lack of frequent crossings makes it difficult to cross roads, particularly along major corridors.
- » Gaps between existing trails limit route options, length of trips, and connections to destinations in the community. The width of trails in many places is narrow, making it difficult or unsafe for pedestrians and bicyclists to pass one another.

## KEY RECOMMENDATIONS

- » Form a Bicycle and Pedestrian Advisory Committee
- » Safe Routes to School
- » Safety and trail user etiquette campaigns
- » Open street event
- » Bicycle and pedestrian resource webpage
- » National Bike Month events
- » Employer-based programs
- » Hike and bike map
- » Wayfinding program
- » Safety training for officers
- » Conduct annual bike/pedestrian counts at key locations
- » Conduction of roadway safety audits
- » Complete Streets policy

## KEY PROJECTS

- » Trail from Berry College to the River
- » Berry College to Shorter University rail-to-trail
- » Etowah River Trail
- » Cave Spring Trail
- » Buffered bike lane on Technology Parkway
- » Buffered bike lane on Riverside Parkway/Braves Boulevard
- » Buffered bike lane on 12th Street
- » 3rd Street bike lane
- » 5th Avenue bike lane
- » 1st Street/Broad Street bike lane
- » Broad Street bike lane
- » 6th Avenue bike lane
- » Cycle track on 1st Avenue
- » Cycle track on 4th Street
- » Cycle track on 2nd Avenue/6th Street/Maple Street



# CAVE SPRING TO CEDARTOWN TRAIL FEASIBILITY STUDY // 2015

The purpose of the Cave Spring to Cedartown (CSC) Trail Feasibility Study was to articulate an implementable vision for a multi-use trail connection between Cave Spring and the Silver Comet Trail in Cedartown. The study identified opportunities and constraints along multiple potential trail alignments and recommended a preferred alignment. This study also provided specific recommendations and implementation steps to guide the development of the CSC Trail. Funded by the Georgia Department of Transportation (GDOT), the study advanced the ideals of economic prosperity, healthy communities, promoting local heritage, preserving environmental assets, and enhancing community connections.

## GUIDING PRINCIPLES

- » **Connect Cave Spring to the Silver Comet Trail.** Provide a safe, comfortable, multi-use path connection for people of all ages and abilities.
- » **Use the trail as an economic development tool.** Maximize the economic benefits of the proposed trail in the region by making it attractive to tourists, an amenity for businesses and employees, an asset to property owners, and a boon to the regional tax base.
- » **Promote healthy activity.** Increase opportunities for outdoor recreation and active transportation by connecting to existing parks, trails, schools, libraries, churches, and businesses.
- » **Enhance access to the region's cultural, ecological, and historic assets.** Provide a Spring-to-Spring connection that links Cave Spring Historic Districts, Rolater Park, the Pinhoti Trail, Cedar Creek, Cedartown's Indian Removal Camp, Big Spring Park, and Historic Downtown Cedartown.

## TRAIL PHASING

- » Phase 1 provides valuable connections to the Pinhoti Trail and downtown Cave Spring. Streetscape improvements are recommended in downtown to attract trail users and make the city more "trail-friendly." From the downtown the trail extends on the west side of Cedartown Road as a sidepath. Pastoral landscapes and views of agricultural structures are part of the experience. Phase 1 terminates at the Dead Goat Gate trailhead where another connection can be made to the Pinhoti Trail.
- » Phase 2 connects Silver Comet Trail users to the CSC Trail as a direct link. Just west of the existing trailhead at the Depot, the CSC trail uses low volume roads to extend through downtown as a sidepath. An alternate route for cyclists is also provided along Main Street for users desiring a direct connection to the thoroughfare. Phase 2 connects to Big Spring Park and its future improvements as well as Good Year Park. The trail extends along the east side of the creek until connecting with Northwest Park.
- » Phase 3 begins in Northwest Park and will provide a link to users traveling on future phases along Cave Spring Rd. The route is primarily off-road and intends to showcase the beauty of Big Spring Creek and the pastoral landscapes of Polk County. There are opportunities for views to the creek as well as interpretive areas. If easements cannot be obtained in parcels adjacent to Cave Spring Road, an alternative is proposed that extends along Seab Green Road as a sidepath in the roadway right-of-way.
- » Phase 4 completes the final link in the CSC Trail. It is the most cost prohibitive due to the number of structures required. From Seab Green Road the trail will extend as a sidepath along the south side of Cave Spring Road. The trail will use the roadway right-of-way atop existing cable utilities where possible. An alternative is proposed that continues along the creek, avoiding one of

the bridges if easements can be obtained. The terminus of this phase will be at the Dead Goat Gate trailhead.

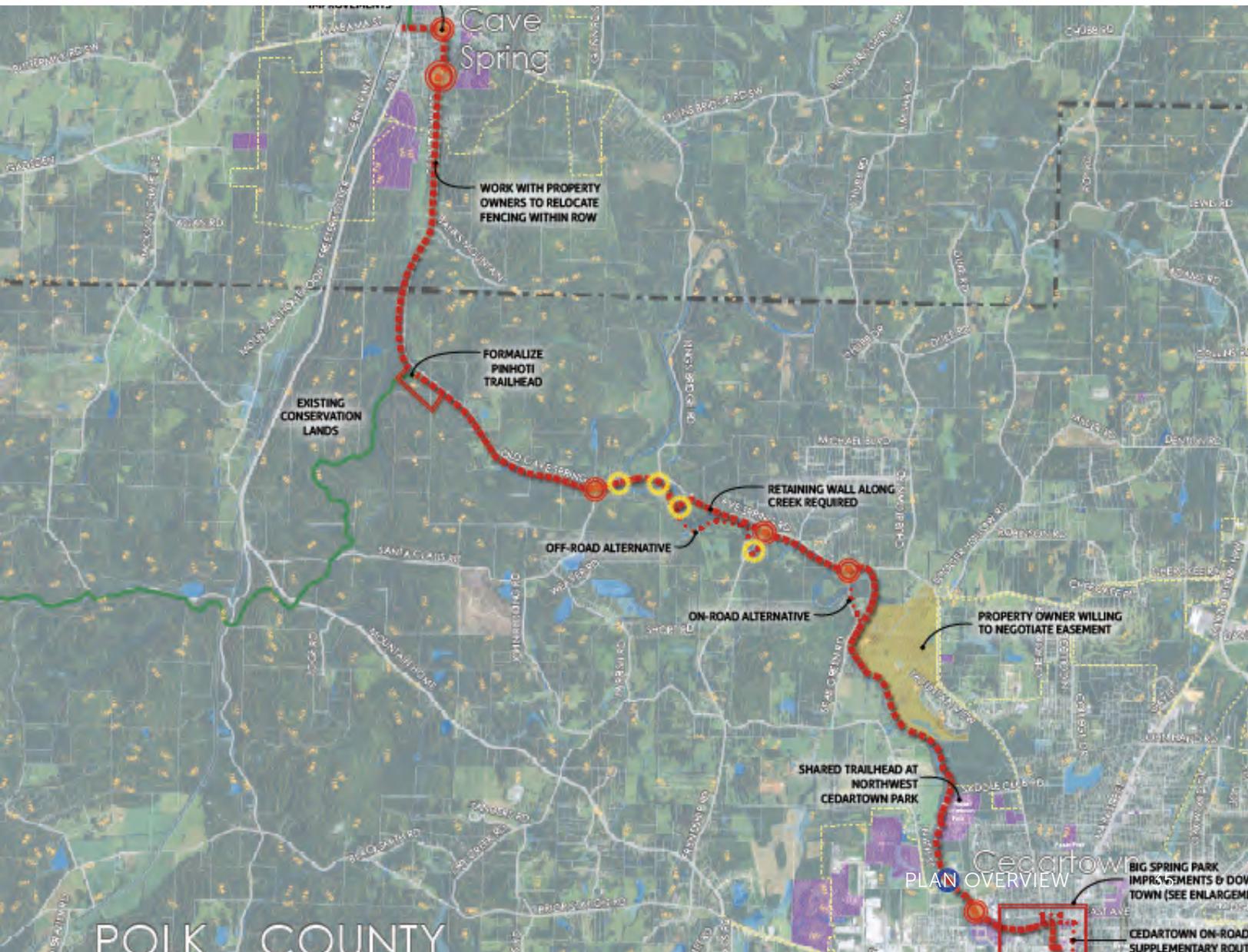
## PHASE 1 RECOMMENDATIONS

- » Work with downtown Cave Spring businesses, Downtown Authority, and Cave Spring officials to make streetscape improvements to better accommodate trail users and become a “trail town.”
- » Provide wayfinding signage to lead trail users to Rolater Park. Install gateway monument or welcome signage along the trail so users know they are entering Cave Spring limits.
- » Work with adjacent property owners to obtain easements where trail extends outside of roadway right-of-way and to relocate agricultural fencing.

- » Culvert extension required to bridge trail across stream. Work with GDOT and Floyd County officials.
- » Work with Pinhoti Trail board members to better accommodate all trail users at existing Dead Goat Gate trailhead. Expand and improve parking area, install signage and kiosk, and provide other comfort station support for users.

## PHASE 1 COSTS & CONSIDERATIONS

- » 3 parcels of public land and 19 parcels of privately-owned land would be affected
- » When constructed, the first phase would be about 2.9 miles long
- » Estimated costs are \$2,269,866, of which would fall to the City of Cave Spring, Floyd County, and Polk County to fund.



# ROME DOWNTOWN MASTER PLAN // 2012

In an effort to strengthen, sustain, and expand Rome's downtown, the Downtown Development Authority hired the University of Georgia's Fanning Institute to develop a Master Plan in March 2012. It was developed to help guide growth and change in Downtown Rome for the next 20 years. Ultimately, the planning team developed a series of recommendations for downtown programming, urban design, and landscape design.

## VISION

"The Downtown Rome Master Plan seeks to strengthen economic development, encourage sustainable initiatives, and increase entertainment opportunities that will eventually establish a more viable, vibrant, and successful city."

## KEY GOALS

- » Extend the downtown streetscape.
- » Improve gateways.
- » Create a vision for the West 3rd and 5th Avenue Districts.
- » Increase the number of businesses downtown.
- » Increase upper story residential opportunities.

## CONSTRAINTS

- » There is a lack of visual cues to help determine the start and entry into downtown. Broad Street has unique architecture and streetscape design, however Turner McCall Avenue, 2nd Avenue, and other key locations downtown, do not.
- » Second Avenue creates a division line through downtown.
- » The top of Broad Street acts as the primary entrance to downtown, however it lacks much of the feel of downtown Rome.

- » Some middle sections of Broad Street need improved sidewalks, expanded streetscapes to side streets in the district, and facades that conform to the architecture in the historic district.
- » The Cotton Block gateway into downtown lacks any sense of arrival.
- » The 5th Avenue Arts District is underutilized with a high number of vacant buildings, and building facades are not well maintained.
- » The west 3rd Street area is currently underutilized with little economic activity.
- » Public gathering spaces are not maximized along the riverfront.

## SOLUTIONS

- » Create a landscaped buffer for pedestrians and widen existing sidewalks where needed.
- » Improve safety by reducing the amount of curb cuts.
- » Bring continuity to downtown Rome by adding attractive site amenities such as trees, street furnishings, creative signage, and street lighting.
- » Replace empty lots with buildings that are designed with the context of the Historic Downtown District in mind.
- » Create a partnership with corridor property owners to allow the city to plant trees on their private property.
- » Screen unappealing facades such as parking decks with "greened" screens.
- » Configure roads and median to maximize green space, plantings, sidewalks, and pedestrian crossings.
- » Activate the Southeastern Mills in Cotton Block to help increase economic activity and to become a unique downtown destination for downtown Rome visitors.
- » Change current ordinances to allow for bars and nightlife in the 5th Avenue Arts District.

Building upon the already existing Heritage Trail System, “activity nodes” should be created along the river fronts.

## YEAR-ONE STRATEGIES

- » Implement vacant storefront improvement program to help activate vacant storefronts downtown.
- » Review historic preservation guidelines periodically to assure that preservation and new development is being balanced.
- » Refine process for upper story residential development to help the Downtown Development Authority learn how to assist new upper-story development downtown.
- » Streamline process for opening a business to assist new businesses with the process of opening a new business downtown.
- » Recruit businesses to downtown beginning with a market analysis to better understand the opportunities and to partner with local banks and realtors to foster more downtown development opportunities.

## FIVE-TO-TEN YEAR CONCEPTS

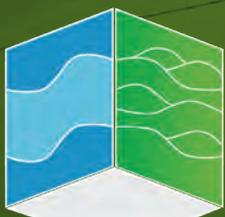
- » Encourage upper-story housing by creating a sprinkler incentive program.
- » Strengthen the downtown business development program to decrease the amount of vacant storefronts and upper story offices.
- » Redevelop the 5th Avenue District to become an arts and entertainment destination and to allow this area to feel more like a traditional downtown.
- » Bring vibrancy to the rivers with additional parks and recreational space to promote river use and provide quick and easy access.
- » Connect to downtown using a trolley system.
- » Provide downtown Rome with multiple parking options.
- » Develop and design overlay for the West 3rd River District to assure that new development complements the look and feel of historic downtown Rome.

*Below: Rendering of an alleyway improvement at the 5th Avenue Arts District*



# 2 EXISTING CONDITIONS

Chapter 2 discusses current and projected demographics and employment, and existing land use, transportation network, housing, natural and cultural resources, and commercial market as it relates to Floyd County, Rome, and Cave Spring. The data presented, along with information gathered during meetings with stakeholders and the general public, yield a unique list of needs and opportunities for each municipality that will impact the recommendations laid out in Chapter 3 - Community Vision.



ROME-FLOYD  
CAVE SPRING  
2040



ETOWAH

## HOW TO USE THIS CHAPTER

This chapter of the Rome-Floyd / Cave Spring Comprehensive Plan is broken down to show conditions in unincorporated Floyd County, the City of Rome, and the City of Cave Spring. The section on Rome occasionally features the downtown area for additional context.

The purpose of breaking down existing conditions, and the remainder of this planning document, by geography is to allow users of the plan to easily key into needs and opportunities unique to each area.

This analysis was generated using the most recent and complete data available. Most commonly used data sources include:

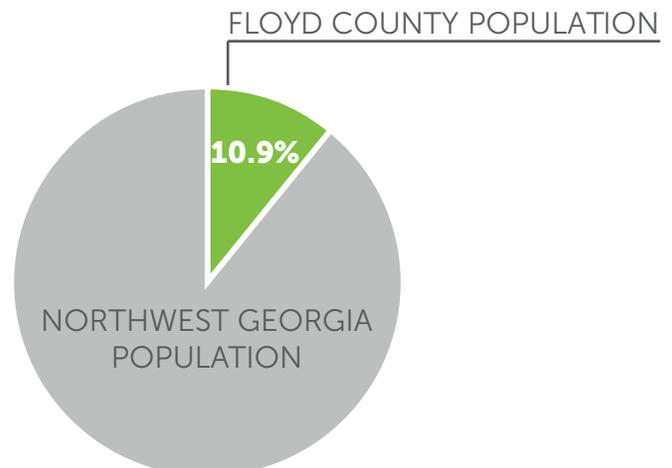
- » Rome-Floyd County Planning & Zoning
- » Rome-Floyd County GIS
- » Northwest Georgia Regional Commission
- » U.S. Census American Community Survey (2016)
- » Georgia Office of Planning and Budget
- » Georgia Department of Labor

# FLOYD COUNTY

## DEMOGRAPHICS

### TOTAL POPULATION

- » In 2018, Floyd County's total population (including Rome and Cave Spring populations) was 98,161 people.
- » In previous years, Floyd County saw 0.5% yearly increases in population, lower than the regional and statewide growth rates. The county can expect a 0.34% average annual growth rate from 2018 through 2040. This equates to 7,525 new county residents (105,686 total), and 342 new residents each year.
- » The 2017 Northwest Georgia Economic Development Strategy projects a 0.64% annual growth rate for the region (15 northwestern Georgia counties) by 2021.
- » Though some counties are expected to experience elevated population growth relative to others in the region, due to inclusion in the Chattanooga or Atlanta Metropolitan Statistic Areas (MSAs) or location along commuter corridors, Floyd County's share of the population is expected to remain steady, although their growth rate will remain lower than the region's.



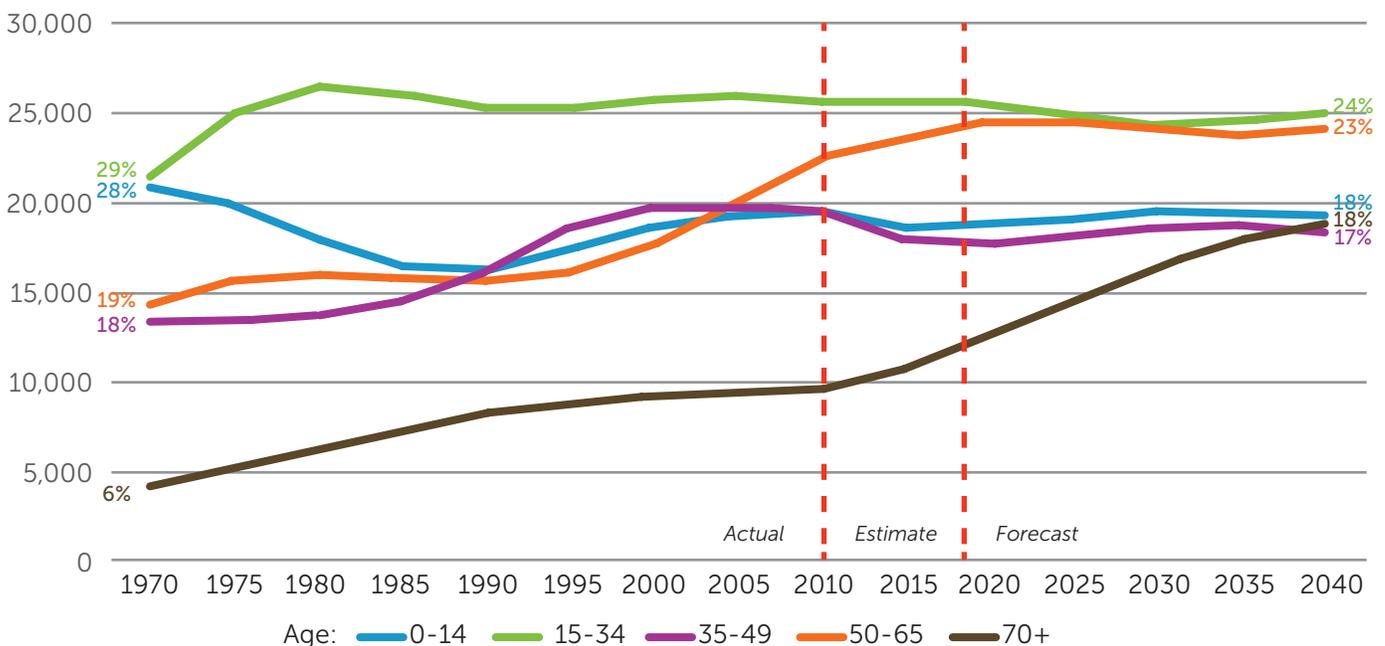
POPULATION	FLOYD COUNTY	NORTHWEST GEORGIA	STATE OF GEORGIA
2000 Census	90,565	696,789	8,186,491
2010 Census	96,317	863,217	9,687,653
2018 Estimate	98,161	898,050	10,467,269
CAGR Growth (2000-2018)	0.5%	1.5%	1.5%
New Population (2000-2018)	7,596	201,072	2,280,778

## AGE

Within the entire county, the age of current residents are broken down below by age group:

- » Ages 0-14: 19%
- » Ages 15-34: 27%
- » Ages 35-49: 18%
- » Ages 50-69: 24%
- » Ages 70 and older: 12%

The graph below shows the changes in age groups within the county between 1970 (actual) and present-day, and present-day to the year 2040 (forecast). What's important to note is that in 1970, residents over the age of 50 made up only a quarter of the entire population. But, in 2040, that same age group will make up 41% of the population, illustrating a dramatic shift toward an older population. Floyd County will add a total of 8,000 more residents over the age of 50 by the year 2040, while losing around 1,400 residents between the ages of 15 and 34, due to both the aging of those already in that age group, and because of out-migration.

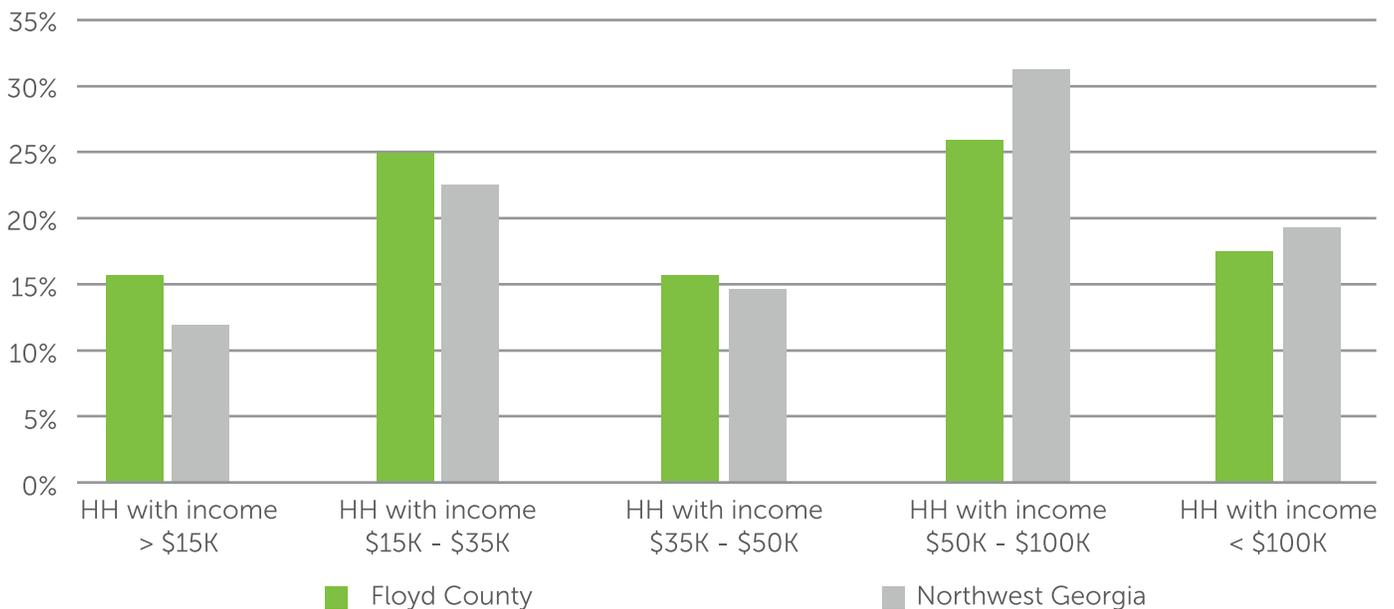
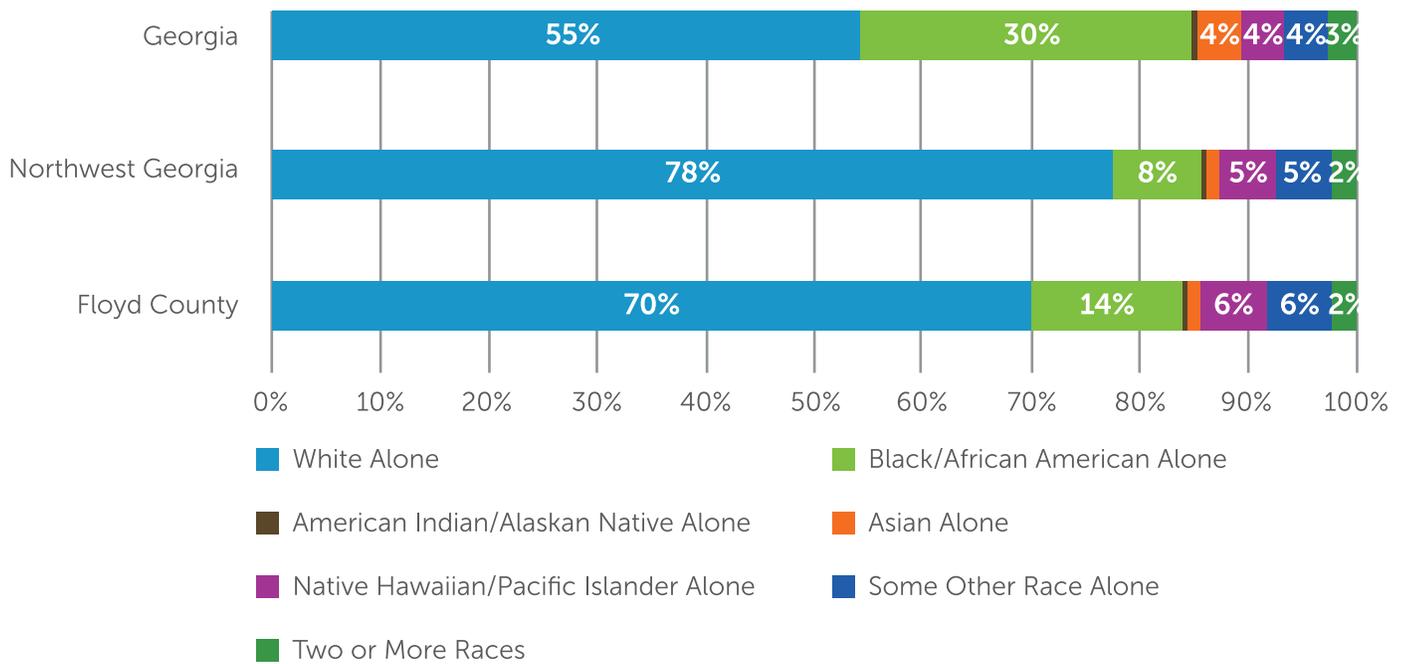


## RACE & ETHNICITY

- » Floyd County, as a whole, is less racially and ethnically diverse than the state of Georgia, but has more diversity than the Northwest Georgia Region.
- » The most diverse area of the county is Rome (see page 74 for more information).
- » 70% of residents classify themselves as white, 14% as black or African American, and 11% of all residents report Hispanic or Latino origin.

## INCOME

- » Compared to the overall region, residents in Floyd County are generally less affluent.
- » The median household income for the entire county in 2018 is \$43,463. The Northwest Georgia region reports a median household income of \$50,762.
- » About 57% of Floyd County households bring home less than \$50,000, while about 18% of households are reporting incomes of \$100,000 and higher.



## EDUCATIONAL ATTAINMENT

- » Educational attainment is low in Floyd County, but is consistent with the rest of the region.
- » Only 19% of Floyd County residents have a bachelor’s degree or an advanced degree, while 20% of the population has not graduated with a high school diploma.
- » Compared to the region and state, attainment of a bachelor’s degree and/or an advanced degree is higher than the region, but lower than the state. High school graduation rates are slightly lower than the region, and 6% lower than the state’s rate.

## EMPLOYMENT

The Rome Floyd Chamber of Commerce has identified five targeted industry sectors:

	EDUCATION	HEALTHCARE	LOGISTICS	DIGITAL	ADVANCED MANUFACTURING
<b>LOCAL EMPLOYMENT TRENDS</b>	The education field has seen negative employment growth in Floyd County since 2010.	Health services employment in Floyd County outpaces state and local averages.	Wholesale trade and transportation is the highest-growth industry sector in the country with high average annual wages.	Floyd County has seen negative employment growth in information and professional/business services, two highly digital fields.	Manufacturing is one of the highest-paid industry sectors with potential for job growth in Floyd County.
<b>LOCAL EDUCATION RESOURCES</b>	Berry College, Shorter University, and Georgia Highlands College all offer Education as an area of study.	Berry College and Shorter University offer 4-year nursing degrees, while Georgia Highlands College and Northwestern Georgia Technical College offer 2-year nursing degrees. The Augusta University Medical College - Northwest trains 3rd-4th year medical students.	Georgia Highlands College has just begun offering a BBA in Logistics and Supply Chain Management.	Georgia Highlands College offers AS degrees in computer technology fields. Berry College has degree concentrations in Computer Science and Web Development.	Northwestern Georgia Technical College offers AA and diplomas/certificates in technology-related fields.

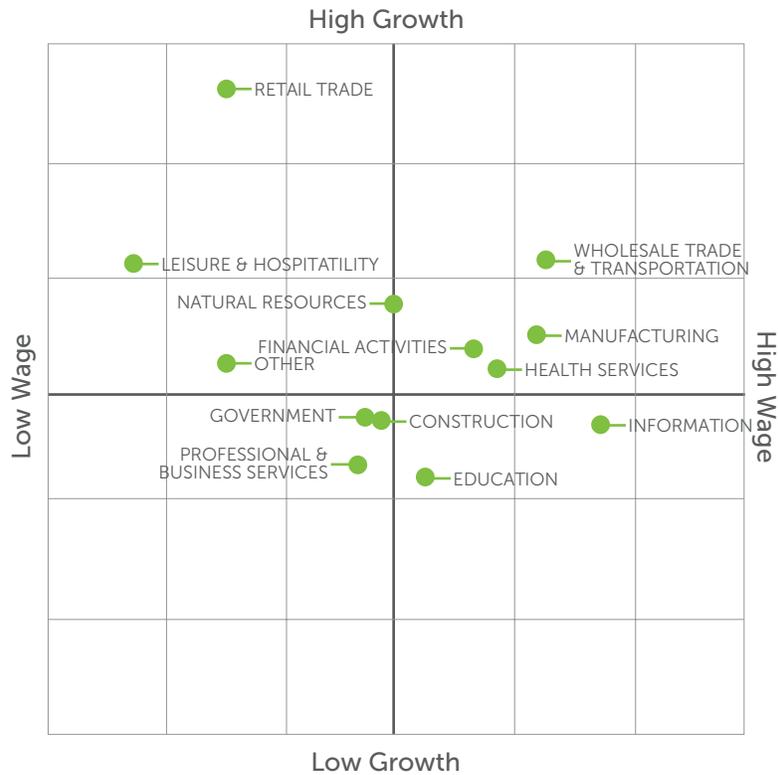
## GENERAL ASSESSMENT

- » In 2018, there was an estimated 39,382 jobs within Floyd County. By 2040, that number is expected to rise to 46,176 jobs, an average annual growth rate of 0.76%, which equates to 6,794 new employees, with a rate of 437 per year.
- » Floyd County's employment is largely concentrated in three industry sectors: health services, manufacturing, and retail trade.
- » In 2000, jobs in the manufacturing sector made up 24% of all Floyd County jobs. In 2018, the sector comprises of only 16% of jobs (see graph below).
- » The current leading industry, healthcare/social assistance, increased its share of all jobs from 14% in 2000 to 21% in 2018.
- » From 2012 to 2015, Floyd County added a total of 5,701 jobs across all sectors. This equates to a recovery of 35% of the jobs lost during the Great Recession.
- » Healthcare and social assistance is expected to remain the highest employment industry in Floyd County, capturing an increasing share of employment in the country.
- » Average salaries in Floyd County lag state averages in many sectors. The highest paid industry sectors in Floyd County are information, wholesale trade and transportation, and manufacturing.

## FLOYD COUNTY'S EMPLOYMENT BY INDUSTRY

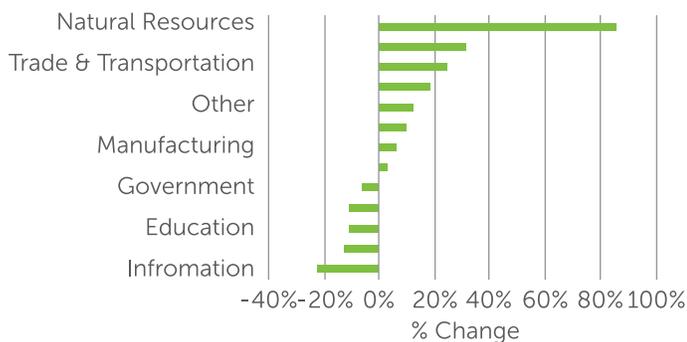


- » The matrix below assesses the historic and projected future growth of Floyd County employment sectors and their current average annual wage in the country.
- » The key sectors with high growth and higher wages are shown in the upper right quadrant:
  - » Wholesale trade & transportation
  - » Manufacturing
  - » Health services
  - » Financial activities
- » Future growth in these employment sectors represent the best opportunities for economic impact in Floyd County.

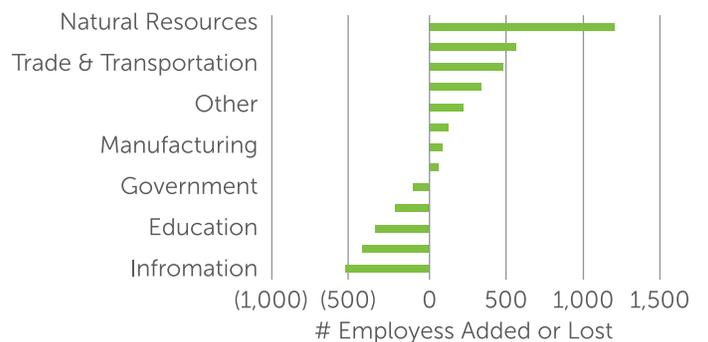


- » While the highest percentage gains since 2010 have been in natural resources (agriculture, forestry, fishing, and hunting), retail trade has seen the largest absolute growth from 2010-2016. Despite being two of the largest industry sectors in the country, health services and education have seen little or no negative growth since 2010.

**% EMPLOYMENT CHANGE 2010-2016**



**# EMPLOYMENT CHANGE 2010-2016**



- » The two largest healthcare providers in the county (Floyd Medical and Redmond Regional Medical) serve as the two largest single employers in the county. Along with Harbin Clinic, these three companies combined provide over 11% of all the county's jobs.
- » The top 10 manufacturing employers in Floyd County combined provide over 9% of all the county's jobs.

### TOP 10 EMPLOYERS

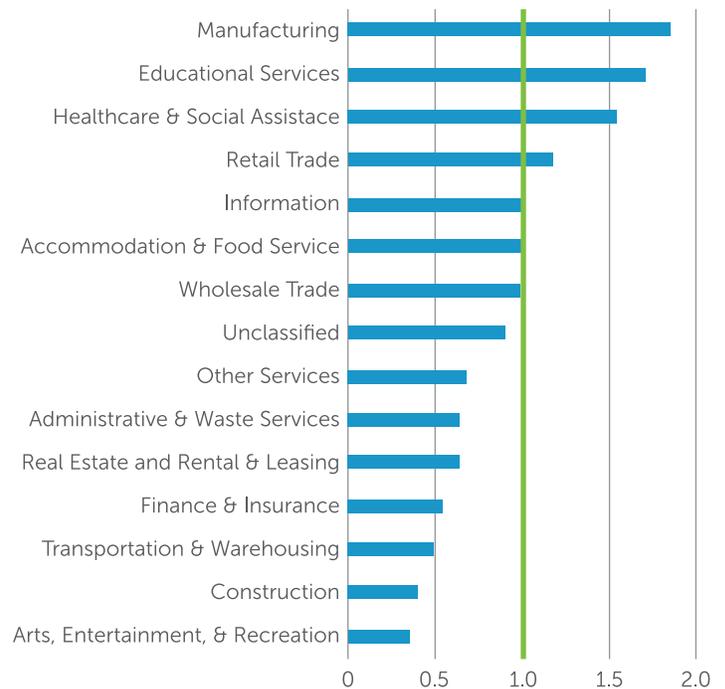
EMPLOYER	SECTOR	EMPLOYEES
Floyd Medical Center	Healthcare	2,507
Redmond Regional Medical Center	Healthcare	1,200
Lowe's Regional Distribution Center	Distribution	820
Harbin Clinic	Healthcare	792
Walmart Supercenter (2 stores)	Retail	622
Berry College	Education	562
Kellogg's	Manufacturing	552
F&P Georgia	Manufacturing	518
International Paper Company	Manufacturing	451
Syntec Industries	Manufacturing	350

### TOP 10 MANUFACTURING EMPLOYERS

EMPLOYER	TYPE	EMPLOYEES
Kellogg's	Food Production	552
F&P Georgia	Automotive	518
International Paper	Paper	450
Neaton Rome	Automotive	427
Hillshire Brands	Food Production	350
Syntec Industries	Carpet	350
Southeastern Mills	Food Production	340
Mohawk	Carpet	230
Bekaert	Wire	218
Pirelli Tire	Tires	190

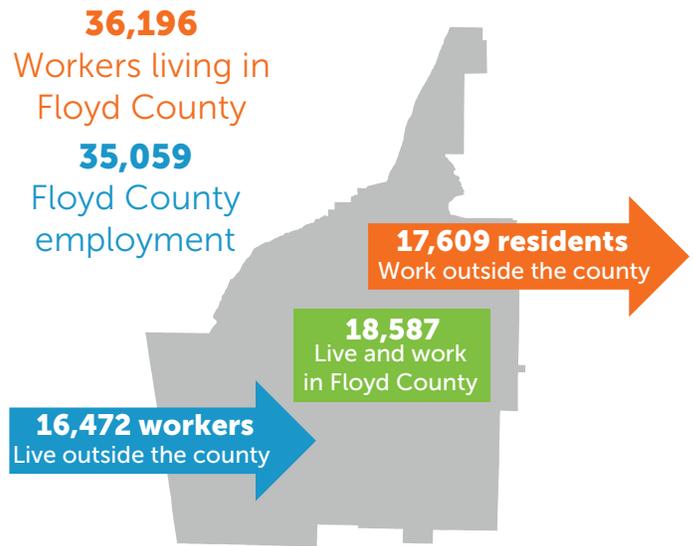
### LOCATION QUOTIENT

- » Location quotient, shown right, quantifies industry concentration in Floyd County as compared to the nation. This measure can reveal what makes the area "unique" in comparison to the national average.
- » A value greater than 1 is considered an "exporter," meaning the area has enough employees to meet local demand for the industry, and may even be providing goods and services outside the region.
- » A value less than 1 is considered an "importer," meaning the area must import goods and services into the region to meet local demand.
- » Floyd County has a very high location quotient for the manufacturing, education, and healthcare industries.



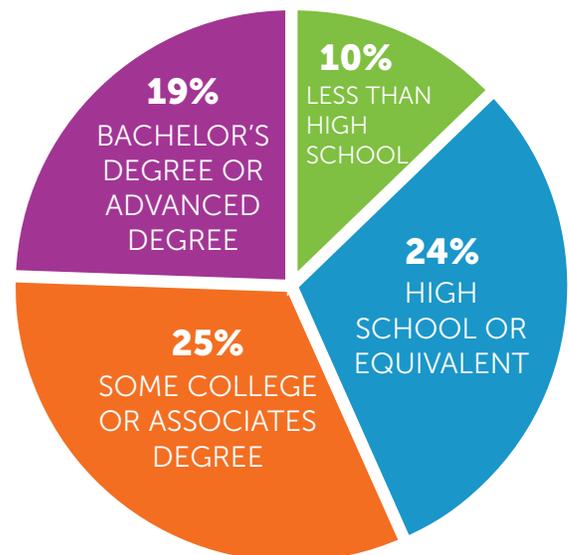
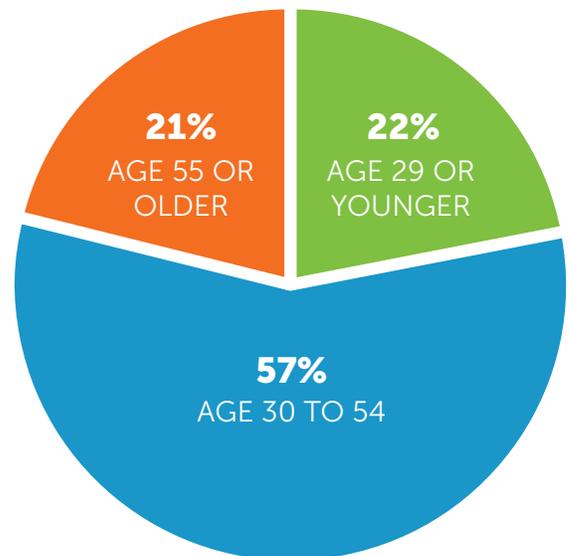
## EMPLOYMENT INFLOW/OUTFLOW

- » While Floyd County has nearly as many jobs within the county as it does residents who work, just over half (18,500) of working residents are employed within the county, with nearly equal numbers of employees commute in to the county (16,500) as residents who commute out for work (17,600).
- » 53% of employees working in Floyd County live within the county.
- » 35% of Floyd County residents are employed within the city of Rome, while 13% are employed elsewhere in the county.



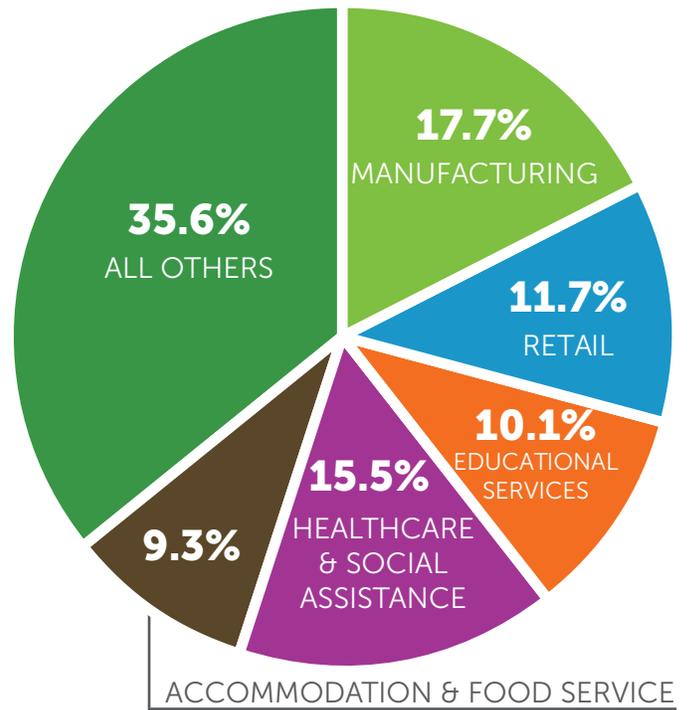
## EMPLOYEE PROFILE

- » The typical employee in Floyd County is between the ages of 30 and 54.
- » 35% of employees make an income of \$40,000 a year or higher.
- » 53% of those employed in the county also live somewhere within the county, with the greatest percentage of commuters coming from neighboring Polk, Chattooga, and Gordon counties.
- » Top ZIP codes of workers living in the county: 30165 (Rome), 30161 (Lindale), 30125 (Cedartown), and 30173 (Lindale).
- » 19% of Floyd County employees hold college degrees, similar to the educational attainment of its residents.
- » The racial and ethnic profile of employees has changed little since 2009: 18.9% of all employees remain non-white.

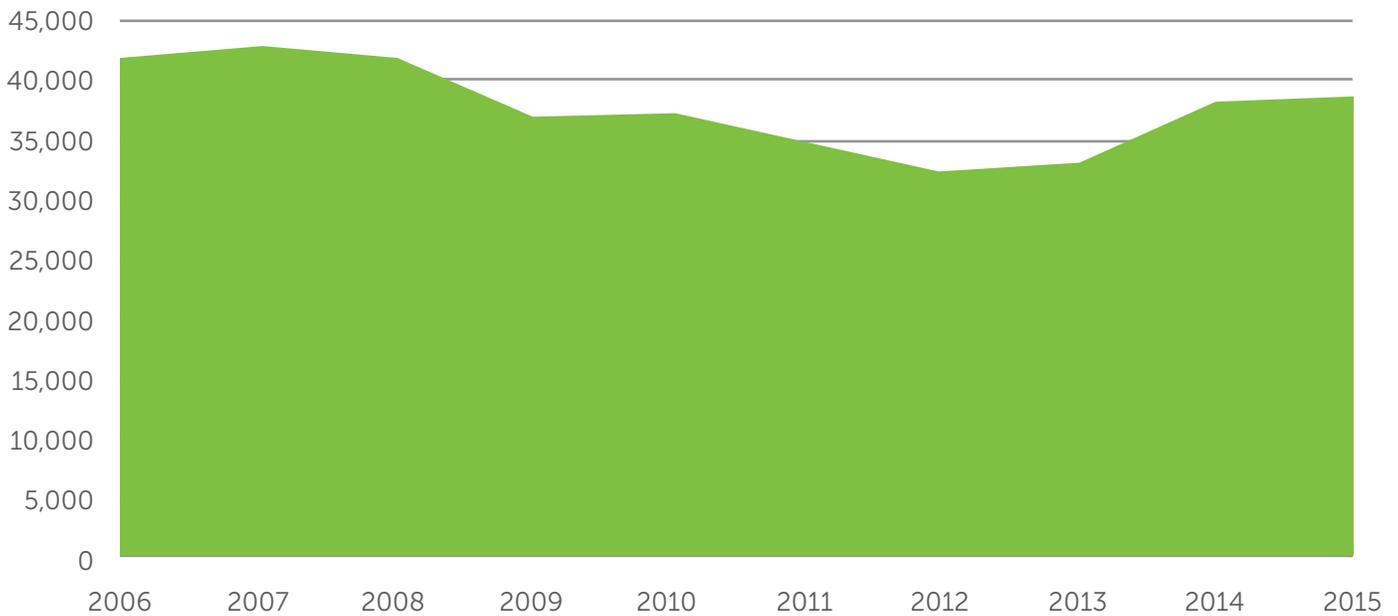


## EMPLOYED RESIDENTS

- » The number of employed Floyd County residents grew significantly from 2012-2015, growing by over 6,300 residents during that period.
- » Floyd County residents are employed in a variety of sectors including:
  - » Manufacturing
  - » Retail trade
  - » Educational services
  - » Healthcare and social assistance
  - » Accommodation and food services



## TOTAL EMPLOYED FLOYD COUNTY RESIDENTS (2006-2015)





*The Lowe's Distribution Center in northern Floyd County.*

## LAND USE

The existing make-up of land uses in unincorporated Floyd County is primarily agriculture or land set aside for conservation (75.6%).

Residences make up the next largest land use at 15.6%. The average residential parcel is 1.71 acres, a typical size for rural homesteads and an indicator of low density. Most residences are single family detached homes on these larger lots, although there are multi-family dwellings near the City of Rome.

Public/institutional lands are those that are owned by a tax-exempt organization (e.g. public schools, colleges and universities, churches, or governments). They make up 5.2% of the lands in Floyd County. Most notable of those are Berry College, Georgia Highlands College, the Richard B. Russell Airport, wildlife management areas, and parts of the Chattahoochee National Forest.

Commercial lands make up less than 1% of unincorporated Floyd County. These lands feature anywhere from small, local businesses to big box retail centers like Walmart Supercenter. Most commercial areas are along major road corridors.

Lastly, industrial lands and lands used for utility purposes make up 3% of unincorporated Floyd County. These are primarily made up of industrial parks, manufacturing plants, and utilities such as power lines, water towers, and government offices administering utilities. Most notable are International Paper, the Lowe's Distribution Center, and F&P Georgia Manufacturing.

*Below: Some of Floyd County's agricultural lands*



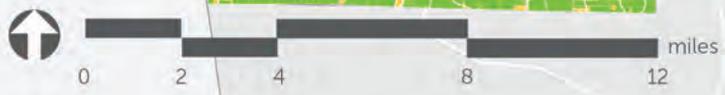
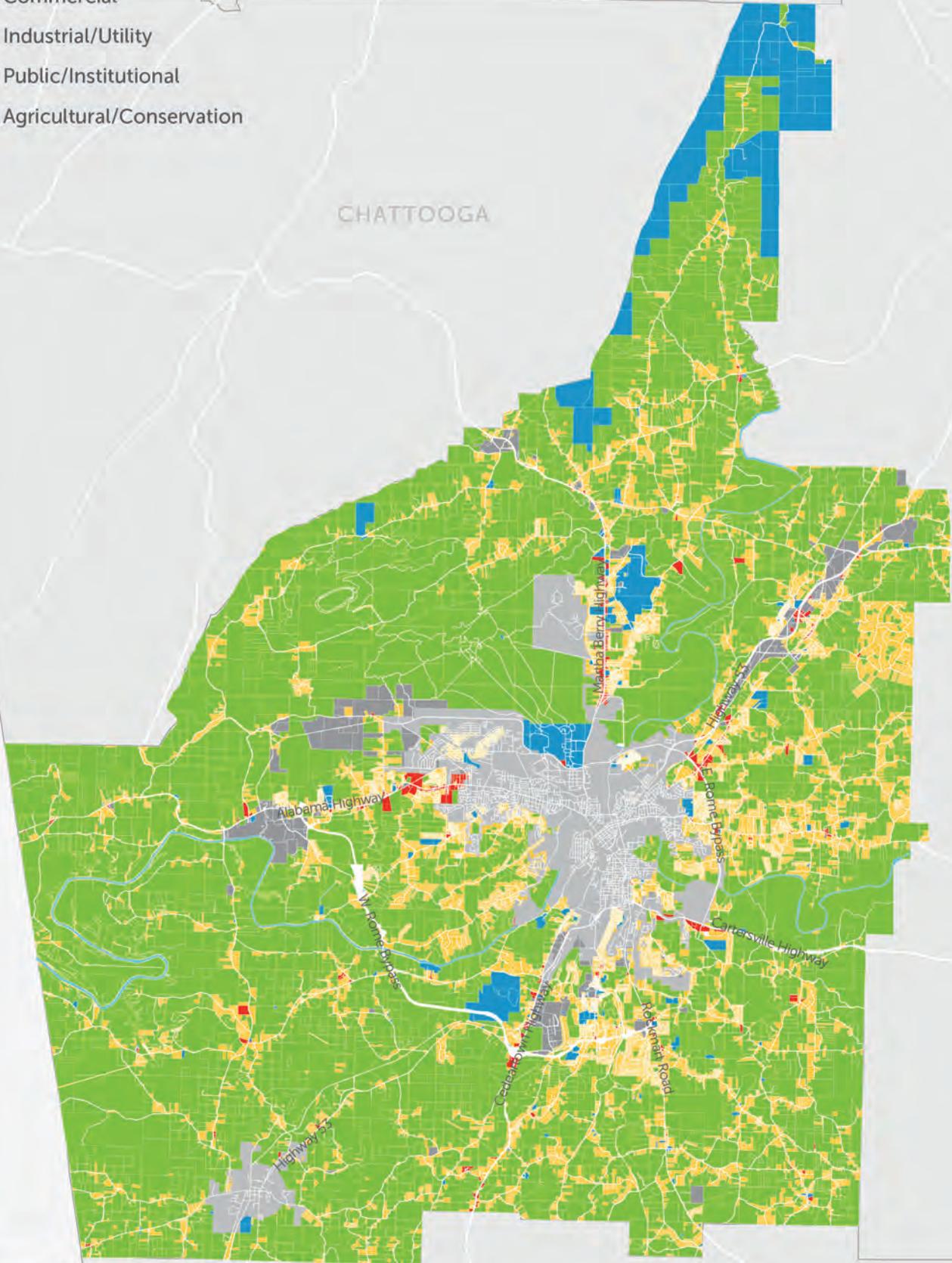
# LEGEND

- Residential
- Commercial
- Industrial/Utility
- Public/Institutional
- Agricultural/Conservation

ALABAMA

WALKER

CHATTOOGA



POLK

EXISTING CONDITIONS

## COMMUNITY FACILITIES

Understanding where community facilities are located within a given area and how they serve the surrounding community is important to any planning process: it not only shows areas that are unlikely to change in the coming decade, but it gives insight to the services and facilities that are insufficient for the current and projected needs of residents.

## SCHOOLS

### FLOYD COUNTY SCHOOLS

The Floyd County School system currently has 9,475 students attending 10 primary and elementary schools, 4 middle schools, and 5 high schools, including the Floyd County College & Career Academy. The school system runs on a charter system: students are free to attend any school within their attendance zone, and in the event that there is space available at any other school, the school can allow students from outside the attendance zone to attend.

In 2017, the four-year high school graduation rate was 94.3%. 52.5% of students were considered to be “college ready,” a metric that measures each graduate’s performance on various standardized testing. In 2016, 61% of Floyd County graduates enrolled in college, down from 65% in 2015.

### HIGHER EDUCATION

There are two higher education institutions in unincorporated Floyd County: Georgia Highlands College and Berry College.

The Floyd campus of **Georgia Highlands College** is one of six campuses in the system. Originally founded as Floyd Junior College in 1970, it became a state college in 2011 and now serves 6,000 students system-wide. The campus in Floyd County is the original campus. It features associate, bachelor, and online degree programs, and supports transfer programs designed for students to finish their studies in four-year institutions.

**Berry College** is a private, four-year liberal arts college that enrolled 2,110 students in the recent academic year. Two-thirds of their students come from Georgia. The campus is one of the world’s largest college campuses at 27,000 acres. It offers 45 majors and 40 minors in bachelor, graduate, and pre-professional programs in education, sciences, humanities, and nursing. The school is also home to Berry College Elementary and Middle School, a private school that teaches 129 elementary and middle school students.

Berry College is also a source of tourism for Floyd County. It features buildings with beautiful architecture that serves as a backdrop for weddings and other events; nature trails for hikers, joggers, cyclists, and horseback riders; and the Martha Berry Museum and other cultural venues.

# LEGEND

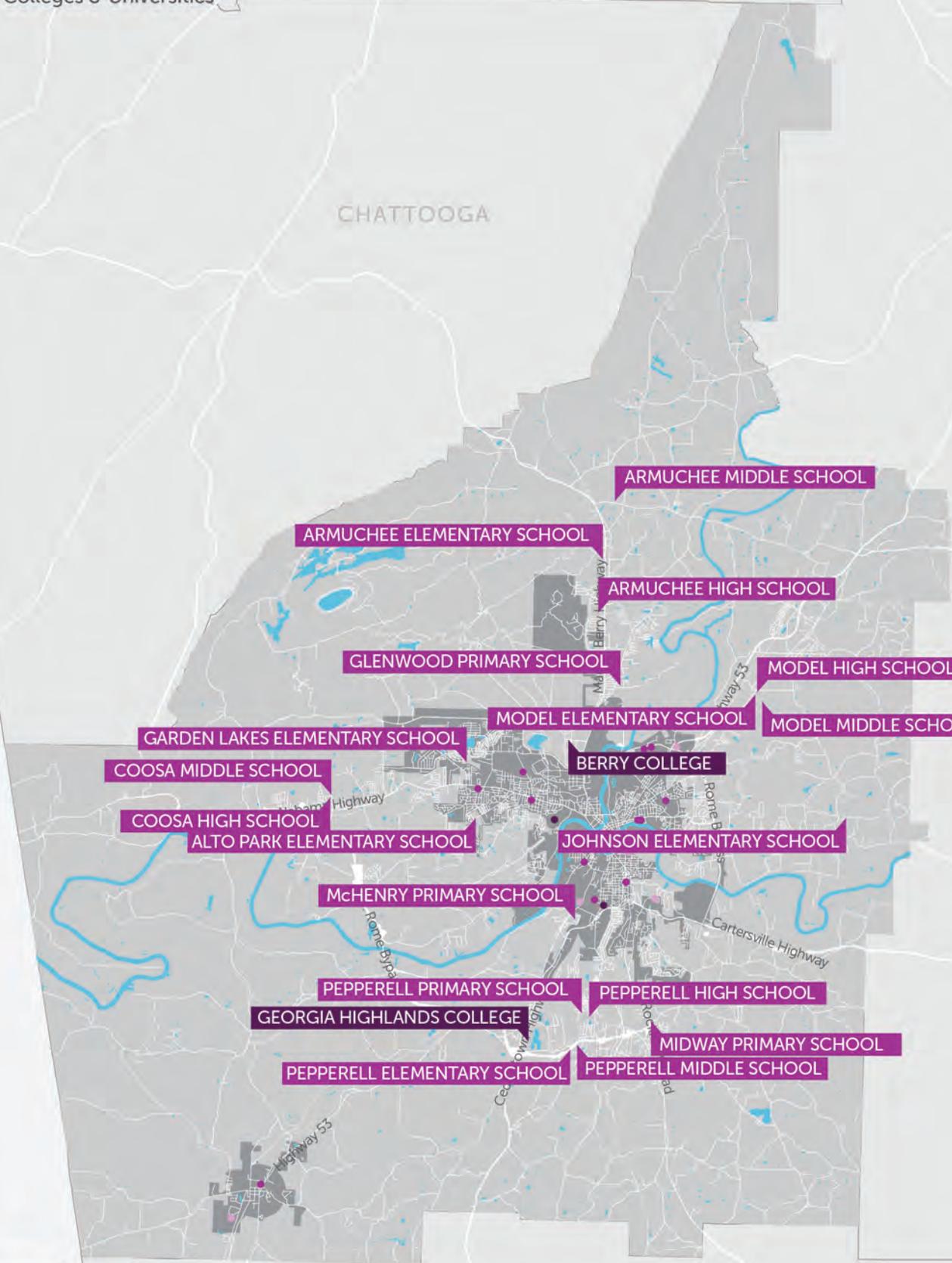
- Floyd County Schools
- Colleges & Universities

ALABAMA

WALKER

CHATTOOGA

POLK



## PARKS AND RECREATION

The Rome-Floyd Parks & Recreation Authority operates parks, recreational facilities, and programs for the entire county. There are 12 parks and 5 recreation centers in unincorporated Floyd County. They feature open space for passive recreation, and various active recreational opportunities.

**Alto Park**, just south of Rome city limits, is a 68 acre park with a softball complex, and is the center for the entire community's softball services. It also features a 10-court, lighted tennis center open to the public, picnic facilities, playground equipment, a volleyball court, and trails.

**Armuchee Park**, located in the northern part of Floyd County, is a 31 acre park with basketball courts, camping areas, fishing, a picnic shelter, playground equipment, three softball/baseball fields, and two unlighted tennis courts.

**Brushy Branch Park**, a 6 acre park located in the southwestern part of the county and accessible to Lake Weiss and the Coosa River, has a fishing and boat ramp and picnic areas. Its proximity to water provides for water-based recreational activities.

**Coosa Park** is an 11 acre park with softball and baseball fields, playground equipment, picnic facilities, and open space for passive recreation.

**Etowah Park** off of Kingston Highway offers 107 acres of park space, and is known as one of the busiest parks in the community. The **Senior Citizen Center** is on-site as well.

**Garden Lakes Park**, located behind Garden Lakes Elementary School, is a 38 acre park with picnic areas and practice fields for youth sports teams. The **Anthony Recreation Center** is located adjacent to the park, and features a gym, outdoor patio and grill areas, and space for community events.

**Lock and Dam Park**, a 73 acre park off of Blacks Bluff Road, is on the National Registry of Historical Landmarks. It is known for its crappie and stripper fishing. The park offers visitors RV-ready campsites with picnic areas, trails, the Coosa River Trading Post, and a fishing and boat access ramp.

**Midway Park**, a 12 acre park in southeastern Floyd County, offers picnic areas, playground equipment, and a practice facility for youth sports teams in addition to mountain views.

**North Floyd Park** has baseball and softball fields, picnic areas, and playground equipment. The adjacent **Thornton Recreation Center** features a fitness center and space for hosting events.

**Riverside Park** is located in an unincorporated pocket of land within Rome. This 8 acre park has a softball/baseball field and an unlighted tennis court. The facility serves as a facility for both youth and adult sports.

**Shag Williams Park** (also known as Shannon Park) is a 22 acre park with covered outdoor basketball courts, multi-purpose fields, picnic areas, playground equipment, fitness trails, softball and baseball fields, and a tennis court. The park is used as a practice facility for youth sports teams. Adjacent to the park is the **Shannon Scout Hut**, a recreation center that is used as an event space.

**Wolfe Park** in the Lindale neighborhood features tennis courts, ball fields, playground equipment, walking trails, and a pavilion. Next door at the **Gilbreath Recreation Center**, there is a gymnasium, outdoor patio and grill areas, and space for events.

# LEGEND

- Public Parks
- Public Recreation
- Trails

ALABAMA

WALKER

CHATTOOGA

ARMUCHEE PARK

THORNTON RECREATION CENTER

SCOUT HUT CENTER

SHAG WILLIAMS PARK

NORTH FLOYD PARK

GARDEN LAKES PARK

ANTHONY RECREATION CENTER

COOSA PARK

RIVERSIDE PARK

ETOWAH PARK

ALTO PARK

SENIOR CITIZEN CENTER

LOCK AND DAM PARK

GILBREATH RECREATION CENTER

WOLFE PARK

MIDWAY PARK

BRUSH BRANCH PARK

Alabama Highway

Martha Berry Highway

Highway 53

W. Pool Bypass

Etowah Bypass

Cartersville Highway

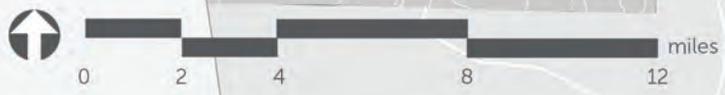
Cedartown Highway

Rockmart Road

Highway 53

POLK

EXISTING CONDITIONS



# TRANSPORTATION

The following section reports on the existing conditions of Floyd County’s transportation network, including roadway classification, crashes, and bicycle and pedestrian infrastructure. The information presented will influence the recommendations made in Chapter 3 - Community Vision.

## COMMUTING PATTERNS

82% of Floyd County residents drive alone to work. The next most popular mode of transportation is carpooling, which makes up about 9% of commutes. Very few (3%) walk to work, and nobody bikes to work.

## ROADWAY CLASSIFICATION

Floyd County’s roadways serve a primary purpose of connecting local roads to freeways for both local and long-distance trips. Examining the functional classification of the roadways gives insight as to how the roadways are supposed to function in relationship to each other and with the regional transportation network, and can determine if there are any problems affecting mobility. Functional classification is often broken down into two main categories: arterials and collectors. See the sidebar to the right for an in-depth explanation on arterials and collectors.

The network as a whole is very centered around Rome, that is to say there are many arterials designed to bring people to and from Rome, through Rome, around Rome, and connect to other regional centers. The collector streets serve as key corridors in the more rural areas of Floyd County, and are designed to balance capacity with function. They tend to be more sparse in these more rural areas. Considering the population density of Floyd County and where its major industrial and commercial centers are located, the functional classifications as they are seem to be sufficient in meeting the needs of roadway users. However, there are other factors that affect the experience of roadway users, such as roadway condition, roadway and intersection design, signalization, et cetera.

## ARTERIALS VERSUS COLLECTORS

Roadways serve two primary travel needs: access to/from specific locations and travel mobility. While these two functions lie at opposite ends of the continuum of roadway function, most roads provide some combination of each. Roads that serve mobility purposes provide fewer opportunities for entry and exit. Roads that serve accessibility functions provide many opportunities for entry and exit.

The Federal Highway Administration (FHWA) defines the different functional classifications below:

### Principal Arterials and Minor Arterials

In urban areas, Principal Arterials typically serve activity centers, transportation terminals, major centers of industry and commerce, and large institutional facilities. They provide more mobility than minor arterials. On the other hand, minor arterials have a slightly more important land access function.

### Major Collectors and Minor Collectors

A road that is not designated as an Arterial but that connects larger generators to the Arterial network can be classified as a Major Collector. Major Collectors generally are busier, have more signal-controlled intersections and serve more commercial development. Minor Collectors serve more clustered residential areas that have yet to be served by a roadway within higher classification categories.

In short, Arterials are higher-capacity roads designed to carry heavy amounts of traffic with few interruptions. Collectors are lower-capacity roads designed to carry a moderate amount of traffic, but has many crossroads to connect to local and Arterial roads. For the purposes of effective transportation planning, these considerations are important as they impact not just roadway design, but the experience of traveling.

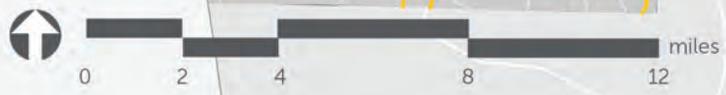
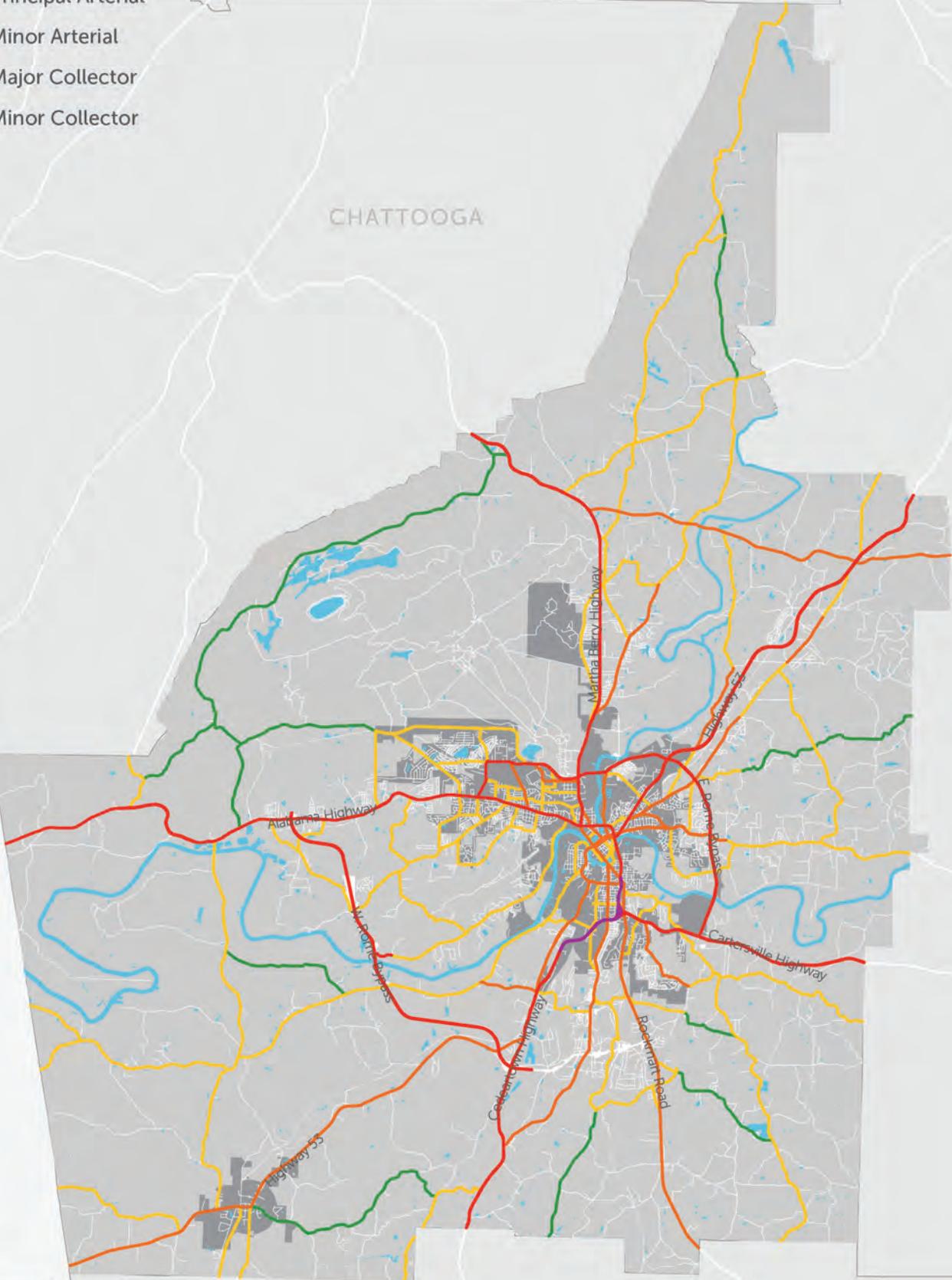
# LEGEND

- Freeway
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector

ALABAMA

WALKER

CHATTOOGA



POLK

EXISTING CONDITIONS

## TRAFFIC

See below and the map to the right for annual average daily traffic counts from 2016 (annual average daily traffic is recorded by the Georgia Department of Transportation, and reflects the average number of vehicles that travel different road segments in any given day).

- » Barker Road: 400
- » Bells Ferry Road: 120-160
- » Big Texas Valley Road: 1,320
- » Blacks Bluff Road: 200-2,200
- » Burnett Ferry Road: 1,880-2,230
- » Calhoun Road: 3,450-5,340
- » Callier Springs Road: 1,300-2,050
- » Chulio Road: 350-3,720
- » Circle Drive/Eden Valley Road: 1,880
- » Donahoo Road: 1,090
- » Everett Springs Road: 370-390
- » Floyd Springs Road: 170-1,160
- » Horseleg Creek Road: 750-2,890
- » Huffaker Road: 500-1,250
- » Jones Mill Road/McGrady Road: 470
- » Livingston Road: 530
- » Lyons Bridge Road: 230
- » Maple Road: 7,690
- » Mathis Road: 790
- » Miller Mountain Road/Booger Hollow Road: 180
- » Old Cedartown Highway: 2,310-4,580
- » Old Dalton Road: 1,180-4,580
- » Old Rockmart Road: 940-2,870
- » Old Summerville Road: 1,140-2,160
- » Plainville Road: 810
- » Pleasant Valley Road: 430-610
- » Radio Springs Road: 170-300
- » Reeceburg Road: 530-2,960
- » SR-1/East Rome Bypass: 13,300-13,600
- » SR-1/West Rome Bypass: 2,730
- » SR-20/Alabama Highway: 6,880-16,700
- » SR-100/Fosters Mill Road: 1,630-3,770
- » SR-100/Holland Road: 1,400
- » SR-101/Rockmart Road: 6,820-12,900
- » SR-101 Spur: 1,100
- » SR-140/Turkey Mountain Road: 4,180-9,500
- » SR-153: 3,500-4,440
- » SR-156/New Rosedale Road: 2,050-2,570
- » SR-293/Kingston Highway: 2,030-7,580
- » Turner Chapel Road: 1,300
- » Walker Mountain Road: 2,350
- » Ward Mountain Road: 1,570-1,630
- » Warren Road: 430
- » Wax Road: 460-1,790
- » Wayside Road: 140-1,240
- » Wilkerson Road: 320-550
- » Wilshire Road: 1,240-1,510
- » US-27/Cedartown Highway: 2,840-19,700
- » US-27/Martha Berry Highway: 11,500-19,800
- » US-411/SR-20/Cartersville Highway: 15,800-17,700
- » US-411/SR-53/New Calhoun Highway: 13,300-16,800
- » US-411/SR-53/Gadsden Road: 3,320

Compared to Rome, unincorporated Floyd County sees less traffic overall. There are no road segments that see over 20,000 vehicles daily. Most of the traffic is concentrated on arterials, fulfilling the function of those roads. Most of the roads that see less than 5,000 vehicles daily are located in more rural areas, indicating that residents and visitors are more likely to use federal and state highways while traveling through the county. While classified as principal arterials, the Rome Bypass sees relatively little traffic, however, this is expected to change as the remainder of bypass is constructed.

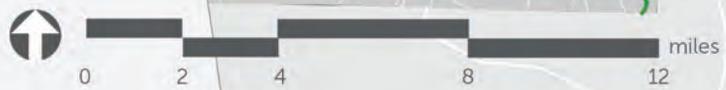
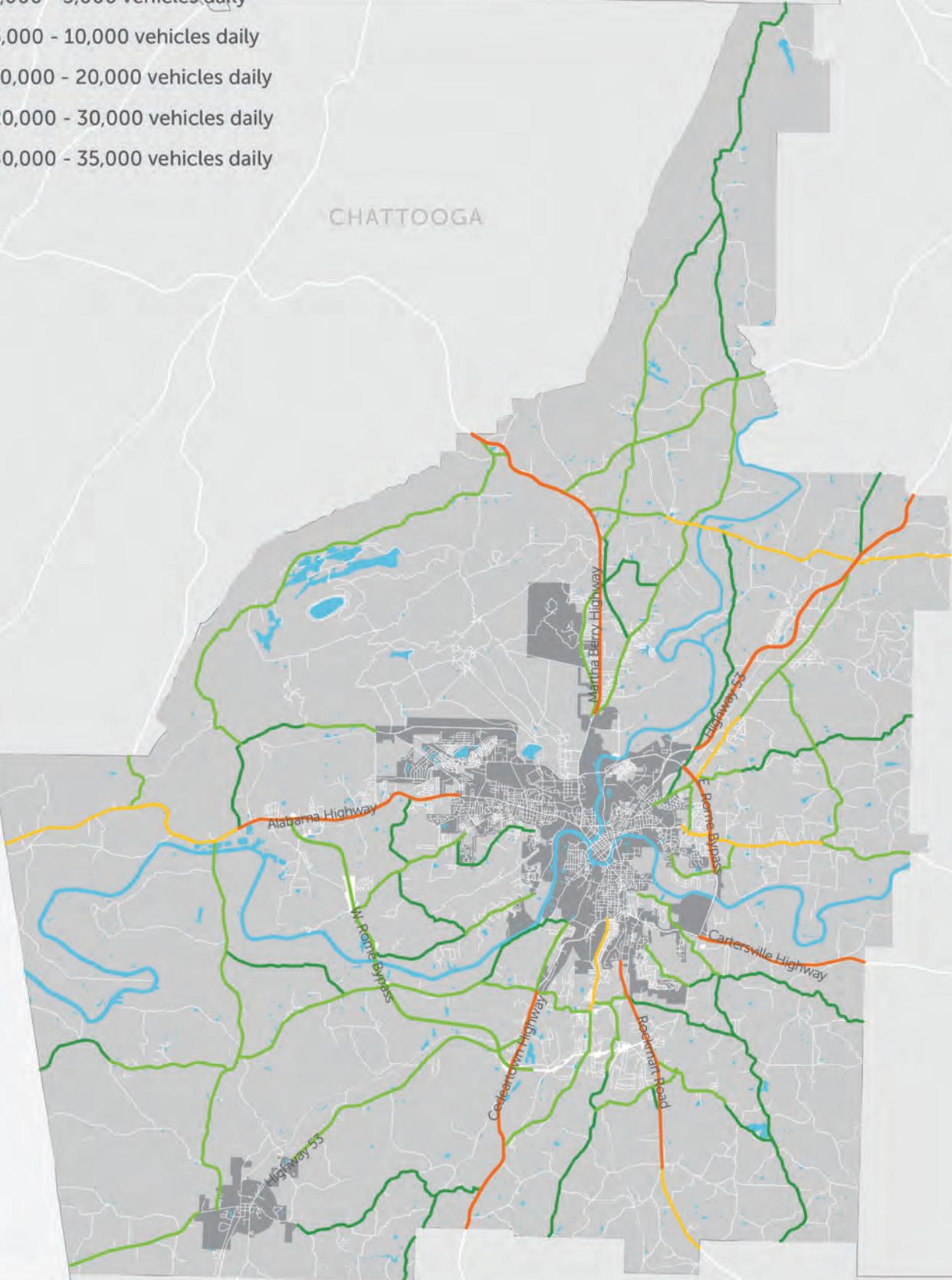
# LEGEND

- 0 - 1,000 vehicles daily
- 1,000 - 5,000 vehicles daily
- 5,000 - 10,000 vehicles daily
- 10,000 - 20,000 vehicles daily
- 20,000 - 30,000 vehicles daily
- 30,000 - 35,000 vehicles daily

ALABAMA

WALKER

CHATTOOGA



POLK

EXISTING CONDITIONS

## CRASHES

Crash data indicates the safety of existing roadways. The more incidents a roadway has, the more likely it is that there are safety improvements that can be made to reduce the overall crash rate.

County-wide, there were 1,935 crashes resulting in a fatality or injury between 2011 and 2017, with 21 fatalities and 2,754 injuries.

The majority of the crashes occur along major roadways, particularly along:

- » SR-20/Alabama Highway;
- » US-27/Martha Berry Highway;
- » US-27/SR-53/New Calhoun Highway
- » SR-140/Turkey Mountain Road;
- » US-411/SR-20/Cartersville Highway;
- » SR-101/Rockmart Road;
- » US-27/SR-53/Cedartown Highway; and
- » Wax Road.

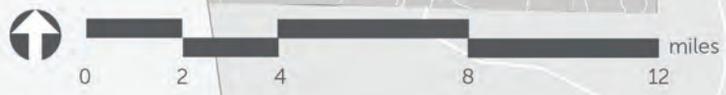
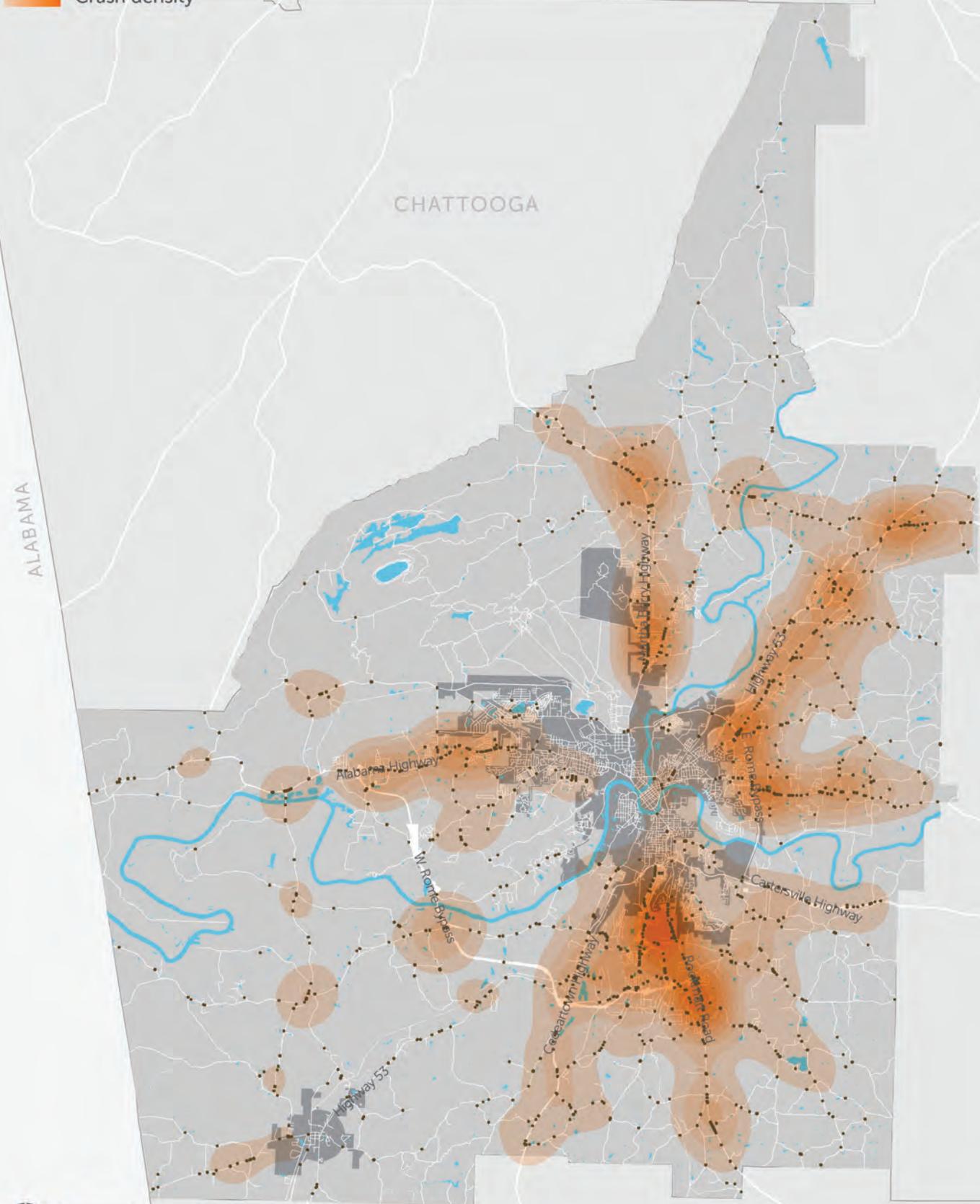
The southeastern end of Floyd County appears to have a significant density of crashes, especially along SR-101/Rockmart Road and surrounding streets.

The following sections on Rome and Cave Spring will examine crash data for those particular communities.

# LEGEND

• 1 crash resulting in fatality or injury

Crash density

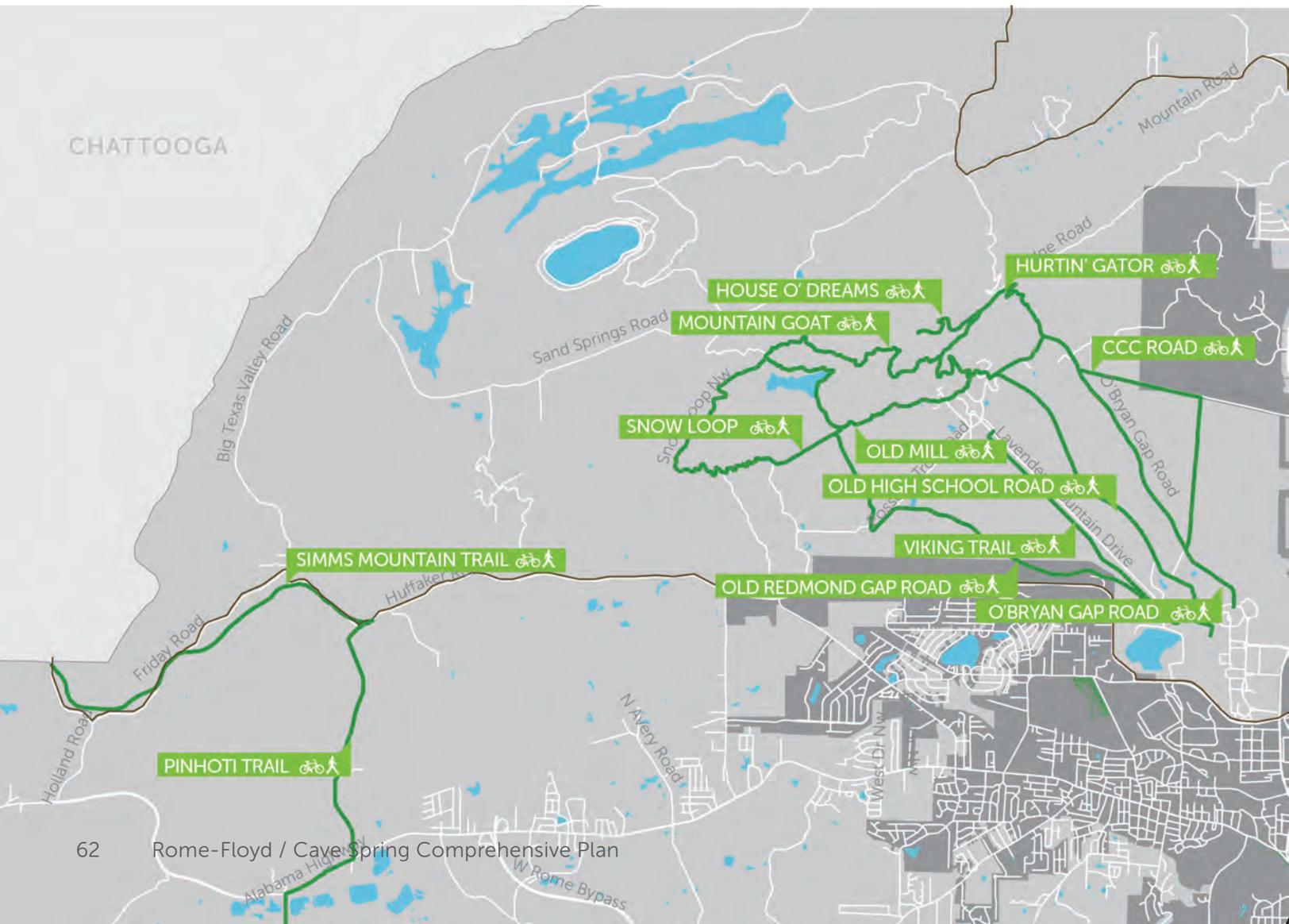


## BICYCLE & PEDESTRIAN FACILITIES

Floyd County has some dedicated facilities for those walking and biking, however, the coverage of the network is low relative to the entire roadway network. County-wide, 11.9 miles of bikeways and multi-use paths cover just 0.85% of the roadway network, and 83 miles of sidewalks cover 5.9% of the roadway network (most are located in Rome). The only known on-road bicycle lane is along the Armuchee Connector near the Braves Stadium.

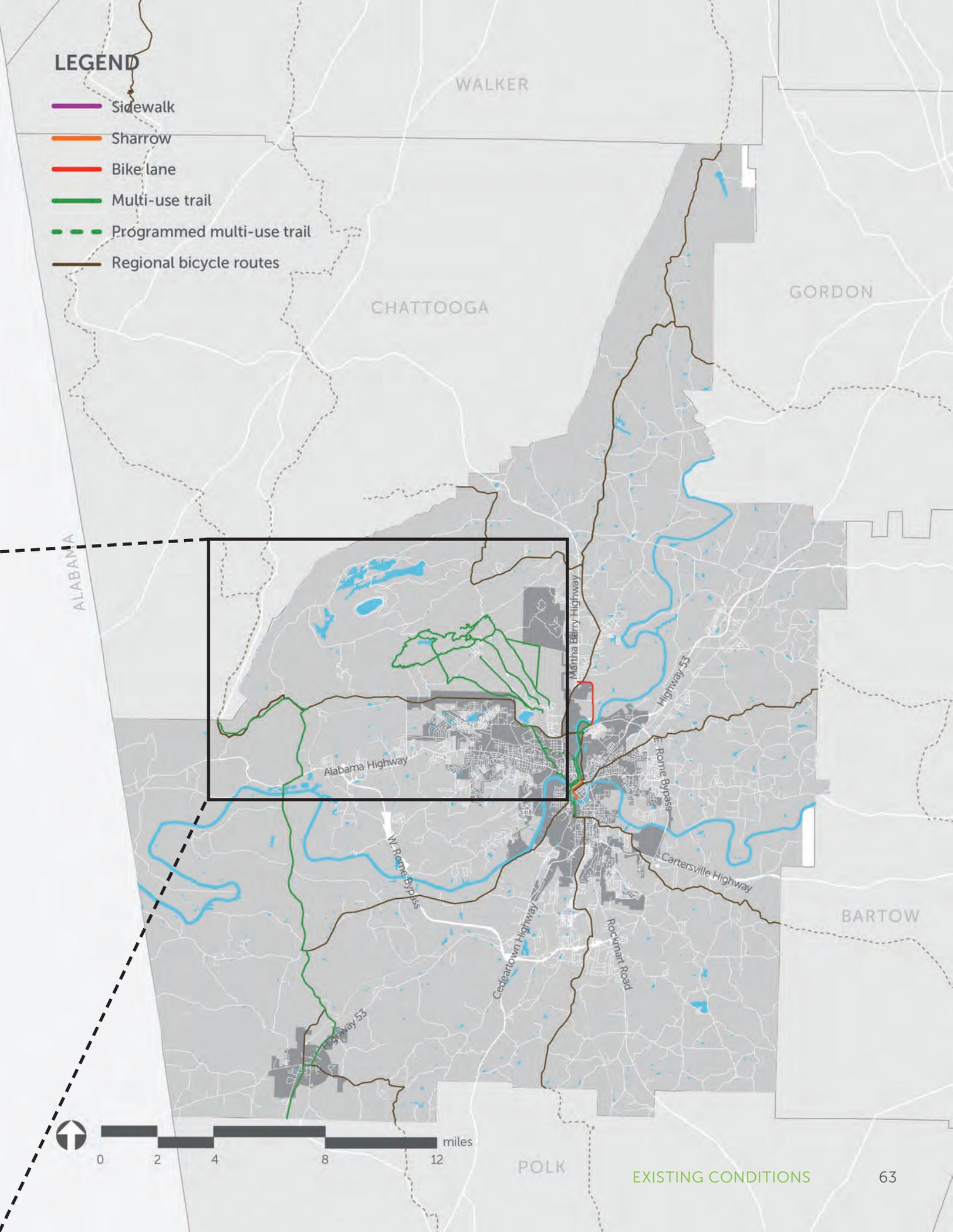
Floyd County is unique in that it has mountain bike trails too, including parts of the Pinhoti Trail and Berry College's mountain bike trails. Floyd County also has a network of regional bike routes. These routes are signed but do not have dedicated roadway space for cyclists.

The map on the right shows the complete network in Floyd County, as well as what exists in Rome and Cave Spring. The inset map below shows all of the trails within the unincorporated county in more detail. All of the trails except the Simms Mountain Trail and the Pinhoti Trail are owned and operated privately by Berry College.



# LEGEND

- Sidewalk
- Sharrow
- Bike lane
- Multi-use trail
- Programmed multi-use trail
- Regional bicycle routes

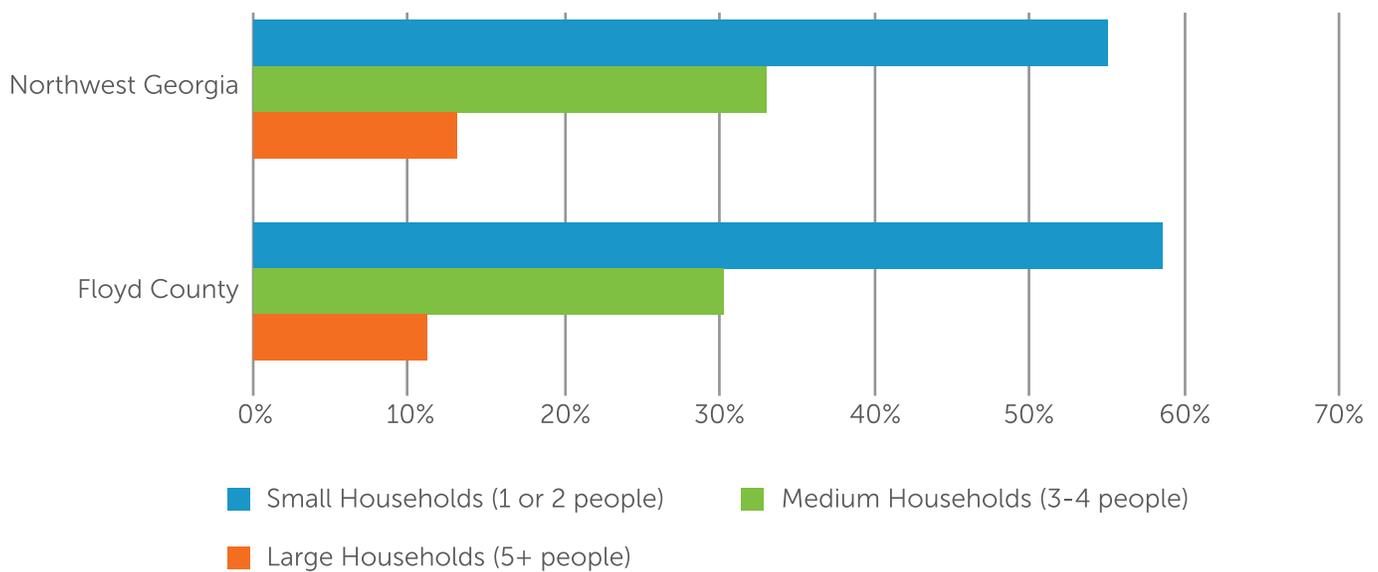


# HOUSING

## HOUSEHOLD CHARACTERISTICS

- » Households throughout the county tend to be slightly smaller than those in the overall region.
- » Two-thirds of households in the county do not have children, a slightly higher rate than in the rest of the Northwest Georgia region and the state.

HOUSEHOLD CHARACTERISTICS	FLOYD COUNTY		NORTHWEST GEORGIA		STATE OF GEORGIA	
Estimated households (2018)	35,878		325,220		3,891,635	
Small households (1 or 2 people)	21,001	59%	177,420	55%	2,219,343	57%
Medium households (3-4 people)	10,905	30%	106,868	33%	1,222,657	31%
Large households (5+ people)	3,962	11%	40,932	13%	449,635	12%
Households with children	12,358	34%	124,313	38%	1,435,527	37%
Households without children	23,520	66%	200,907	62%	2,456,108	63%
Non-family households	11,023	31%	85,960	26%	1,227,580	32%
Estimated average household size (2018)	2.6		2.7		2.6	



## HOUSING TYPE & TENURE

- » The majority of housing units in the county are single family detached, accounting for 72% of the housing stock.
- » 37% of all housing is renter-occupied.
- » Due to the limited amount of multi-family housing in Floyd County, nearly half of the rental stock is single family homes.
- » More than one out of every four single family homes in the county is occupied by a renter.

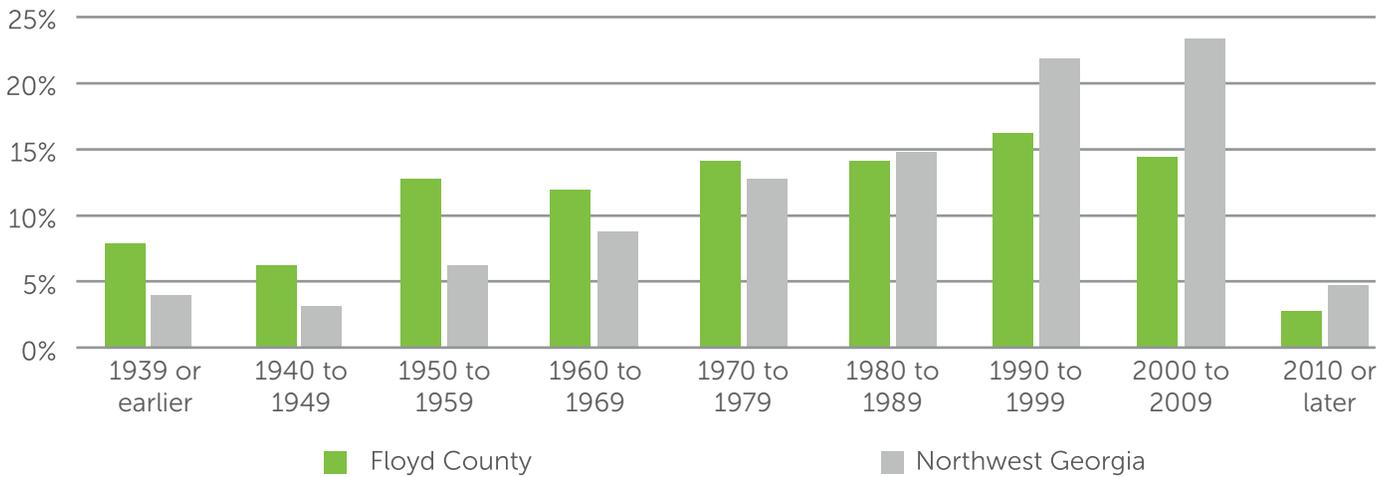
	% OF ALL HOUSING UNITS	% OF ALL RENTER-OCCUPIED UNITS	% OF ALL OWNER-OCCUPIED UNITS	% OF UNITS IN CATEGORY THAT ARE RENTER-OCCUPIED	% OF UNITS IN CATEGORY THAT ARE OWNER-OCCUPIED	TOTAL
Single family	73.7%	48.7%	90.5%	26.5%	73.5%	100%
Townhome	1.4%	2.2%	1.0%	59.6%	40.4%	100%
<b>Subtotal - Single family &amp; Townhome</b>	<b>75.1%</b>	<b>50.9%</b>	<b>91.5%</b>	<b>27.1%</b>	<b>72.9%</b>	<b>100%</b>
Duplex	6.1%	14.9%	0.2%	98.0%	2.0%	100%
3 or 4 units	2.7%	6.5%	0.1%	97.8%	2.2%	100%
5 to 9 units	2.3%	5.6%	0.0%	100.0%	0.0%	100%
10 or more units	5.3%	13.0%	0.1%	98.9%	1.1%	100%
<b>Subtotal Multi-family</b>	<b>16.4%</b>	<b>40.0%</b>	<b>0.4%</b>	<b>98.5%</b>	<b>1.5%</b>	<b>100%</b>
Mobile home or other type	8.5%	9.2%	8.0%	43.5%	56.5%	100%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>			

- » Housing affordability is a possible issue in different areas of Floyd County: 27.7% of homeowners paying a mortgage as part of their monthly housing costs report using over 30% of their income towards those costs. 48.5% of renters report spending 30% or more of their income toward rent alone.

HOUSEHOLD INCOME	% OF ALL HOUSEHOLDS IN INCOME CATEGORY	% OF ALL OWNERS IN INCOME CATEGORY	% OF ALL RENTERS IN INCOME CATEGORY	% OF INCOME CATEGORY WHO OWN HOMES	% OF INCOME CATEGORY WHO RENT HOMES	TOTAL
Less than \$25,000	28.4%	18.0%	44.0%	37.9%	62.1%	100%
\$25,000-\$49,999	27.4%	25.0%	31.1%	54.6%	45.4%	100%
\$50,000-\$74,999	17.8%	20.3%	14.0%	68.4%	31.6%	100%
\$75,000-\$99,999	10.9%	14.6%	5.3%	80.5%	19.5%	100%
\$100,000-\$149,999	10.2%	14.4%	4.0%	84.3%	15.7%	100%
\$150,000 or more	5.3%	7.7%	1.6%	87.8%	12.2%	100%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>			

## AGE OF HOUSING

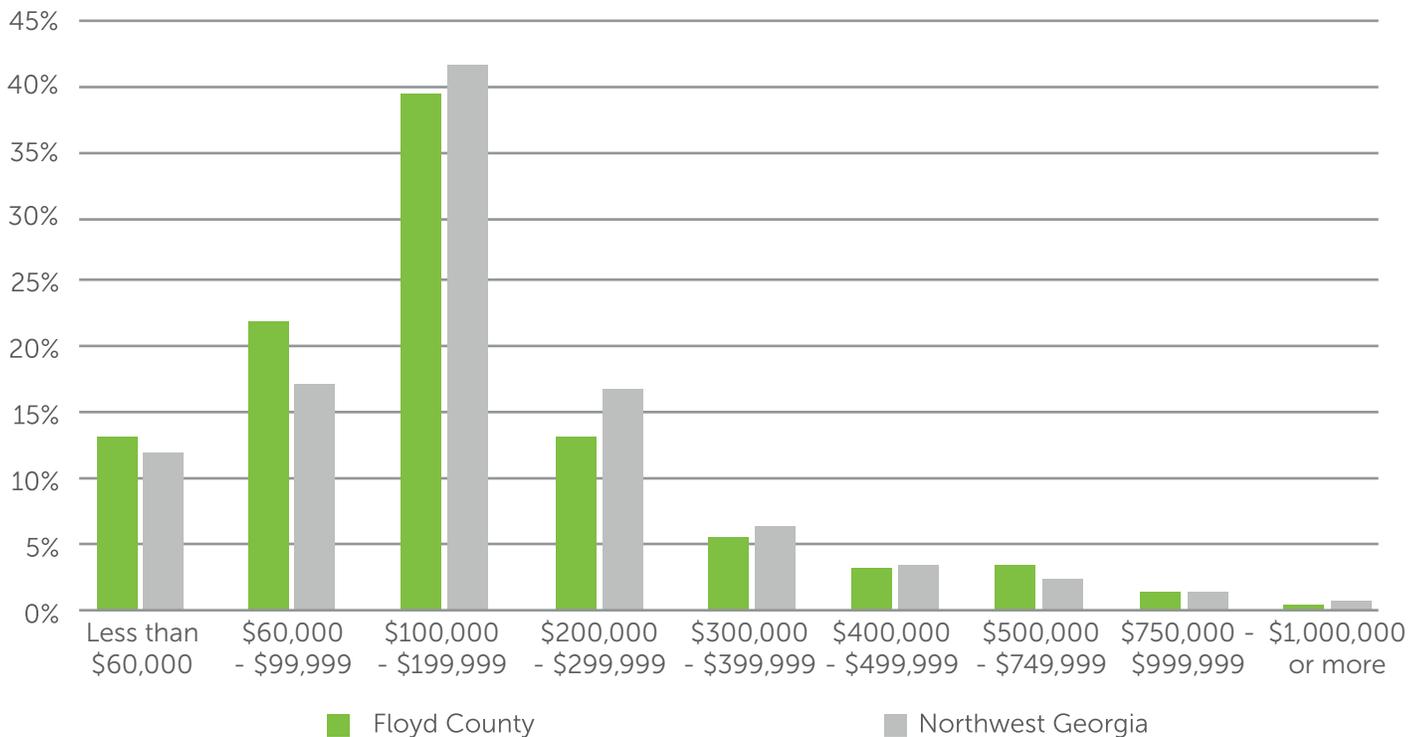
» The housing stock in Floyd County is significantly older, with two-thirds of all units being built before 1990.



## HOUSING VALUE

» Nearly 40% of the housing in the county is valued between \$100,000 and \$200,000.

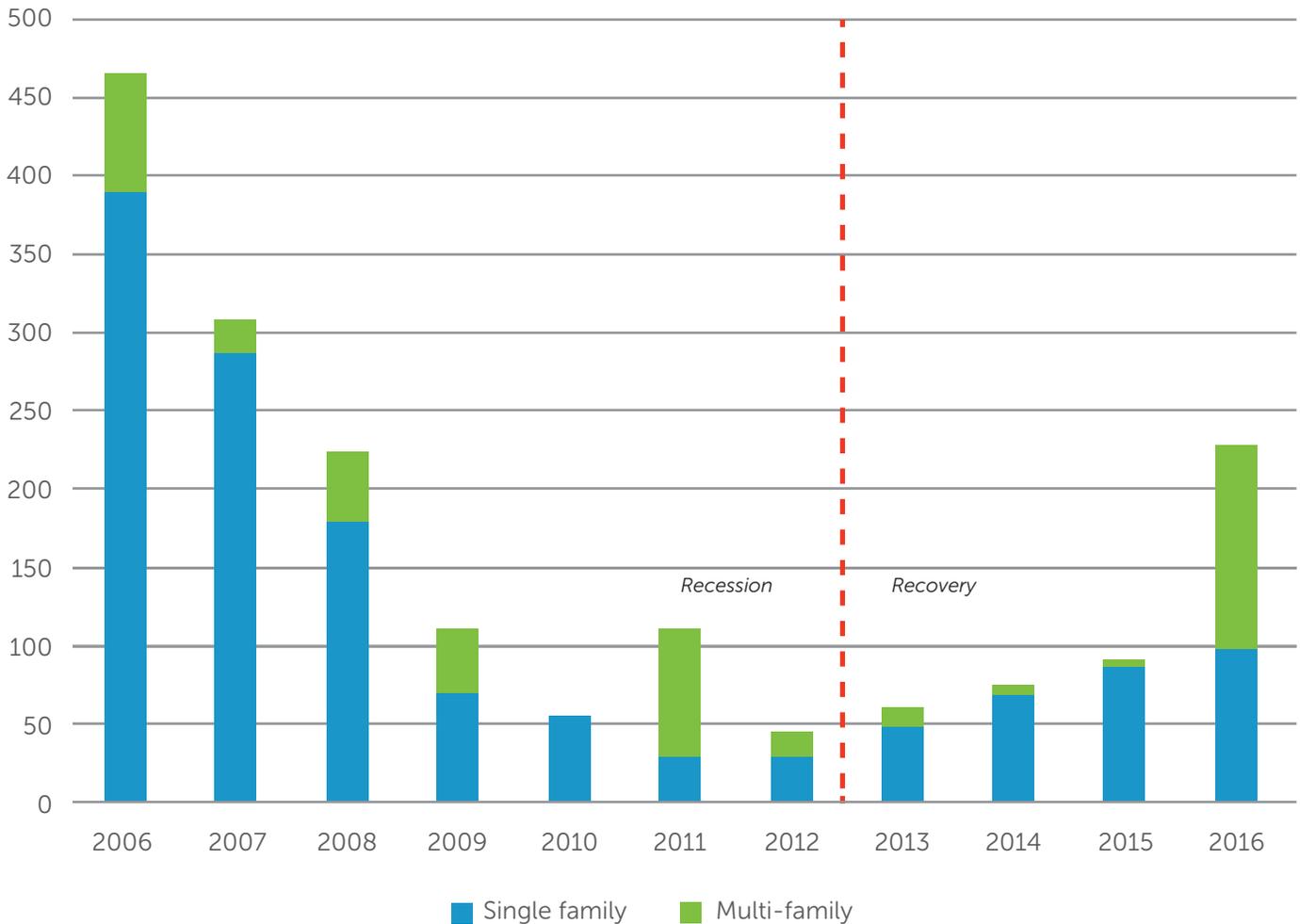
» The median value is \$130,713, about \$13,000 less than the Northwest Georgia median value.



## RESIDENTIAL BUILDING PERMITS

- » Building permit issuance is increasing for both single family and multi-family construction, but is still below the pre-Recession peaks of 2006.
- » Floyd County issued permits for 102 single family and 124 multi-family units in 2016.

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Single family	391	284	180	72	55	32	32	53	70	89	102
Multi-family	74	24	44	39	0	77	11	9	5	4	124
Total	465	308	224	111	55	109	43	62	75	93	226



## APARTMENT MARKET

- » Currently, there are 2,674 multi-family units in Floyd County. Rome holds about 70% of the current offerings.
- » The number of multi-family units has risen slightly since 2000.
- » Typically, apartment units are rented out for \$656 per month (\$0.69/square foot), and are an average of 966 square feet.
- » 94% of units were occupied in 2018.

## NATURAL AND CULTURAL RESOURCES

### WATERSHEDS

Floyd County is located within three watersheds: the Upper Coosa watershed, the Oostanaula watershed, and the Etowah watershed. The Upper Coosa watershed is south of the Coosa River and west of Silver Creek, the Oostanaula watershed is north of the Coosa and Etowah rivers, and the Etowah watershed is south of the Etowah River and east of Silver Creek. All three of the watersheds are part of the Coosa river basin. The Environmental Protection Agency (EPA) has not reported any has not recently reported any water quality issues in Floyd County.

### GROUNDWATER RECHARGE AREAS

According to the Coosa-North Georgia Water Planning District (CNGWPD), there are Paleozoic rock aquifers within the Etowah and Oostanaula River watersheds. Water quality issues known to be associated with the Paleozoic rock aquifers include turbidity, pH, hardness, and iron. For the 2010 plan's analysis, it was determined that there were no groundwater sustainable yield issues within the region based on current demands and conditions. No new analysis of groundwater availability was conducted as part of their Regional Water Plan update in 2017.

### WETLANDS

According to data compiled through the National Wetlands inventory, there are wetlands along streams and near ponds. Within the county, there exists National Wetlands, and FEMA 100-year flood zones.

### PROTECTED MOUNTAINS

Floyd County does not contain any protected mountains.

### PROTECTED RIVER CORRIDORS

All three rivers, the Coosa, Etowah, and Oostanaula rivers, lie in protected river corridors, according to data from the Georgia Department of Natural Resources.

## GREENSPACES & FLOODPLAINS

Floyd County has a variety of greenspaces including public parks and 20,350 acres of land preserved in wildlife management areas. Floodplains are plentiful throughout the county (see the map on page 69).

## CULTURAL RESOURCES

Along with parks, according to the Rome Office of Tourism, there are a few places that serve as tourist destinations and points for cultural experiences:

- » Berry College. Many historical sites and other resources of cultural significant are located at Berry College, including the Martha Berry Museum, Ford Castle, and the Berry College Theatre Company.
- » Callier Springs Country Club
- » The Museum of Flight

# LEGEND

## Lands

 Chattahoochee National Forest

 Wildlife Management Areas

## Water

 500-year Floodplain

 100-year Floodplain

 Floodway

 Groundwater Recharge Area

ALABAMA

WALKER

JOHNS MOUNTAIN WMA

CHATTOOGA

Chattahoochee National Forest

GORDON

ARROWHEAD WMA

OOSTANAULA RIVER

BERRY COLLEGE WMA

Alabama Highway

ETOWAH RIVER

COOSA RIVER

Highway 3

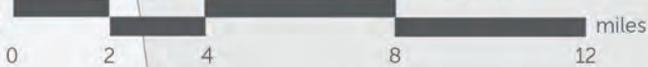
E Rome Bypass

Cartersville Highway

BARTOW

Cedartown Highway

Rockmart Highway



POLK

EXISTING CONDITIONS

## ISSUES & OPPORTUNITIES

Listed below are the primary issues and opportunities gathered through examining existing conditions and community engagement.

### ISSUES

- » Population growth has been slower than expected, however, all future growth needs to be managed as to preserve rural areas.
- » The population is aging — there will be a need for not only more senior housing, but options for active seniors and those who will require more medical care.
- » There is available land with infrastructure for industry that needs to be developed.
- » Increased telecommuting could increase the population of the unincorporated county if it means workers do not have to live in Rome or other larger towns; however this could negatively impact any growth management measures that are put in place.
- » After they finish their education, millennials are moving away to live and work in larger cities, like Atlanta and Birmingham, which will further decrease the number of young families with children living in the county. Measures need to be taken to attract and retain this population.
- » A low inventory of rental properties is potentially affecting the number of millennials and even younger generations who stay in the area; they need 1 or 2 bedroom units that are in the \$500 to \$800 range, of which are sparse.
- » A growing income gap will exacerbate any equity issues present within the county.
- » There needs to be more focus directed toward under-served communities within the county.
- » There is “structured unemployment” happening throughout the county — there are plenty of jobs for residents, but residents do not have the skills required to take on those jobs, forcing those employers to look outside of the county for employees.
- » Only 3% of unincorporated land is used for industrial purposes. There needs to be more land set aside for industry to attract more employers and build more employer centers.
- » There is a potential need for more parks and recreation centers throughout the county.
- » There are no public transportation routes going through the unincorporated county, which will negatively eventually affect the existing and growing senior population, who could benefit from para-transit service.
- » 82% of residents drive to work — although the county is mostly rural, this is likely contributing to traffic congestion, and prompts the need to consider traffic demand management techniques in busier areas of the county.
- » The heaviest amount of traffic occurs along SR-20/Alabama Highway, SR-1/East Rome Bypass, US-27, US-411/Cartersville Highway, and SR-53 in the northeastern part of the county.
- » Most of the county’s crashes occur along SR-101/Rockmart Road.
- » There is a lack of public trails. The Berry College trails and the Pinhoti Trail provide recreational opportunities only in one section of the county.
- » Housing affordability is a possible issue. Nearly 28% of homeowners with a mortgage report using over 30% of their income towards housing. Nearly 49% of renters also report spending more than 30% of their income on housing.

- » Two-thirds of all housing was built before 1990. While there are merits to having an older housing stock, this can signal a weak housing market as older homes may not be in good condition and will continue to decline.
- » The presence of rivers, streams, and ponds creates a lot of wetlands and areas prone to flooding. This has potential to limit development opportunities.
- » The presence of groundwater recharging areas can have a negative effect on water quality.
- » The presence of the airport increases the county's attractiveness to prospective employers.
- » There is widespread presence of wireless data and broadband internet, something that many employers are looking for when considering locations or relocations.
- » Improving the appearance of transportation corridors will create a sense of place for both residents and visitors.
- » Expanding the trail network will have positive affects on tourism, recreation, and even commuting patterns.

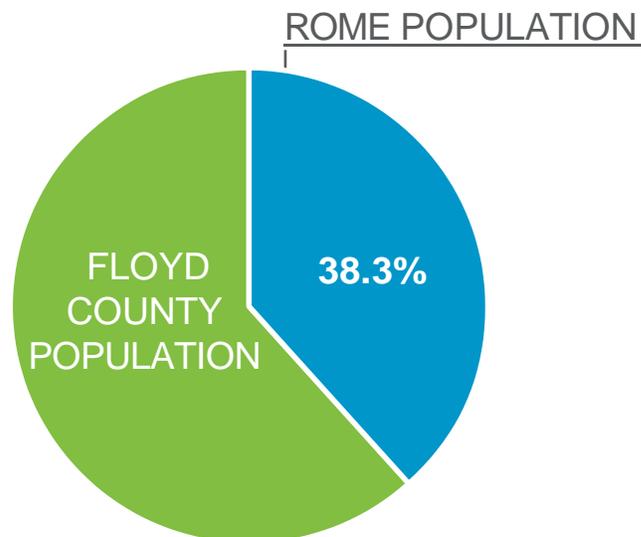
## OPPORTUNITIES

- » The aging population will prompt the need for more medical facilities and jobs in the medical field.
- » The presence of Georgia Highlands College and Berry College provides opportunities to leverage their academic programs for economic growth, particularly in the technology, education, and healthcare sectors.
- » Expansion of Floyd College and Career Academy will introduce more students to trade industries that the local workforce needs.
- » The county needs to grow the advanced manufacturing industry and related employment sectors.
- » The lands around the Lowe's Distribution Center could build off the distribution center and create a strong center for industry. Its location alongside SR-140 will prove to be advantageous.
- » Completion of the Rome Bypass will complete the transportation system in the southeastern corner of the county.
- » The widening of SR-140 will help create a better connection to I-75.
- » US-411/Cartersville Highway has potential to serve as a secondary, direct connection to I-75, increasing Floyd County's competitive edge in attracting business.
- » Unincorporated Floyd County is predominantly single family homes, and has only 30% of the entire county's multi-family housing stock. With housing affordability affecting county residents and households becoming smaller, there may be demand for more apartment units that can ease those issues.
- » There are declining areas within the unincorporated county that can benefit from adaptive reuse and/or redevelopment.

# CITY OF ROME

## DEMOGRAPHICS TOTAL POPULATION

- » In 2020, Rome's total population was 37,713 people.
- » In the 1960s, Rome made up nearly half of Floyd County's population (46.8%). In subsequent decades, this percentage has decreased. Today, the city's population makes up about 38.3% of the county's population.
- » Population forecasts are based upon the assumption that Rome's share of the county population will remain consistent throughout the next twenty or so years. However, this could change pending the outcome of growth strategies explored within this plan.
- » The city can expect a 0.23% average annual growth rate from 2018 through 2040. This equates to 4,326 new residents (41,631 total), and 197 new residents each year.



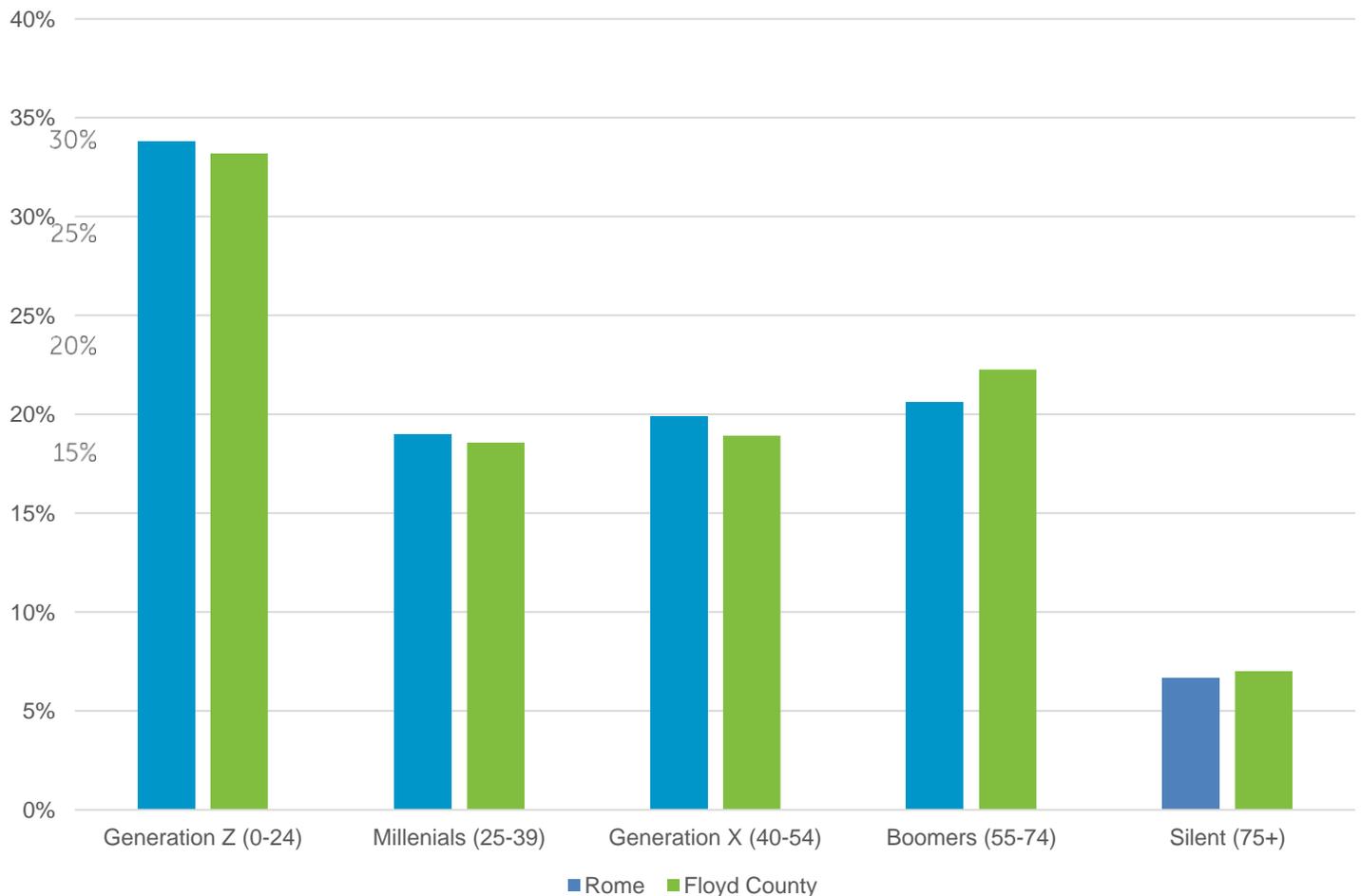
POPULATION	ROME	FLOYD COUNTY	STATE OF GEORGIA
2010 Census	36,303	96,317	9,687,653
2018 Estimate	37,792	98,161	10,467,269
2020 Estimate	37,713	98,584	10,711,908
CAGR Growth (2000-2018)	0.4%	0.2%	1.0%
New Population (2010-2020)	1,410	2,537	1,024,255

## AGE

Within the city, the age of current residents are broken down below by generation:

- » Generation Z (ages 0-24): 34%
- » Millennials (ages 25-39): 19%
- » Generation X (ages 40-54): 20%
- » Baby Boomers (ages 55-74): 21%
- » Silent Generation (ages 75 and older): 7%

Millennials are more prevalent in Rome than any other group, however, that is expected to change. The median age for Rome residents is 37.8 years; compared to Floyd County and the Northwest Georgia region, the population is slightly younger by a few years. The graph below compares age of residents in Rome to those in Floyd County.

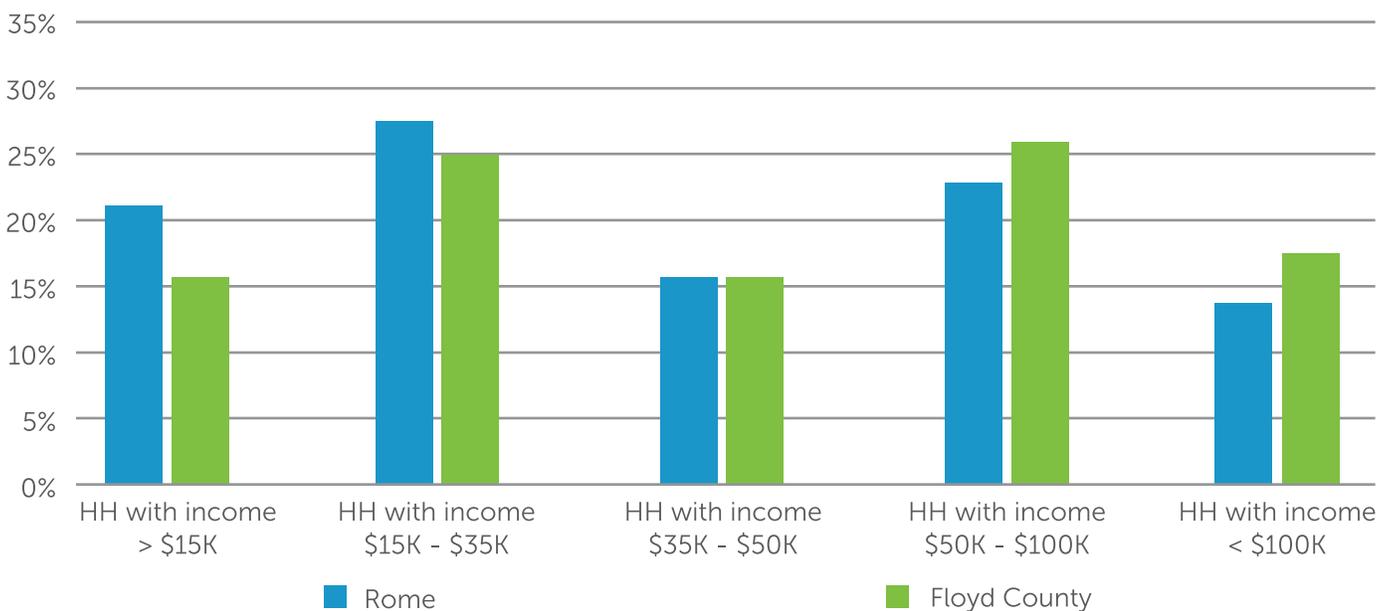
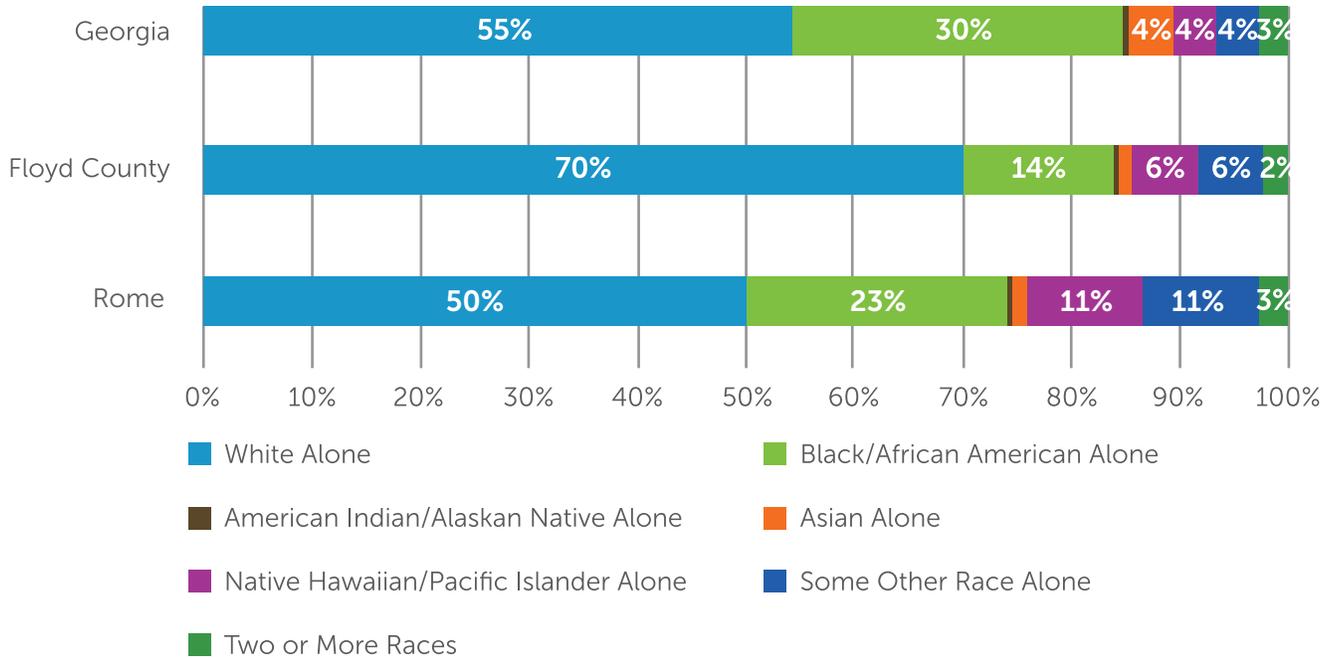


## RACE & ETHNICITY

- » Rome is more racially diverse than the region, with only 50% of Rome’s residents classifying themselves as “white alone” compared to 70% of Floyd County and 78% of Northwest Georgia.
- » Rome has a higher percentage of Hispanic/Latino residents, with 20% reporting Hispanic or Latino ancestry, compared to Floyd County’s 11%.

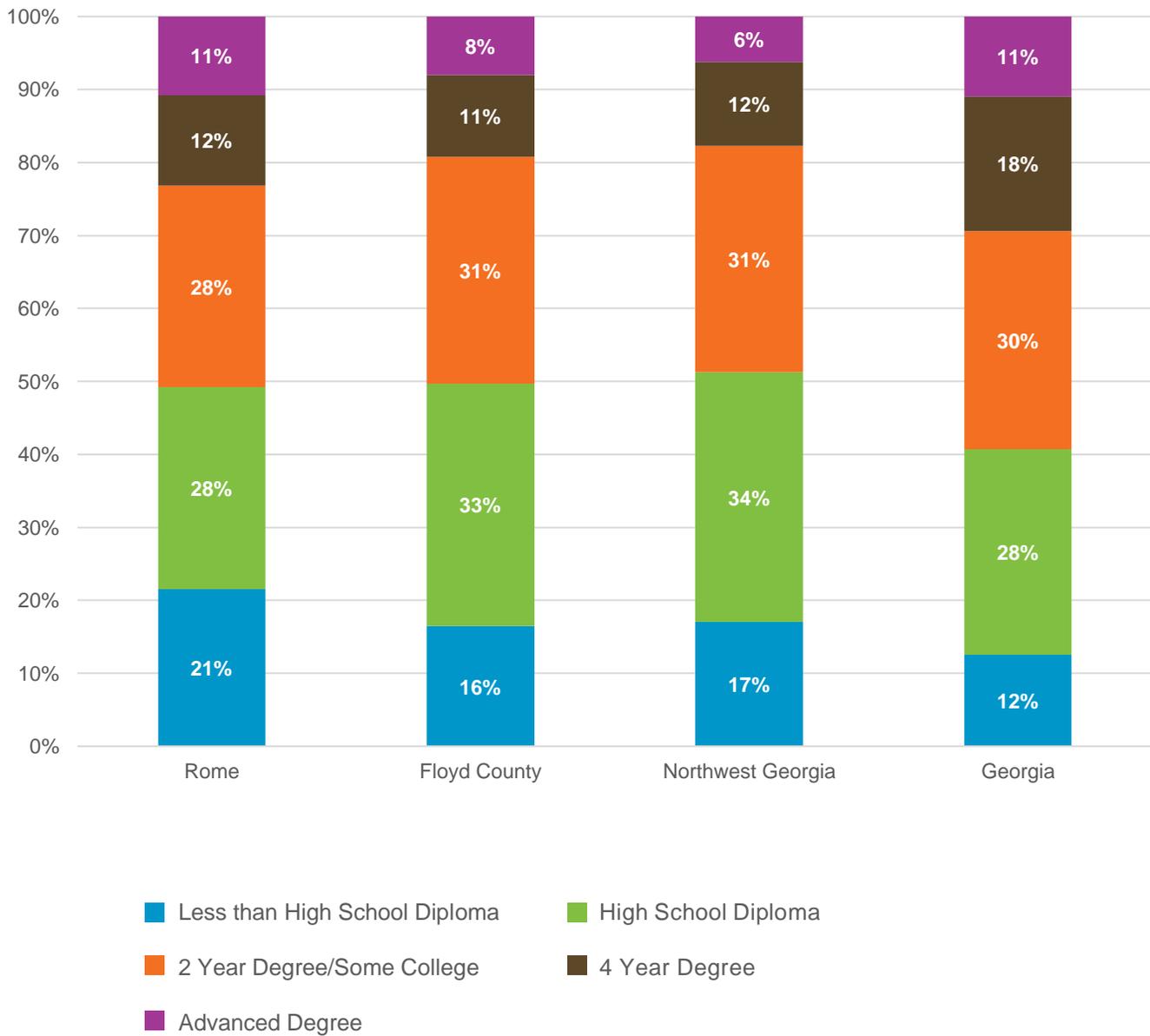
## INCOME

- » The median household income of Rome residents is \$36,457.
- » 64% of Rome residents have incomes below \$50,000, contributing to a median household income that is 28% lower than the region’s median household income (\$50,762).



## EDUCATIONAL ATTAINMENT

- » Educational attainment is low in Rome, but is consistent with the rest of the county and region.
- » Only 23% of Rome residents have a bachelor's degree or an advanced degree, while about 21% of the population has not graduated with a high school diploma.
- » Compared to the county, region, and state, attainment of a bachelor's degree and/or an advanced degree is about the same as the county and region, but lower than the state's. High school graduation rates are lower than the county, region, and state's rates, by 5.48%, 6.48%, and 0.48%, respectively.
- » The graph below shows the comparison between the city, county, region, and state.

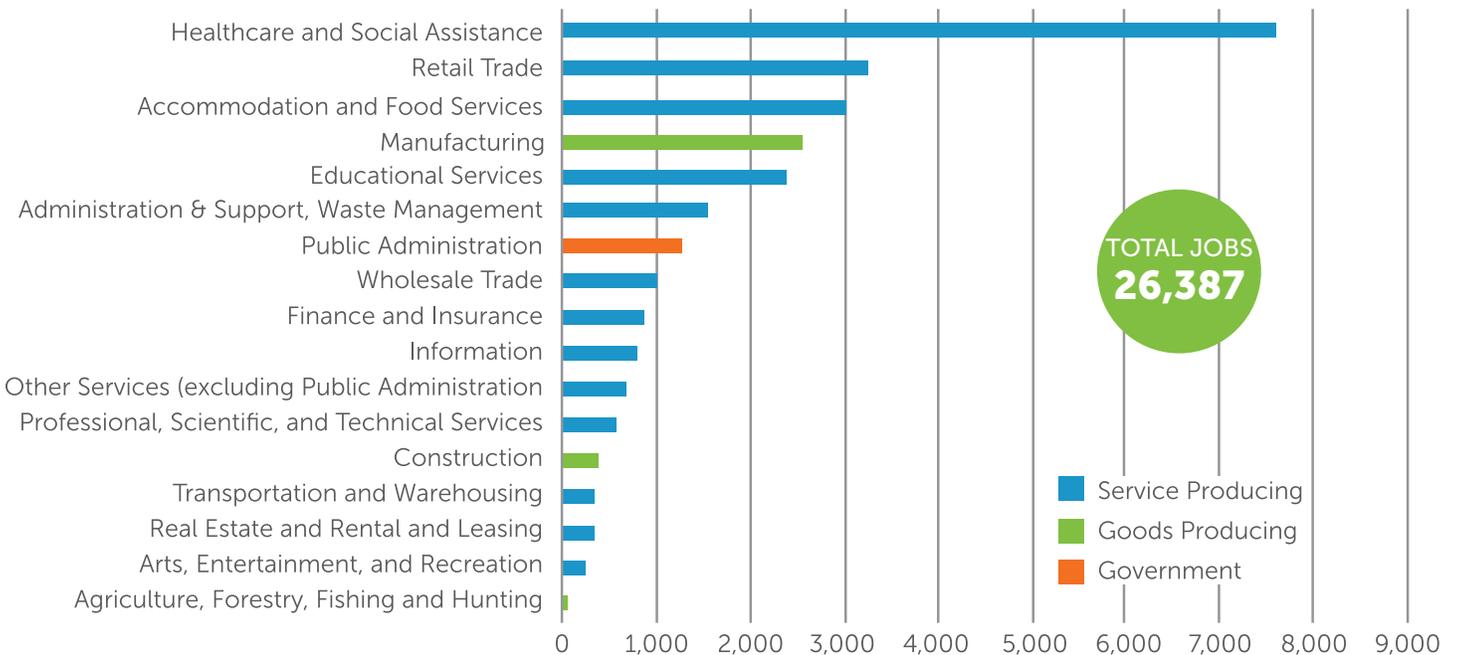


# EMPLOYMENT

## GENERAL ASSESSMENT

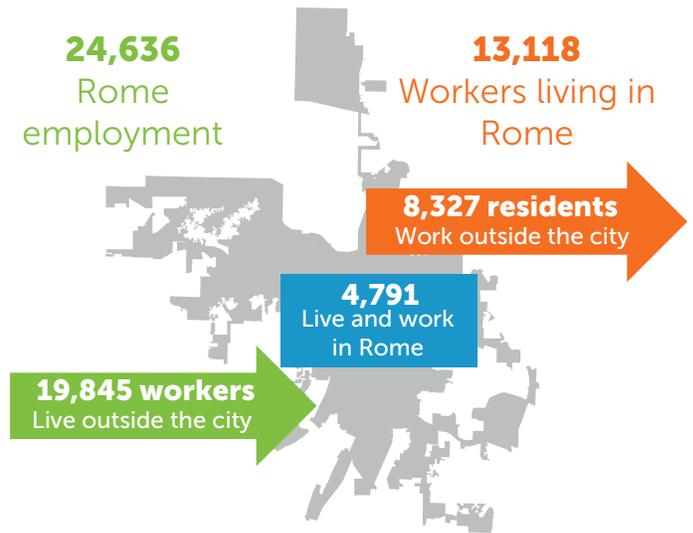
- » Employment in Rome fell from 30,033 jobs in 2006 to 26,387 jobs in 2015. The sharpest decline in employment happened in 2012.
- » The city has since recovered around 52% of the jobs lost during the Recession.
- » 62% of all employees work in Rome’s four leading employment sectors:
  - » Healthcare (28.4%)
  - » Retail trade (12.3%)
  - » Accommodation & food services (11.4%)
  - » Manufacturing (9.4%)
- » Manufacturing made up 15% of Rome’s jobs in 2002, but that has dropped to 9%.
- » The current leading industry, healthcare/social assistance, increased its share of all jobs from 23% in 2001 to 28% in 2018.
- » Healthcare and social assistance is expected to remain the highest employment industry in Rome, capturing an increasing share of employment in the country.

### ROME’S EMPLOYMENT BY INDUSTRY



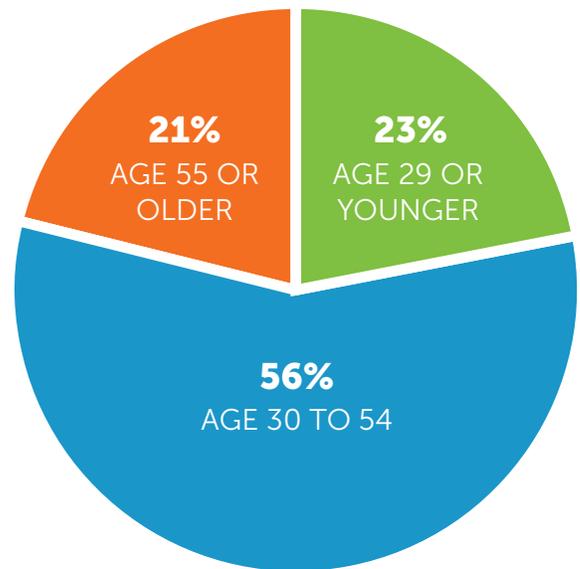
## EMPLOYMENT INFLOW/OUTFLOW

- » Out of the 24,636 employees working in Rome, nearly 20,000 of them live outside the city. 80% of them live in neighboring communities, like unincorporated Floyd County and Cedartown.
- » About two-thirds of working Rome residents work outside of the city. Top places include unincorporated Floyd County, the Lindale area, and Atlanta.
- » 4,791 residents hold employment within Rome's city limits (36%)



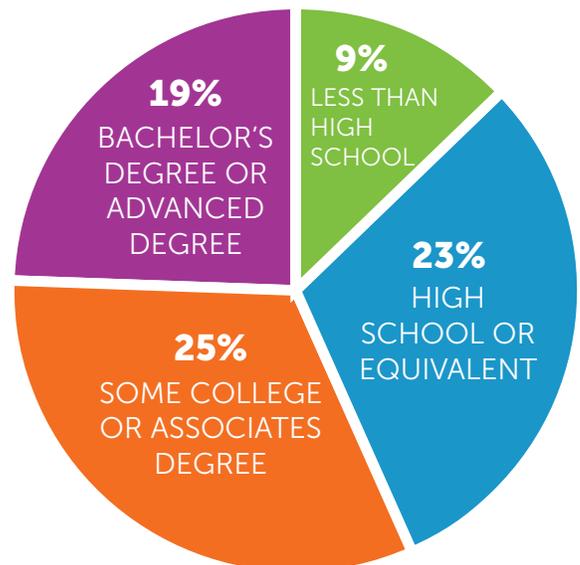
## EMPLOYEE PROFILE

- » The typical worker in Rome is between the ages of 30 and 54.
- » 32% of employees make an income of \$40,000 a year or higher, compared to 35% in Floyd County and 40% in Georgia.
- » 19% of Rome employees hold a four-year college degree or more advanced degree, with an additional 25% reporting having some college or an Associate's degree.
- » The racial/ethnic profile of employees in Rome has changed little since 2009: 16% reported being part of a minority racial or ethnic group in both 2009 and 2015.



## EMPLOYED RESIDENTS

- » The number of employed Rome residents has continued to recover since 2012, growing by 3,095 jobs from 2012 to 2015.
- » From 2013 to 2015, Rome averaged 9% growth in the number of employed residents.
- » Residents are employed in a variety of sectors including:
  - » Manufacturing (19.6%)
  - » Retail trade (11.6%)
  - » Educational services (8.9%)
  - » Healthcare and social assistance (15.3%)
  - » Accommodation and food services (10.3%)



## LAND USE

The existing land use mix in Rome's city limits is more evenly distributed than in unincorporated Floyd County. The primary land use is residential at 31.0%. The average residential parcel is 0.45 acres, a typical size for more urban fringe/suburban communities.

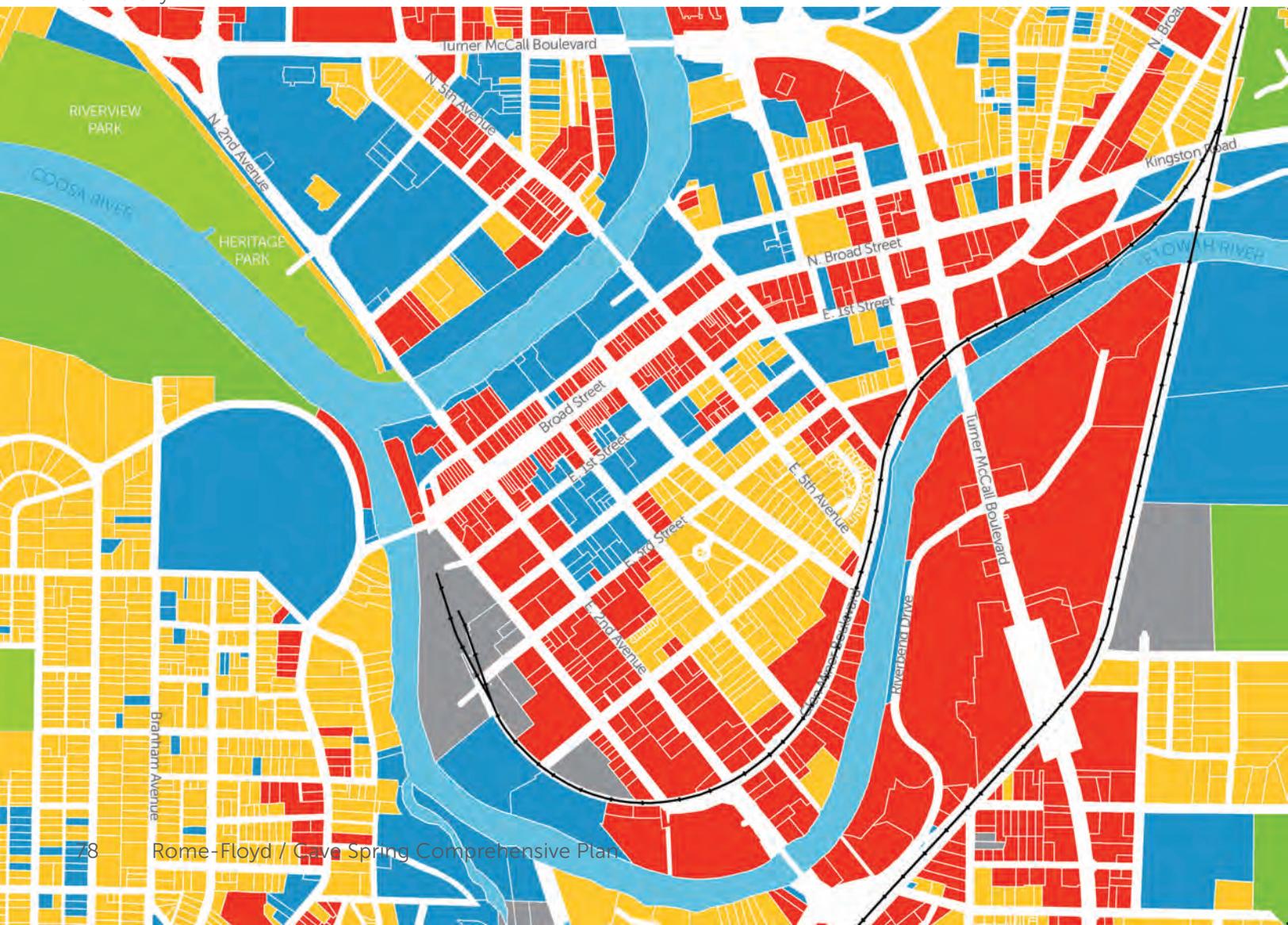
Agricultural lands or lands set aside for conservation make up about 24.3% of the city. These lands are primarily parks, small farms, environmentally sensitive areas, and underdeveloped or vacant lands.

Public/Institutional lands are those that are owned by a tax-exempt organization (e.g. public schools, colleges and universities, churches, or governments). They make up 18.0% of the land in Rome. Most notable of those are Northwestern Georgia Technical College, Rome City Schools, public parks, land owned by Rome-Floyd County, and land owned by Berry College and Shorter University.

Commercial lands make up 13.3 % of Rome.

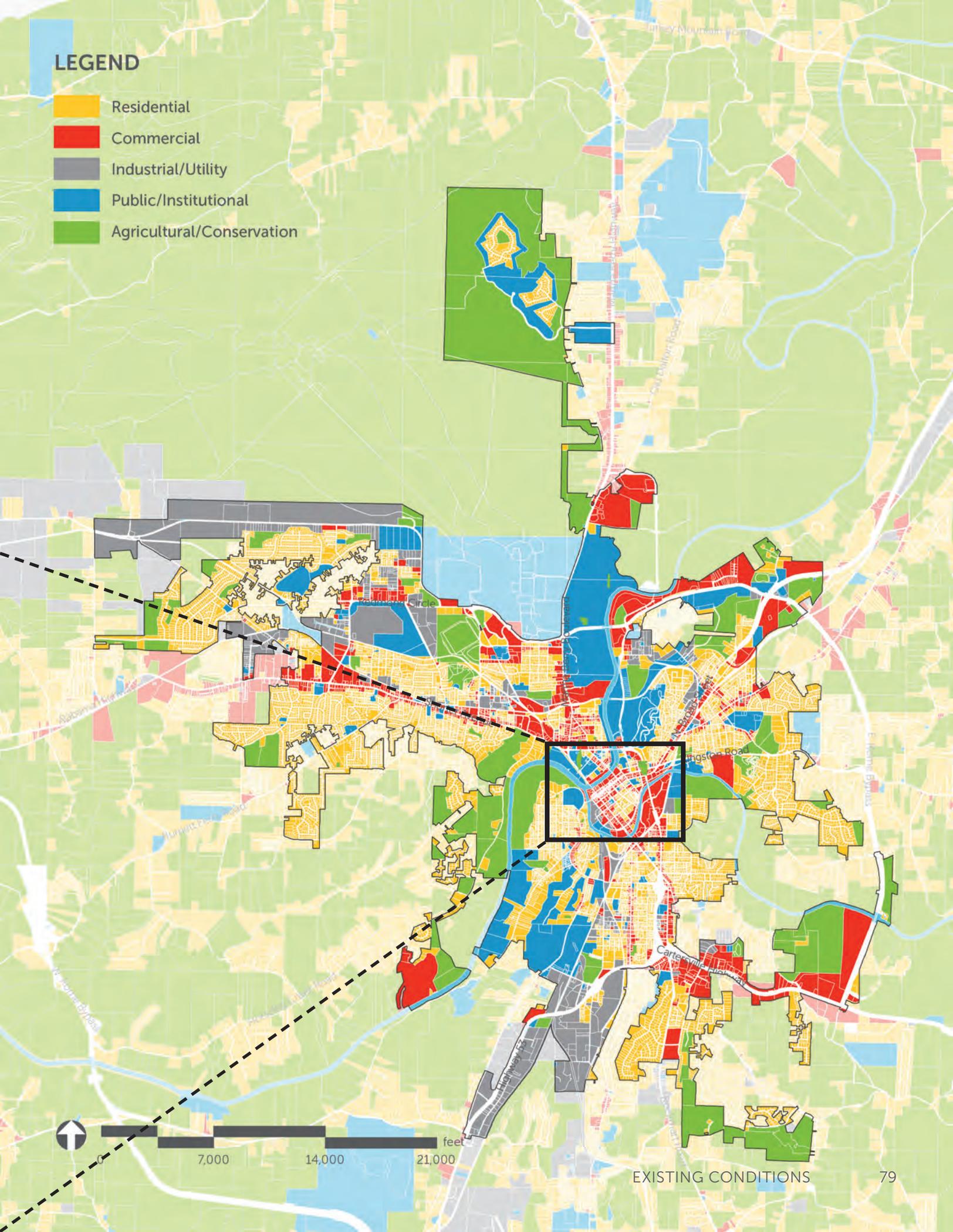
Commercial lands are concentrated in the downtown area, as well as along major corridors. In Rome, the main commercial centers are Mount Berry Mall, Sam's Club and Walmart Supercenter along Shorter Avenue, and Home Depot off of Turner McCall Boulevard, among other big box and chain retailers.

Lastly, industrial lands and lands used for utilities make up 13.4% of Rome. These are mainly manufacturing plants, industrial parks, and utilities such as power lines and government office administering utilities. Most notable is the vacant General Electric plant, Syntec Industries, and the Suzuki Manufacturing plant.



# LEGEND

-  Residential
-  Commercial
-  Industrial/Utility
-  Public/Institutional
-  Agricultural/Conservation



## COMMUNITY FACILITIES

Understanding where community facilities are located within a given area and how they serve the surrounding community is important to any planning process: it not only shows areas that are unlikely to change in the coming decade, but it gives insight to the services and facilities that are insufficient for the current and projected needs of residents.

## SCHOOLS

### ROME CITY SCHOOLS

The Rome City School system currently has 6,072 students attending 7 elementary schools, 1 middle school, and 1 high school.

In 2017, the four-year graduation rate was 88.5%, down from 92.8% from 2016. 53.2% of students were considered to be “college ready,” a metric that measures each graduate’s performance on various standardized testing. In 2016, 55% of graduates enrolled in college, down from 56% in 2015.

In 2017, voters voted “yes” for the Rome-Floyd County E-SPLOST. With the funds, Rome City Schools is currently reconstructing a new building for Main Elementary School, one of the system’s 7 elementary schools. It is estimated that it will be completed in time for the 2019-2020 school year.

## HIGHER EDUCATION

There are two higher education institutions located in the Rome city limits. The Floyd County campus for **Georgia Northwestern Technical College** is located in the southern part of Rome. It enrolled 2,236 students in 2017. The college offers courses for 200 associate degrees, diplomas, and certificates in studies related to business, health, industry, nursing, and public service.

**Shorter University**, located in the western part of the city, is a private, liberal arts university affiliated with the Georgia Baptist Convention. It enrolls 1,507 undergraduate and graduate students, and offers online degree programs in nursing, humanities, social sciences, business, and education.

## PRIVATE EDUCATION

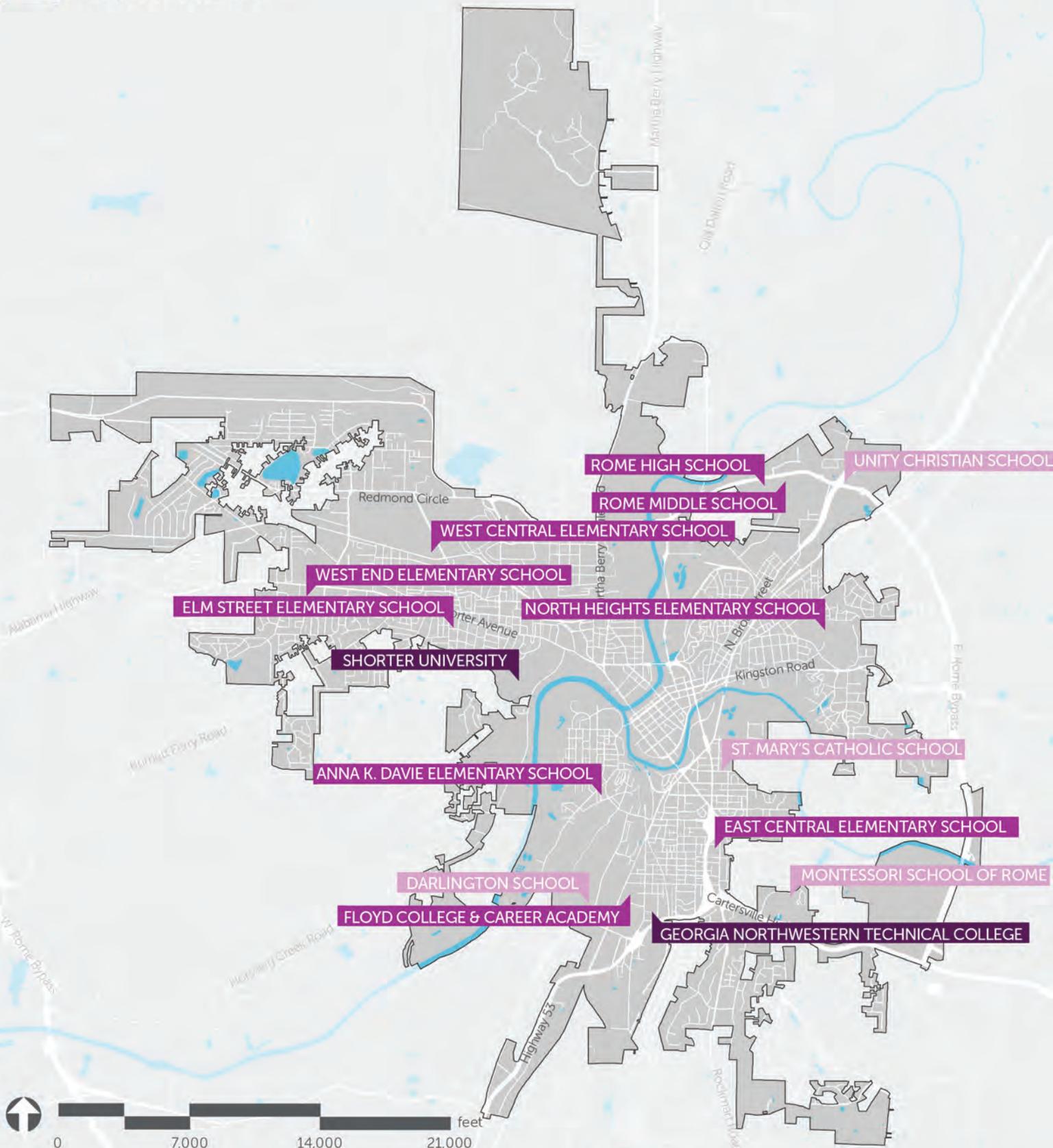
Within city limits are four private schools. The most notable of them is the Darlington School. The school is a coeducational day and boarding school founded in 1905. It enrolls approximately 750 students from pre-kindergarten through 12th grade. Other schools include the Unity Christian School, St. Mary’s Catholic School, and the Montessori School of Rome, which enrolls around 100 students from pre-kindergarten through 10th grade.

*Below: Anna K. Davie Elementary School in South Rome.*



# LEGEND

- Rome City Schools
- Private Schools
- Colleges & Universities



## PARKS AND RECREATION

The Rome-Floyd Parks & Recreation Authority operates parks, recreational facilities, and programs for the entire county. There are 6 parks and 1 recreation center in Rome city limits. They feature open space for passive recreation, and various active recreational opportunities.

**Banty Jones Park**, in the southern part of the city, has several fields for local sports games and practices, as well as playground equipment and picnic areas. Two blocks from the park is the **Fielder Center**, which consists of a gymnasium with two basketball courts and two multi-purpose rooms.

**Heritage Park**, one of the city's most visited parks, is located in historic downtown Rome. The 8 acre park offers views of the Oostanaula and Etowah Rivers, passive recreation opportunities, a gazebo, picnic areas, fishing and river access, and trails.

**Parks Hoke Park** is a small park in the South Rome neighborhood. It has an outdoor basketball court, a playground, picnic areas, and a multi-purpose field.

**The Northside Swim Center** features a pool and slide with splash area. Other amenities include picnic pavilions and a playground. The Swim Center offers swimming lessons during the summer.

**Ridge Ferry Park** off of Riverside Parkway is a 60 acre park with two main areas. The south side features a concert stage and a large playground surrounded by pavilions. The north side has two smaller pavilions and playground, and features a paved trail along the river. Ridge Ferry Park hosts the Farmer's Market, the Rome Rowing Club, concerts, and many other community events.

**Riverview Park**, a 34 acre park, is located behind the levee on the Coosa River, and has a Youth Sports Complex. The complex includes a four-field baseball complex, a two-field football/soccer complex,

playground, and Legion Baseball Field. The park hosts the Unified Youth Football program and the Rome High School Wolves baseball team.

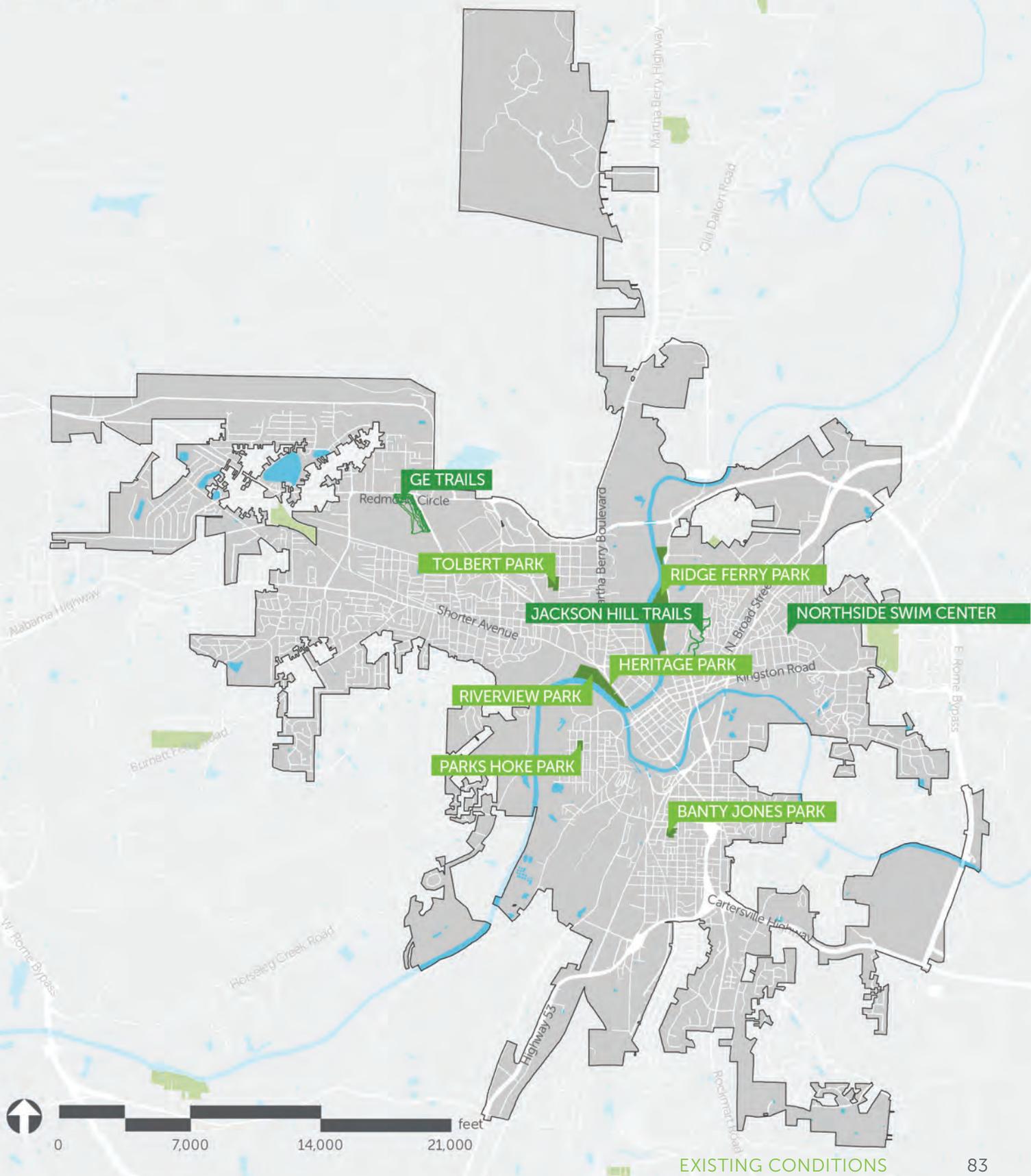
**Tolbert Park**, an 11 acre park, consists of an outdoor basketball court, a multi-purpose field, and two unlighted tennis courts. The park also serves as a practice facility for youth sports.

## RECREATIONAL TRAILS

In addition to the parks and recreation centers, there are two sets of recreational walking trails within Rome: the Jackson Hill trails, and the GE trails (so called because they are located on the former General Electric plant site). The **Jackson Hill trails** are located at the location of Fort Norton, a fortification system which defended Rome during the Civil War. During the Great Depression, the area was redeveloped by the Works Progress Administration. Today, winding trails provide a quiet getaway and interpretive markers tell the story of the Civil War in Rome. The **GE trails** were opened in 2017, twenty years after the plant closed. There are three loops designed for mountain bikes, totaling four miles, as well as a 1.2 mile walking trail.

# LEGEND

- Public Parks
- Public Recreation
- Trails



## TRANSPORTATION

The following section reports on the existing conditions of Rome's transportation network, including roadway classification, crashes, transit, and bicycle and pedestrian infrastructure. The information presented will influence the recommendations made in Chapter 3 - Community Vision.

### COMMUTING PATTERNS

81% of Rome residents drive alone to work. 10% of residents carpool to their jobs, the second highest mode of transportation. Only 2% of residents are able to walk to work, and fewer take transit or walk.

### ROADWAY CLASSIFICATION

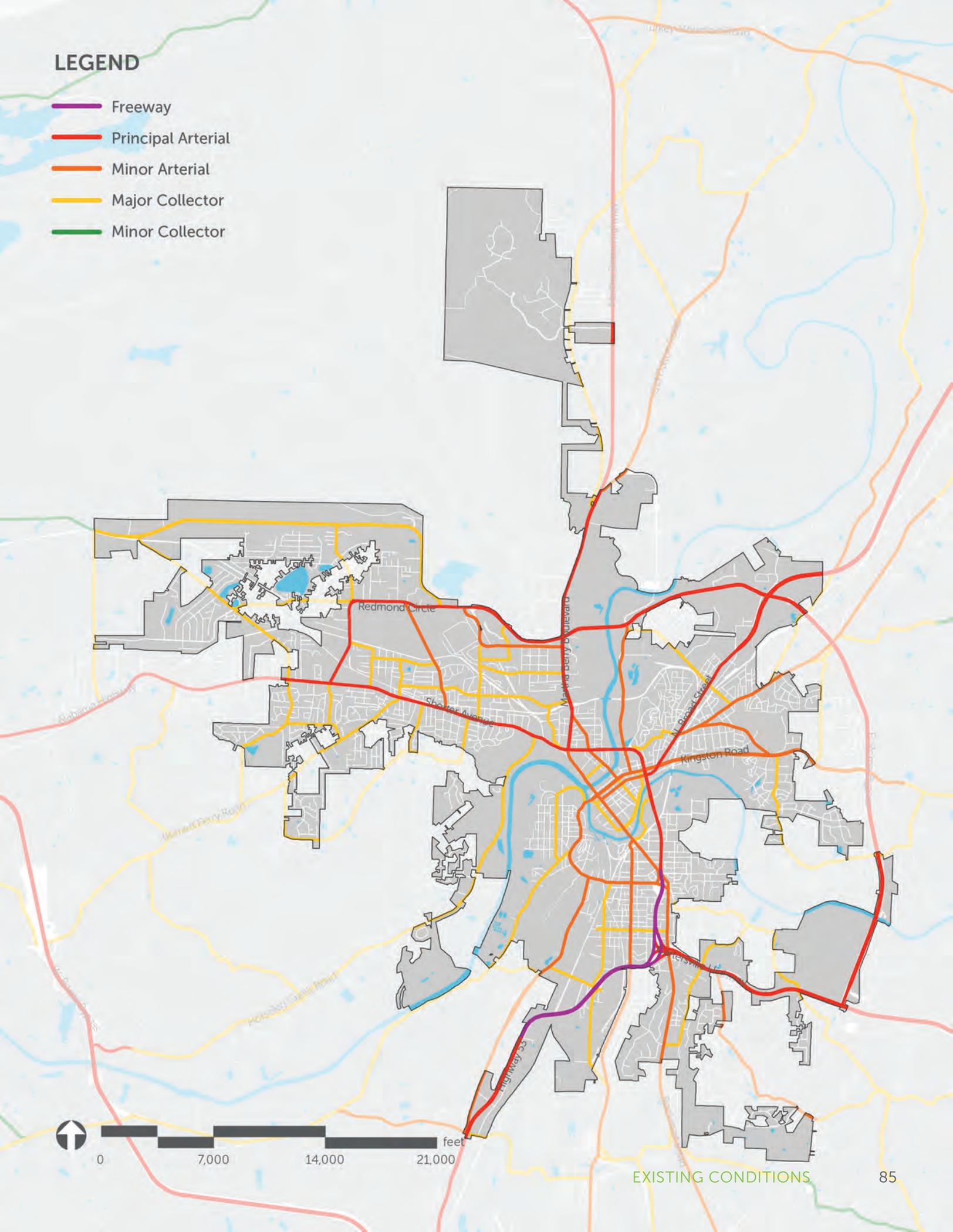
Rome's roadways serve a primary purpose of connecting local roads to freeways for both local and long-distance trips. Examining the functional classification of the roadways gives insight as to how the roadways are supposed to function in relationship to each other and with the regional transportation network, and can determine if there are any problems affecting mobility. Functional classification is often broken down into two main categories: arterials and collectors. See the sidebar on page 56 for an in-depth explanation on arterials and collectors.

The network as a whole is very centered around downtown and nearby neighborhoods. US-27/Martha Berry Boulevard, SR-20/Shorter Avenue, US-27/SR-1/Turner McCall Boulevard, US-411/SR-20/Cartersville Highway, SR-53/Cedartown Highway, SR-53/New Calhoun Highway, and the Veterans Memorial Highway serve as key arterials in Rome, distributing regional and, to a lesser extent, local traffic. They appear to carry the most traffic in the county (see pages 86-87), and see congestion. The collector streets also serve as key corridors that connect local traffic to the arterials, and are designed to balance capacity with function. Considering the population density of Rome and where its major industrial and commercial centers are located, the functional classifications as they are seem to be sufficient in meeting the needs of roadway users.

Congestion and traffic appear to be the major issues along arterials. However, there are other factors that may affect the experience of roadway users, such as roadway condition, roadway and intersection design, signalization, et cetera. When analyzing any potential roadway issue, these factors should be addressed first before considering any major roadway modification.

# LEGEND

- Freeway
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector



EXISTING CONDITIONS

## TRAFFIC

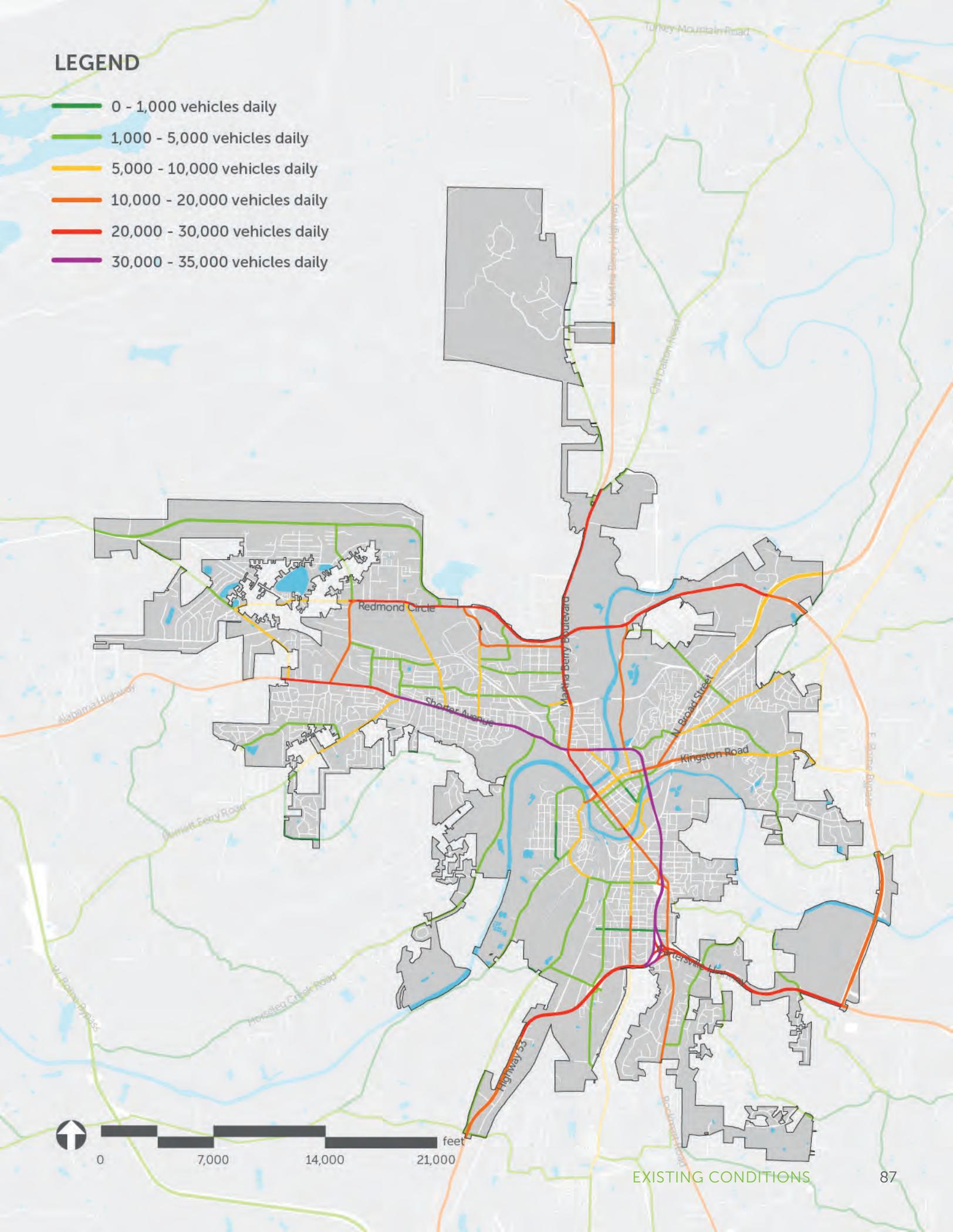
Between Shorter Avenue, Turner McCall Boulevard, and SR-53/Cedartown highway, Rome sees some of the highest traffic volumes in the county. See below and the map to the right for annual average daily traffic counts from 2016.

- » Billy Pyle Road: 1,040
- » Blacks Bluff Road: 1,320
- » Branham Avenue: 820-1,100
- » Broad Street: 9,460-14,000
- » Burnett Ferry Road: 7,400
- » Calhoun Avenue: 5,030-6,190
- » Cave Spring Road: 2,840
- » Cedar Avenue: 2,120-2,400
- » Charlton Street: 1,300
- » Darlington Drive: 3,200-3,590
- » Dean Avenue: 15,400
- » E 1st Avenue: 2,540-2,590
- » E 2nd Avenue: 11,300-30,200
- » E 5th Avenue/N 5th Avenue: 400-5,000
- » E 8th Avenue: 3,620
- » E 1st Street: 2,150-2,830
- » E 12th Street: 3,310-4,510
- » E 19th Street: 810
- » E Main Street: 8,730
- » Garden Lakes Boulevard: 8,280
- » Glenn Milner Boulevard: 6,130
- » Horseleg Creek Road: 4,130
- » Huffaker Road: 1,270-5,070
- » John Davenport Drive: 2,050-5,840
- » John Maddox Drive: 2,070-2,650
- » Kingston Avenue: 1,560
- » Lavender Drive: 5,010-5,290
- » Maple Avenue: 7,660-10,300
- » Mathis Drive: 1,930-2,540
- » N 2nd Avenue: 1,420-28,300
- » N Division Street: 5,320-8,080
- » North Avenue: 2,810
- » Old Airport Road: 1,570
- » Old Lindale Road: 3,750
- » Redmond Circle/Redmond Road: 10,400-20,900
- » Reservoir Street/Harvey Street: 2,660-3,800
- » Riverbend Drive: 7,660
- » Riverside Parkway: 5,930-13,600
- » Saddle Trail/Chateau Drive/Dodd Boulevard: 1,890-3,190
- » S Broad Street: 8,420
- » SR-1/East Rome Bypass: 13,000-13,600
- » SR-1/North Rome Connector: 22,600
- » SR-1/Veterans Memorial Highway: 21,900
- » SR-20/Shorter Avenue: 24,100-32,340
- » SR-53/Cedertown Highway: 17,950-28,600
- » SR-101/Rockmart Highway: 12,900
- » R-293/Martin Luther King Jr. Boulevard: 7,980-10,500
- » Technology Parkway: 1,250-2,740
- » Turner Chapel Road: 2,670
- » Watson Road: 1,320
- » Woodbine Avenue: 1,570
- » US-27/Martha Berry Boulevard: 17,300-25,800
- » US-27/SR-1/Turner McCall Boulevard: 23,500-32,540
- » US-27/SR-53/N Broad Street: 8,070-14,800
- » US-411/SR-20/Cartersville Highway: 17,700-27,300

The information shows that most of the city's traffic is located on principal and minor arterials, fulfilling their function. Very few streets see daily traffic under 1,000 vehicles; those areas are located in more residential areas in the city.

# LEGEND

- 0 - 1,000 vehicles daily
- 1,000 - 5,000 vehicles daily
- 5,000 - 10,000 vehicles daily
- 10,000 - 20,000 vehicles daily
- 20,000 - 30,000 vehicles daily
- 30,000 - 35,000 vehicles daily



## CRASHES

Crash data indicates the safety of existing roadways. The more incidents a roadway has, the more likely it is that there are safety improvements that can be made to reduce the overall crash rate.

Within Rome city limits, there were 90 crashes resulting in no fatalities and 140 injuries between the years 2011 and 2017. What should be noted is that within a half-mile of the city limits, there were 388 crashes resulting in 10 fatalities and 592 injuries.

The majority of the crashes that take place in Rome and in its immediate surrounding areas occur along major roadways, particularly along:

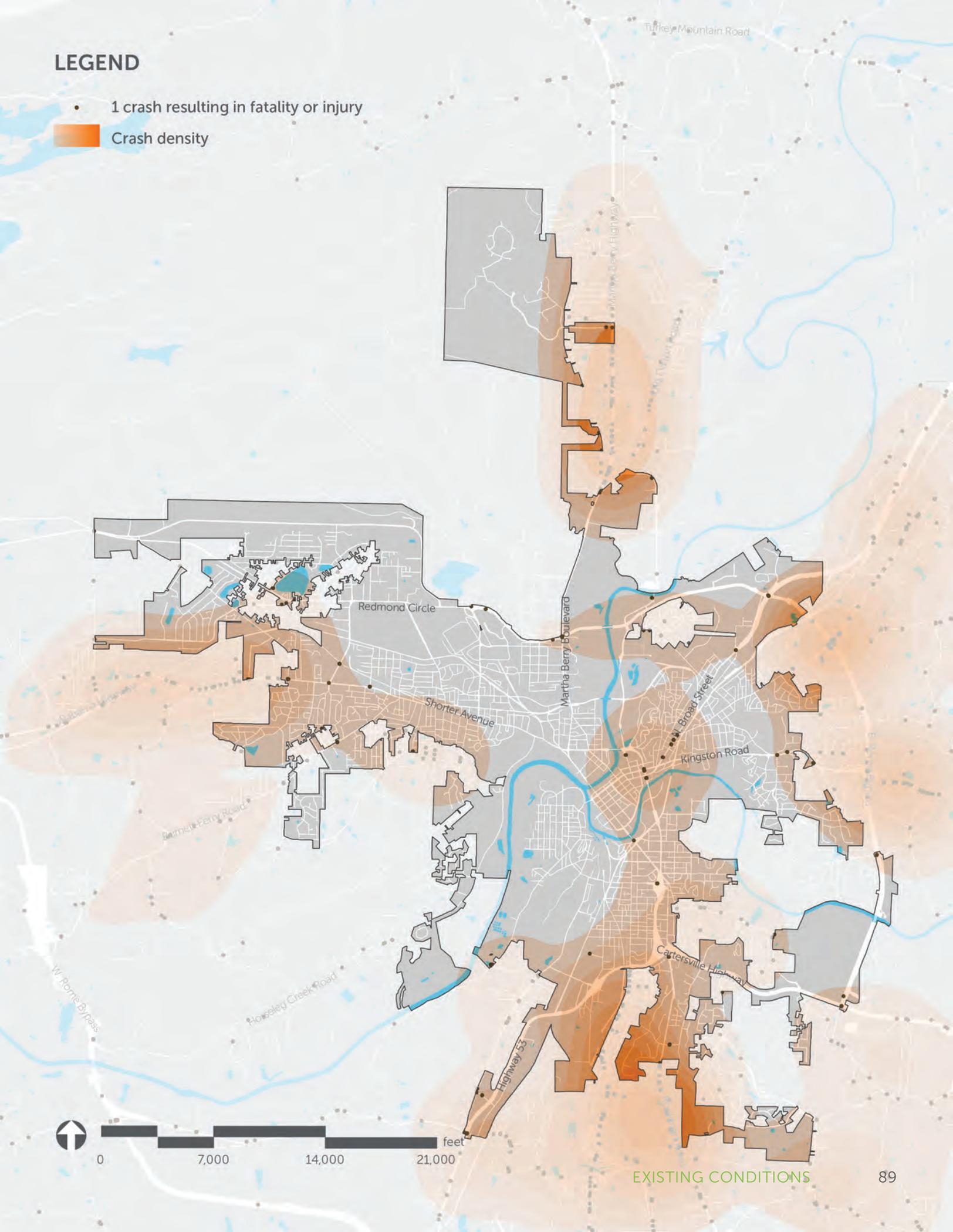
- » SR-20/Alabama Highway;
- » US-27/Martha Berry Highway;
- » SR-53/New Calhoun Highway
- » US-27/SR-1/Turner McCall Boulevard
- » SR-293/Kingston Highway
- » US-411/Cartersville Highway; and
- » SR-101/Rockmart Road

The northern and southern ends of Rome appear to have a significant density of crashes, especially along SR-101/Rockmart Road and its surrounding streets, and US-27/Martha Berry Highway. Compared to the county-wide number of 1,935 crashes, the city itself has had relatively few accidents resulting in death or injury. This indicates that roadway safety isn't a major issue within the city, however, there may be issues present that are cause for concern.

# LEGEND

• 1 crash resulting in fatality or injury

Crash density



## TRANSIT

The City of Rome operates the county's only transit system. Service is provided between 5:40am and 6:30pm on weekdays, and does not operate on weekends. In 2015, it was reported that on any given weekday, an average of 4,281 unlinked trips were made using the transit service, with most being Rome City Schools students using the tripper services.

The Main Line has five routes. Routes 1A and 1B cover the western end of Rome, along Shorter Avenue and Redmond Road. Route 1A serves around 258 passengers a day, and services 65 total bus stops. The latest transit analysis showed that the average trip length on the route (the total time it takes to complete the entire route) was between 49 and 59 minutes. The three most used stops are Heritage Point Apartments, John Maddox Drive, and the Redmond Circle Walmart. Route 1B serves around 242 passengers a day, and services 61 total bus stops. Analysis shows that the average trip length on the route is between 51 and 60 minutes. The three most used stops are the Redmond Circle Walmart, Shorter Ave/Sycamore St, and Floyd Medical Center.

Routes 2A and 2B go through South Rome and areas along Cartersville Highway. Route 2A services around 279 passengers a day, and services 60 total bus stops. The latest transit analysis shows that the average trip length on the route is between 50 and 66 minutes. The three most used stops are Walmart, East 19th St/ Flannery St, and Hicks Dr/Goodwill. Unlike Route 2A, Route 2B serves the Darlington School, the Veterans Outreach Clinic, and additional apartment complexes. Route 2B serves around 208 passengers a day, and services 62 total bus stops. The average trip length on the route is between 52 and 62 minutes. The three most used stops are Hicks Dr/Goodwill, Hicks Dr/Home Depot, and Riverbend Dr/TJ Maxx.

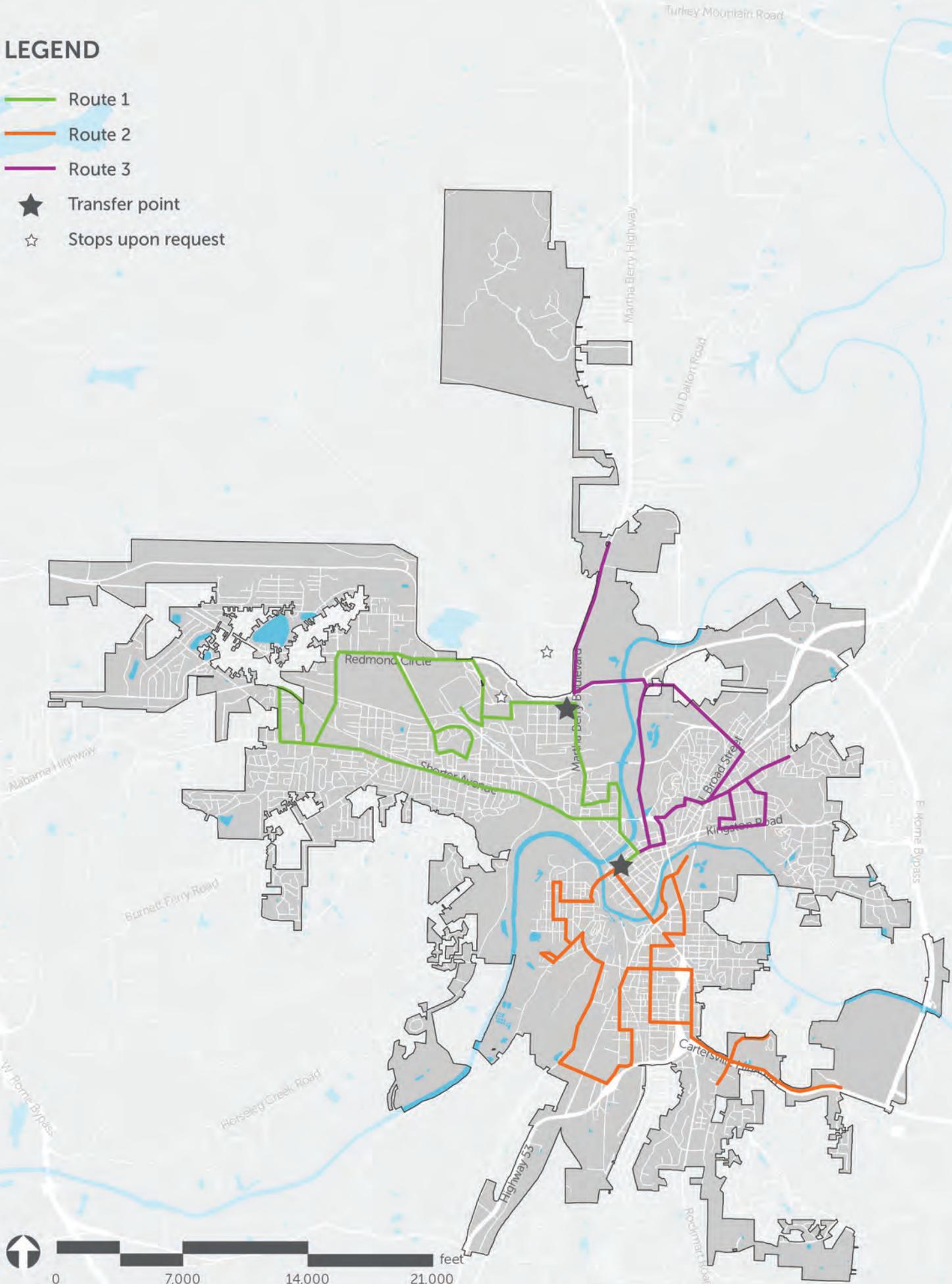
Route 3 covers North Rome, and can take passengers to Berry College and Mount Berry Mall. It serves around 172 passengers a day, and services 38 total bus stops. The average trip length on the route is between 47 and 59 minutes. The three most used stops are Riverside Pkwy DEFACS, Berry Square Mall main entrance, and Watters St/Spurlock St.

All three routes connect downtown at the transit station on E. 1st Street between 2nd and 3rd Avenues, and the Harbin Clinic serves as a transfer point for Routes 1 and 3. In addition to the Main Line, Rome Transit Department offers Tripper Services that operate during morning and afternoon peak hours. They are open to the public, and connect to the Main Line. The Tripper Services are used by Rome City Schools to bus students from their homes to their respective schools. Curb-to-curb para-transit service is offered for individuals with disabilities and the elderly pending application to Rome Transit Department. It operates within 3/4 miles of the Main Line during operating hours.

The 2015 transit analysis showed that the five routes have a good spatial relationship with the transit department's target riders (those likely to have less reliable access to personal transportation), and provides adequate access to medical, educational, and social services, as well as commercial centers.

# LEGEND

- Route 1
- Route 2
- Route 3
- ★ Transfer point
- ☆ Stops upon request



## BICYCLE & PEDESTRIAN FACILITIES

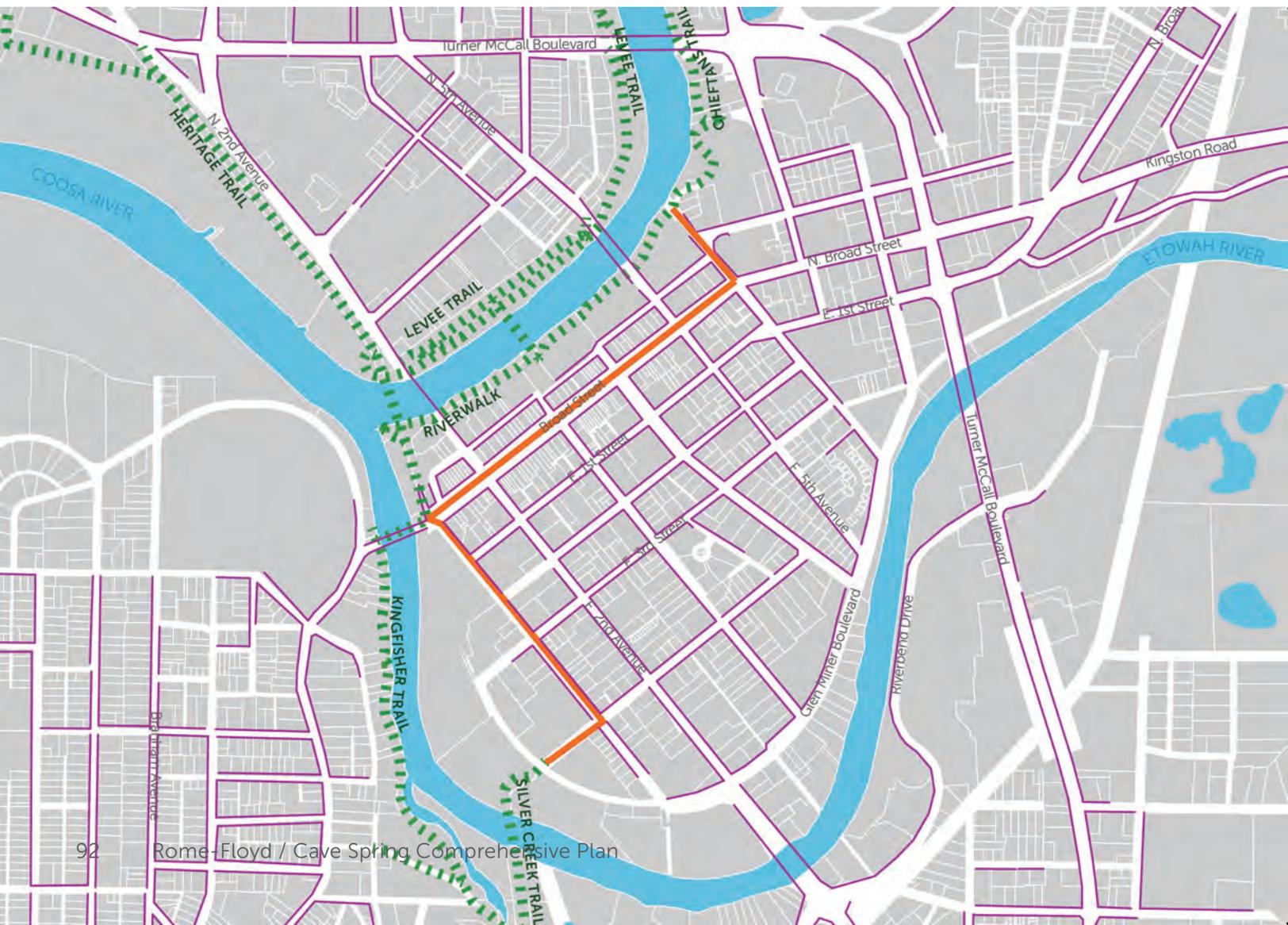
Rome has some dedicated facilities for walking and biking, most notably the Heritage Trail System.

However, the coverage of the network is low relative to the entire roadway network. Bikeways and multi-use paths cover just 0.85% of the roadway network, and sidewalks cover 5.9% of the roadway network.

Throughout the city, there are regional bicycle routes. The routes are signed, but do not have dedicated road space for cyclists. Routes 134, 139, and 145 go through Rome.

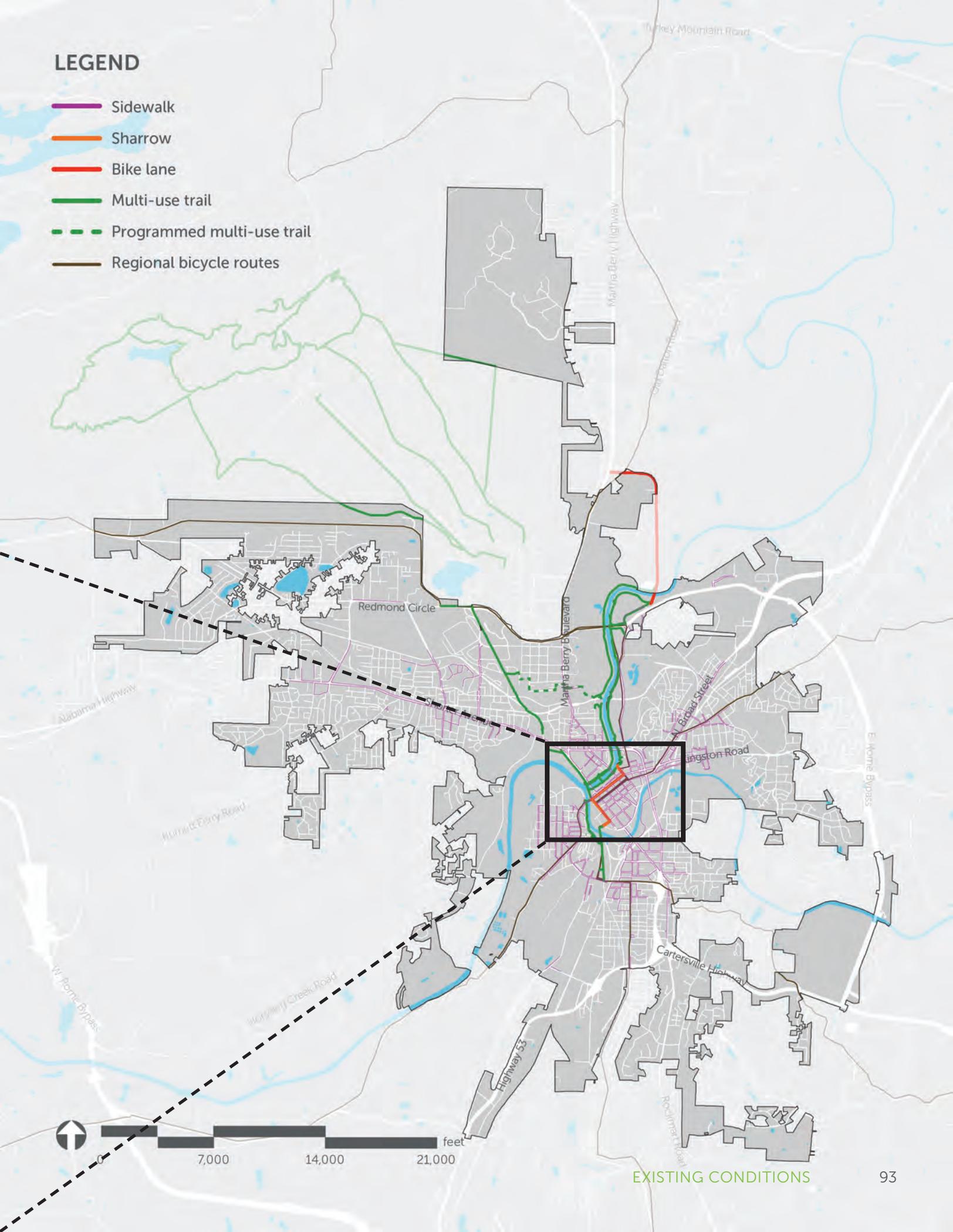
Also present are sharrows along 1st Avenue downtown and Broad Street that connect to the Silver Creek Trail, the Kingfisher Trail, and the Chieftans Trail.

The Rome-Floyd County MPO Bicycle, Pedestrian, and Trail Master Plan (see pages 32-33) made recommendations on how to expand upon bicycle and pedestrian facilities in the city and proposed roadways that could accommodate those improvements.



# LEGEND

- Sidewalk
- Sharrow
- Bike lane
- Multi-use trail
- Programmed multi-use trail
- Regional bicycle routes

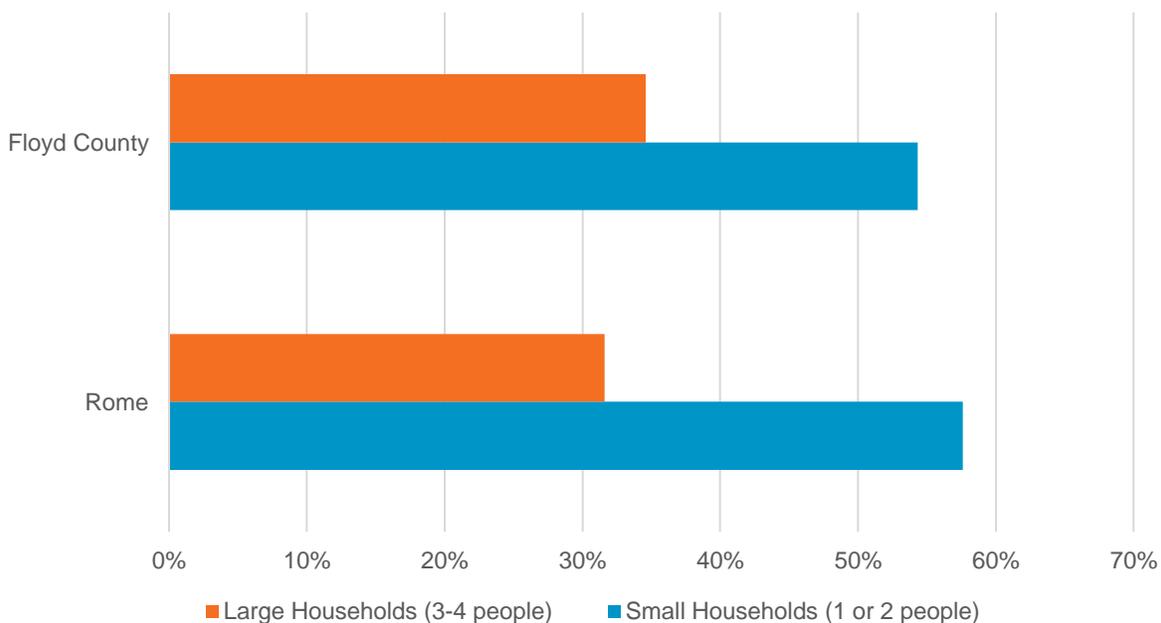


# HOUSING

## HOUSEHOLD CHARACTERISTICS

- » Households in the city tend to be slightly smaller than those in the overall region.
- » Almost two-thirds of households in the city do not have children, a slightly higher rate than in the rest of the Northwest Georgia region and the state.

HOUSEHOLD CHARACTERISTICS	ROME		FLOYD COUNTY		NORTHWEST GEORGIA		STATE OF GEORGIA	
Estimated households (2020)	15,947		40,713		374,416		4,329,675	
Small Households (1 or 2 people)	9,185	58%	22,113	54%	190,808	51%	2,312,345	53%
Large Households (3-4 people)	5,042	32%	14,079	35%	138,983	37%	1,517,919	35%
Households with children	4,557	29%	12,119	76%	114,160	30%	1,253,170	29%
Households without children	9,670	61%	24,073	59%	215,631	58%	2,577,094	60%
Non-family households	5,412	34%	10,787	26%	90,804	24%	1,265,031	29%
Estimated average household size (2020)	2.58		2.62		2.6		2.68	



## HOUSING TYPE & TENURE

- » The majority of housing units in the county are single family detached, accounting for 69% of the housing stock.
- » Rome has a much higher percentage of multi-family housing than Floyd County.
- » In addition to the rental of multi-family units, 36% of all renter housing units are single family units.
- » 28% of single family homes and 60% townhomes in the city are renter-occupied.

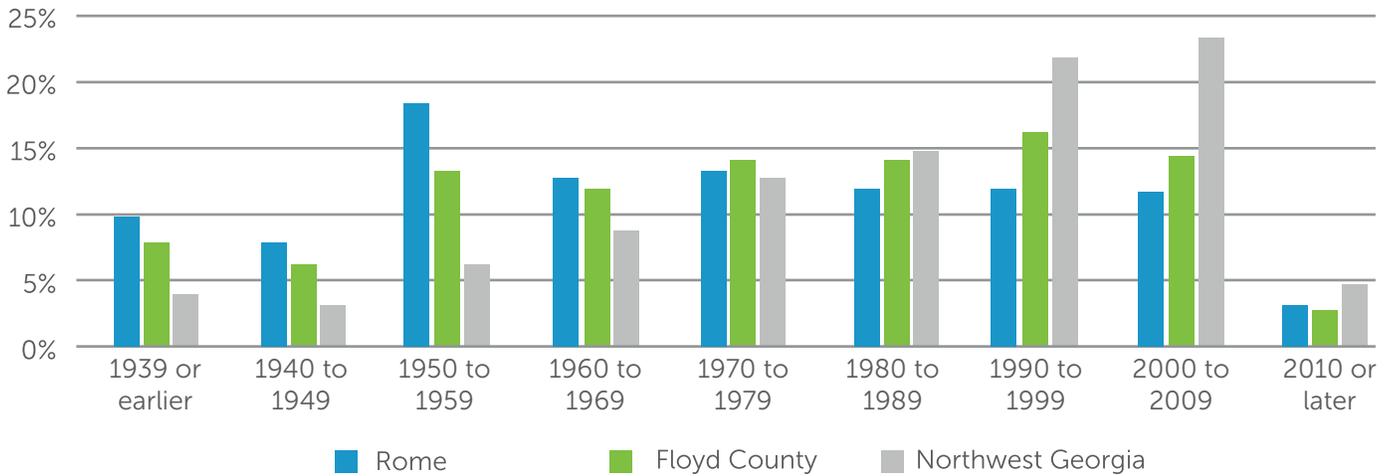
	% OF ALL HOUSING UNITS	% OF ALL RENTER-OCCUPIED HOUSING UNITS	% OF ALL OWNER-OCCUPIED HOUSING UNITS	% OF UNITS IN CATEGORY THAT ARE RENTER-OCCUPIED	% OF UNITS IN CATEGORY THAT ARE OWNER-OCCUPIED	TOTAL
Single family	66.3%	36.5%	97.5%	28.3%	71.7%	100.0%
Townhome	3.1%	5.3%	0.9%	86.3%	13.7%	100.0%
Subtotal - Single family & Townhome	69.4%	41.8%	98.3%	30.9%	69.1%	100.0%
Duplex	5.5%	10.8%	0.0%	100.0%	0.0%	100.0%
3 or 4 units	4.0%	7.6%	0.2%	97.4%	2.6%	100.0%
5 to 9 units	5.9%	11.6%	0.0%	99.8%	0.2%	100.0%
10 or more units	12.9%	24.4%	1.0%	96.4%	3.6%	100.0%
Subtotal Multi-family	28.4%	54.2%	1.2%	97.9%	2.1%	100.0%
Mobile home or other type	2.3%	4.0%	0.5%	90.0%	10.0%	100.0%
Total	100%	100%	100%			

- » While renters are generally clustered at the lower end of the income scale, Rome shows a mix of higher-income renters who might wish to purchase a home but may be limited by a tight real estate market, “renters by choice” who choose higher-amenity rental communities, and holdovers from the foreclosure crisis unable to qualify for mortgage financing despite being income-qualified.
- » Housing affordability is a possible issue in Rome: 32.7% of homeowners paying a mortgage as part of their monthly housing costs report using over 30% of their income towards those costs. 47.5% of renters report spending 30% or more of their income toward rent alone.

HOUSEHOLD INCOME	% OF ALL HOUSEHOLDS IN INCOME CATEGORY	% OF ALL OWNERS IN INCOME CATEGORY	% OF ALL RENTERS IN INCOME CATEGORY	% OF INCOME CATEGORY WHO OWN HOMES	% OF INCOME CATEGORY WHO RENT HOMES	TOTAL
Less than \$25,000	29.63%	11.01%	47.35%	18.12%	81.88%	100%
\$25,000-\$49,999	27.19%	23.77%	30.44%	42.63%	57.37%	100%
\$50,000-\$74,999	15.28%	17.59%	13.09%	56.12%	43.88%	100%
\$75,000-\$99,999	8.81%	13.29%	4.54%	73.58%	26.42%	100%
\$100,000-\$149,999	11.37%	19.71%	3.44%	84.49%	15.51%	100%
\$150,000 or more	7.72%	14.63%	1.14%	92.44%	7.56%	100%
Total	100%	100%	100%			

## AGE OF HOUSING

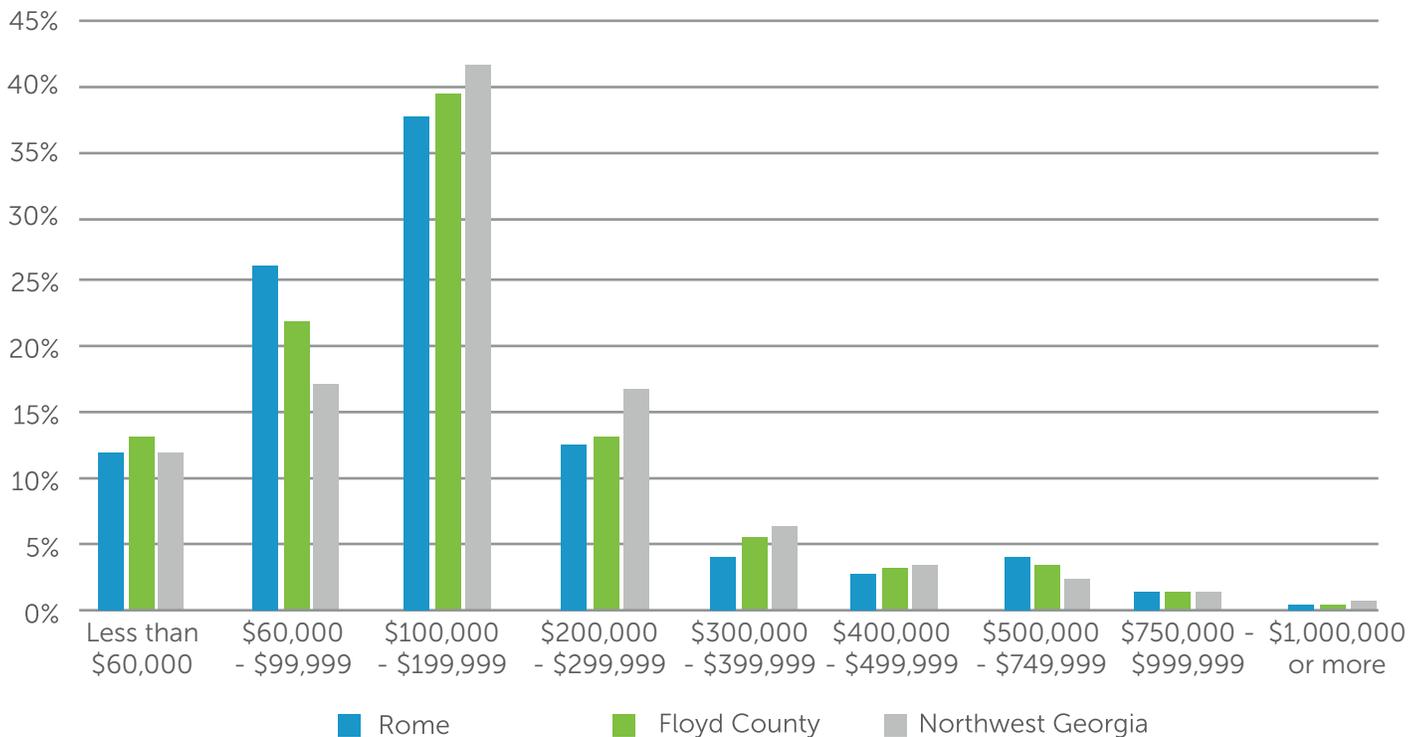
» The housing stock in Rome is significantly older, with 73% of all units being built before 1990.



## HOUSING VALUE

» Nearly 40% of the housing in the city are valued between \$100,000 and \$200,000.

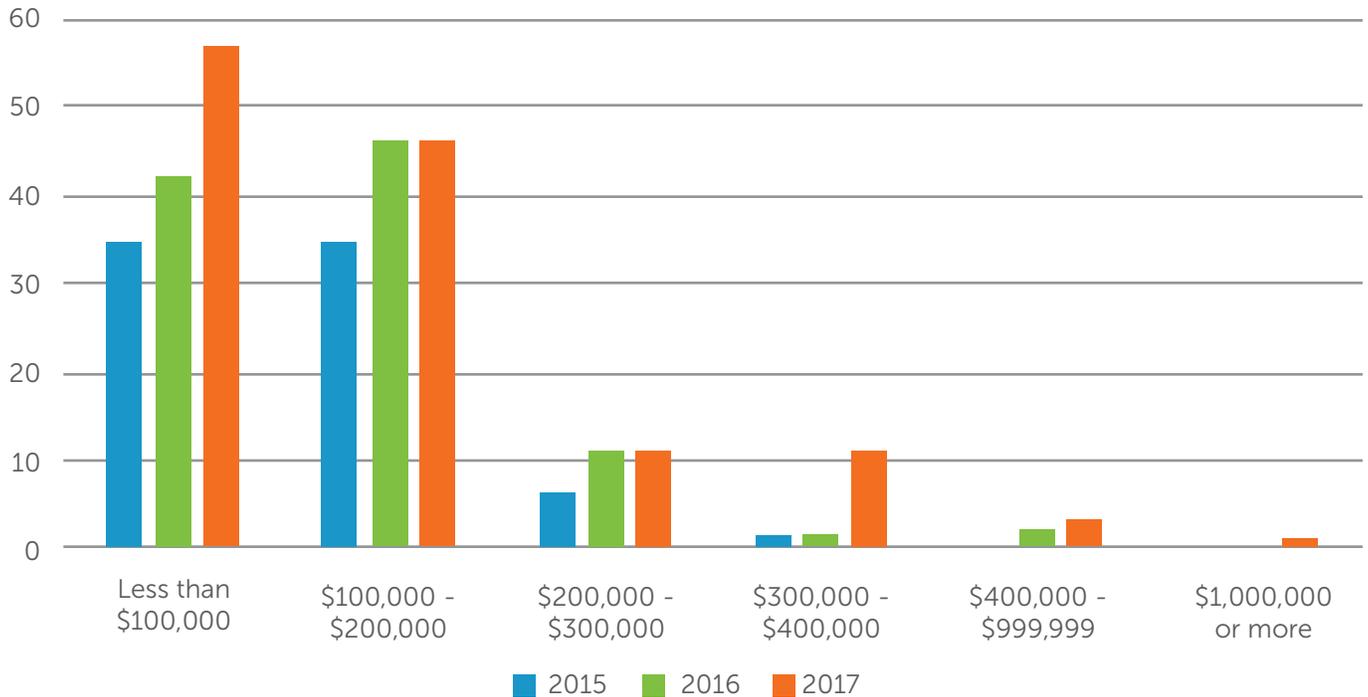
» The median value is \$125,227, about \$5,500 less than Floyd County, and \$18,000 less than the Northwest Georgia median value.



## NEW HOME SALES

- » The median sale price for new homes in Rome has risen 9% in the past 12 months (2017 to 2018) to a new high of \$121,863 (\$75/square foot).
- » Most new homes sold in Rome are single family detached homes (81%); that number has decreased since 2016 (89%).
- » The number of homes sold in the higher price ranges has increased significantly in 2015.

## NEW HOME SALES BY PRICE



## APARTMENT MARKET

- » Rome is home to 70% of Floyd County's multi-family offerings.
- » The number of units has risen slightly since 2000, with the opening of 4 new complexes in Rome and 1 in unincorporated Floyd County, totaling 423 units.
- » Multi-family units average 6.5% vacancy.
- » Typically, apartment units in Rome cost an average of \$662 per month to rent, and are an average size of 964 square feet.

## NATURAL & CULTURAL RESOURCES

### WATERSHEDS

Rome is located centrally where three watersheds meet: the Upper Coosa watershed, the Oostanaula watershed, and the Etowah watershed. The Upper Coosa watershed is south of the Coosa River and west of Silver Creek, the Oostanaula watershed is north of the Coosa and Etowah rivers, and the Etowah watershed is south of the Etowah River and east of Silver Creek. All three of the watersheds are part of the Coosa river basin. The Environmental Protection Agency (EPA) has not reported any has not recently reported any water quality issues in Rome.

### GROUNDWATER RECHARGE AREAS

According to the Coosa-North Georgia Water Planning District (CNGWPD), there are Paleozoic rock aquifers within the Etowah and Oostanaula River watersheds. Water quality issues known to be associated with the Paleozoic rock aquifers include turbidity, pH, hardness, and iron. For the 2010 plan's analysis, it was determined that there were no groundwater sustainable yield issues within the region based on current demands and conditions. No new analysis of groundwater availability was conducted as part of their Regional Water Plan update in 2017. Within Rome, these recharge areas are located in the South Rome neighborhood, and southwest of the neighborhood along the Coosa River.

### WETLANDS

According to data compiled through the National Wetlands inventory, there are wetlands along streams and near ponds. Within the city, there exists National Wetlands, and FEMA 100-year flood zones.

### PROTECTED MOUNTAINS

Rome does not contain any protected mountains.

### PROTECTED RIVER CORRIDORS

All three rivers, the Coosa, Etowah, and Oostanaula rivers, lie in protected river corridors, according to data from the Georgia Department of Natural Resources.

### GREENSPACES & FLOODPLAINS

Rome has a variety of greenspaces including six public parks and private recreation areas. Floodplains are plentiful throughout the county (see the map on page 99).

### CULTURAL RESOURCES

Along with parks, according to the Rome Office of Tourism, there are places that serve as tourist destinations and points for cultural experiences within Rome:

- » Historic DeSoto Theatre
- » Rome City Auditorium
- » Labyrinth of Rome
- » Rome Area History Museum
- » State Mutual Stadium
- » Myrtle Hill Cemetery
- » Coosa Country Club
- » Chieftans Museum
- » Duke Museum of Military History

### HISTORIC DISTRICTS

Rome has five local historic districts, with four being on the National Registry of Historic Places (bolded):

- » **Between the Rivers** (designated June 4, 1979)
- » **Oakdene Place** (designated July 6, 1981)
- » **Avenue A** (designated April 20, 1998)
- » **East Rome** (designated May 17, 1999)
- » **College Heights** (designated July 3, 2000)

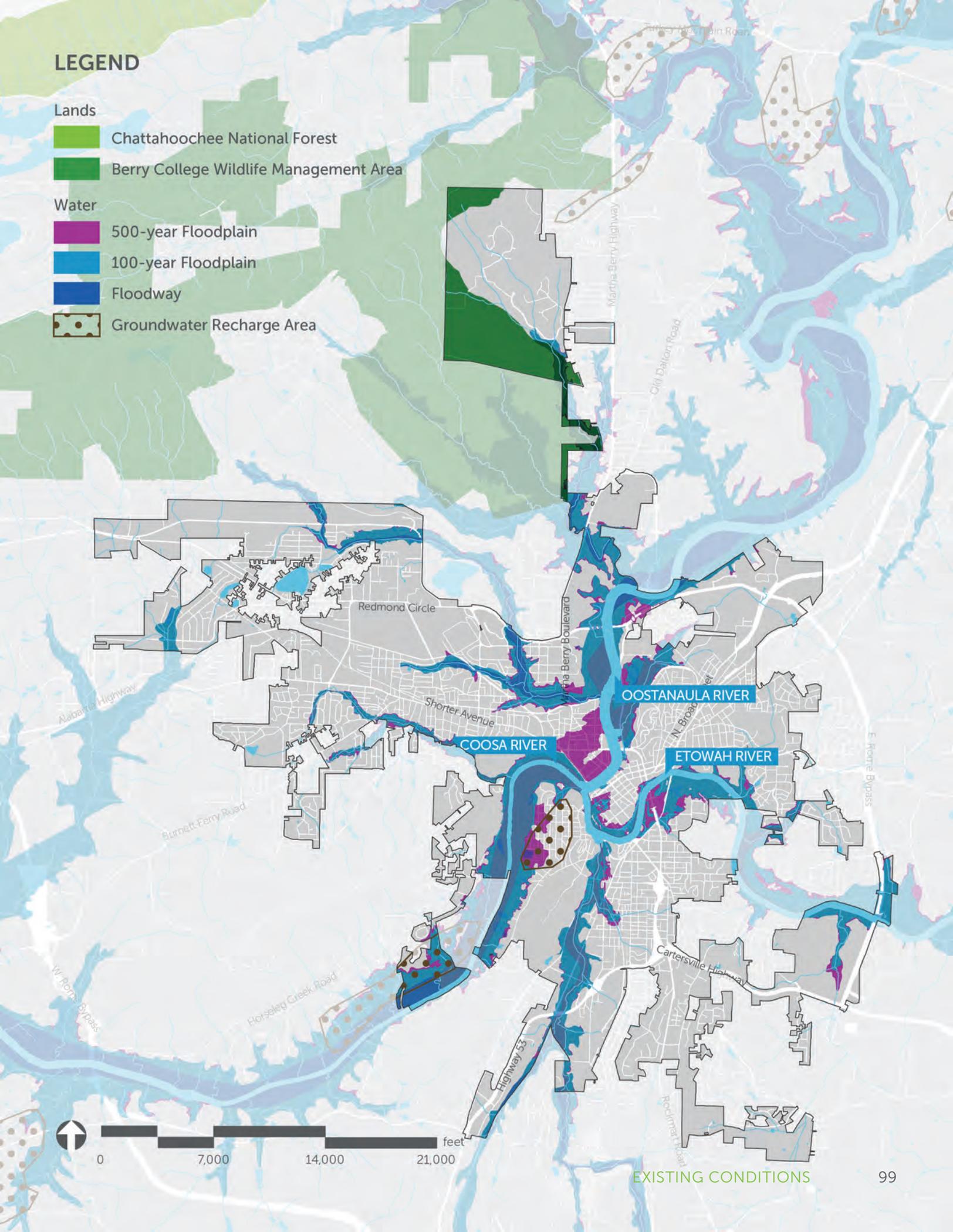
# LEGEND

## Lands

-  Chattahoochee National Forest
-  Berry College Wildlife Management Area

## Water

-  500-year Floodplain
-  100-year Floodplain
-  Floodway
-  Groundwater Recharge Area



Historic preservation is carried out by the Rome Historic Preservation Commission, who works concurrently with the Rome-Floyd Planning and Zoning Department staff in carrying out the provisions of the historic preservation ordinance.

## **BETWEEN THE RIVERS**

This area, which lies between the Etowah, Oostanaula, and Coosa Rivers, is the site of Rome's founding in 1834 and where early businesses and industries served the town. From May to November of 1864, the Union troops occupied Rome. When General Sherman left Rome for his March to Atlanta, most of Rome had been burned by his troops. After the war, the rebirth that began between the rivers in downtown, became the finest Victorian city center in Georgia, and is the largest, intact Victorian-era district in the state.

## **OAKDENE PLACE**

Originally developed for Rome's prominent families and industrial and civic leaders, Oakdene Place was a planned subdivision with a curvilinear street layout with planted street trees, hedges, rock walls, and a planned lake which was never built. Oakdene Place's first phase of development was from the late 1870s until 1903 when the construction of a foundry to the south halted development. Oakdene Place is listed on the National Register of Historic Places and is historically significant in the areas of architecture, community planning and development, landscape architecture, and local history. The northern part of the district contains large Queen Anne, late Victorian, and Neoclassical style houses built by some of Rome's prominent families.

## **AVENUE A**

The Avenue A area developed originally as part of the village of DeSoto, an early suburb of Rome, located on the flat land northwest of the historic heart of Rome in Between the Rivers and across the Oostanaula River. DeSoto began a slow growth in the 1870s and 1880s as Rome's entrepreneurs and land companies laid out streets and sold lots in the area. The Avenue A

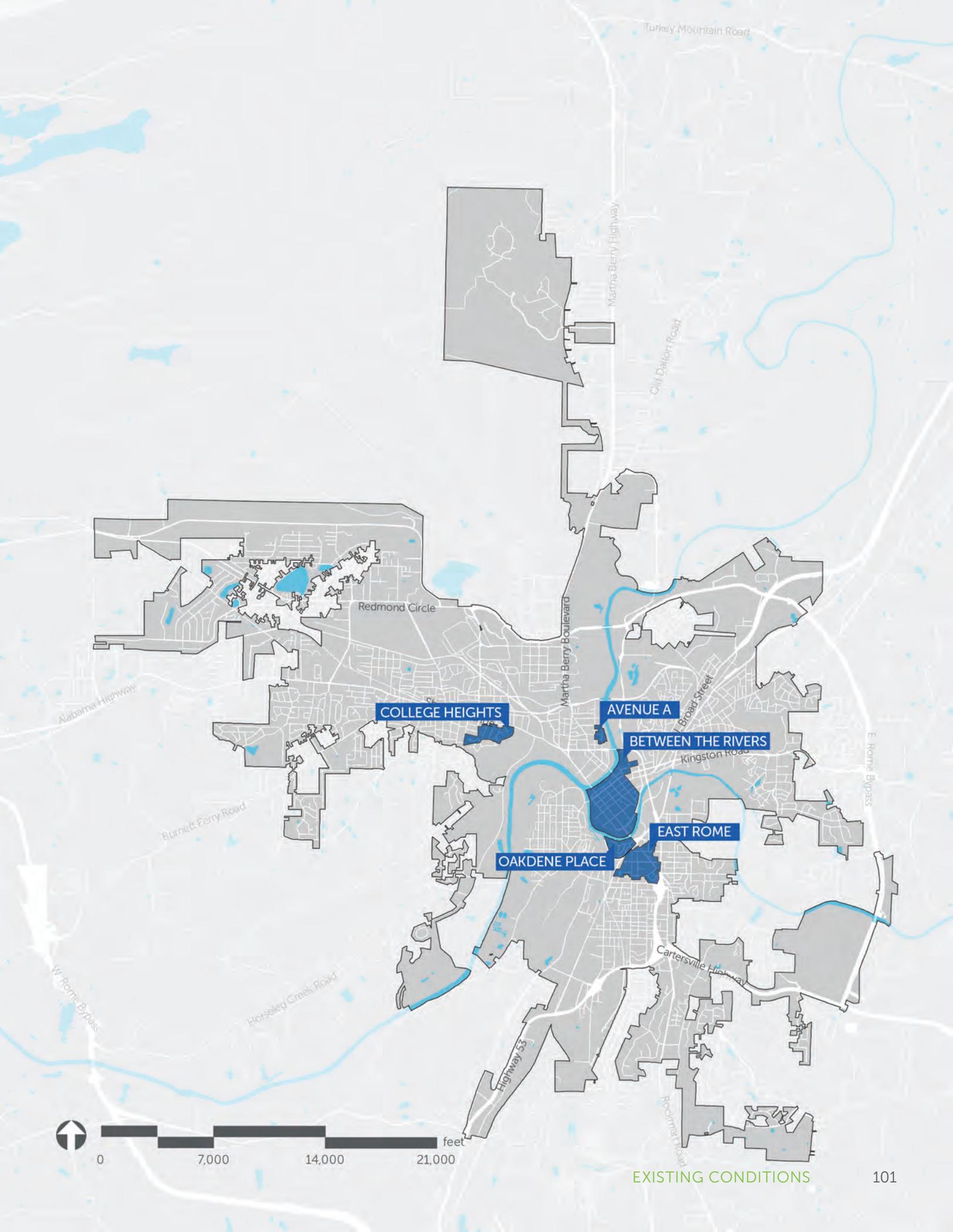
Historic District is historically significant in the areas of community planning and development, architecture, and local history. In terms of community planning and development, the district is significant for its development as an early suburb of Rome, which was later incorporated into the city. In terms of architecture, the district is significant for its group of intact residences that document typical housing in Rome dating from the 1880s to the 1920s.

## **EAST ROME**

The East Rome Historic District is a late 19th- and early 20th-century neighborhood with residential, commercial, and institutional uses. The area is known for its Victorian, Queen Anne, Second Empire, Georgian Revival, and Bungalow/Craftsman Style homes. Some of the most elaborate Victorian structures are the Colonel Hamilton Yancey Residence in the Second Empire style, located on the northeast corner of Second Avenue and East 10th Street, and the large two-story Queen Anne style residence on the south side of East 8th Street between 2nd Avenue and Turner McCall Boulevard.

## **COLLEGE HEIGHTS**

Shorter University, established in the 1870s near downtown Rome, moved to its present location on what is now known as Shorter Avenue in 1911. Construction of this new campus spurred the development of the adjacent neighborhood known as College Heights. The College Heights Historic District features a curvilinear street pattern that is typical of early twentieth century neighborhood development. The district is characterized by varying lot sizes, informal landscaping, and an eclectic mix of house styles and sizes. The district is a good example of the evolving architectural trends of the twentieth century; the neighborhood has examples of suburban housing dating from the 1910s through the 1960s. Predominate house styles are: Colonial Revival; English Vernacular Revival, and Craftsman. Predominate house types include: minimal traditional; English cottage; ranch; Georgian; and side-gabled cottage.



## ISSUES & OPPORTUNITIES

Listed below are the primary issues and opportunities gathered through examining existing conditions and community engagement.

### ISSUES

- » The population is aging — there will be a need for not only more senior housing, but options for active seniors and those who will require more medical care.
- » After they finish their education, millennials are moving away to live and work in larger cities, like Atlanta and Birmingham, which will further decrease the number of young families with children living in the city.
- » 32% of workers within the city are making \$40,000 per year or more, 44% of workers have some college or a post-secondary degree. This indicates that jobs in the city are somewhat low-skill and low-paying. There needs to be a focus in developing new jobs that are higher-skill and pay higher wages, without compromising the existence of lower-skill and lower-wage jobs.
- » A low inventory of rental properties is potentially affecting the number of millennials and even younger generations who stay in the area. There isn't a lot of 1 or 2 bedroom units that are in the \$500 to \$800 range.
- » There is a low inventory of medium- to high-quality single family units for rent or sale. The housing stock consists of mainly older, poorer quality units and higher priced units that are not affordable to most current and prospective residents.
- » Housing affordability is a possible issue. Nearly 33% of homeowners with a mortgage report using over 30% of their income towards housing. 47.5% of renters also report spending more than 30% of their income on housing.
- » 73% of all units were built before 1990. While there are merits to having an older housing stock, this can signal a weak housing market, as older homes may not be in good condition and will continue to decline.
- » A growing income gap will exacerbate any equity issues present within the city.
- » Despite efforts, there is a low focus on underserved communities, especially North Rome.
- » 82% of residents drive to work — although the region is suburban/rural, this is likely contributing to traffic congestion, and prompts the need to consider traffic demand management techniques within the city.
- » On paper, the city's transit system is able to effectively serve its target populations, but there is a need to consider expanding service.
- » There are few alternative modes of transportation, such as walking and biking. There are some facilities in place, but they are not very well connected nor do they reach activity centers.
- » Aging infrastructure is a major issues, especially the bridges.
- » A flat tax digest will not yield the money needed to fund future improvements.
- » Rome has an issue with food deserts. Residents report having to drive further distances for fresh food. There are little to no fresh food outlets located in low-income areas, in areas where car ownership rates are low, or in areas where walkability is high.
- » The presence of rivers, streams, and ponds creates a lot of wetlands and areas prone to flooding. This has potential to limit development opportunities.
- » The presence of groundwater recharging areas can have a negative effect on water quality.

## OPPORTUNITIES

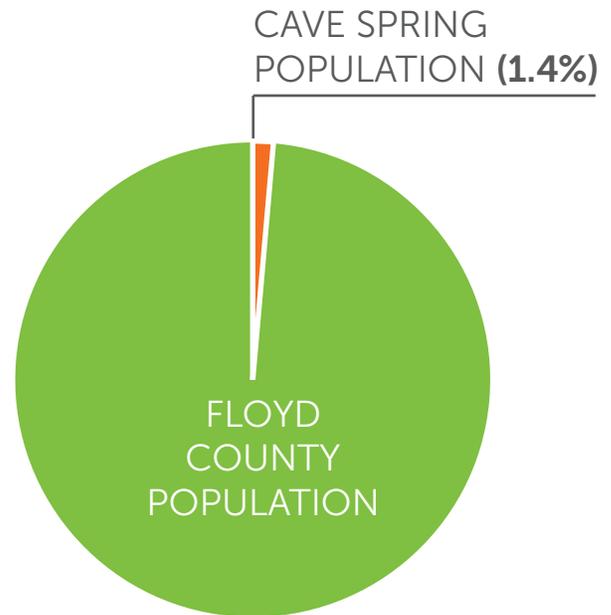
- » The aging population will prompt the need for more medical facilities and jobs in the medical field.
- » Furthering downtown's development via its master plan will provide many unique opportunities in the coming years.
- » The presence of Shorter University and Northwestern Georgia Technical College provides opportunities to leverage their academic programs for economic growth, particularly in the technology, education, and healthcare sectors.
- » The creation of a College and Career Academy will have the potential to introduce more students to trade industries that the local workforce needs.
- » There is widespread presence of wireless data and broadband internet, something that many employers are looking for when considering locations or relocations.
- » Rome currently has a lot of higher-income renters (about 22% of all renters have a household income of \$50,000 and higher), that may consist of a combination of "renters by choice" and holdovers from the foreclosure crisis nearly a decade ago that cannot purchase a home at this time despite being income-qualified. In the coming years, some of these holdovers may begin purchasing new homes, providing opportunities for the residential real estate market.
- » The rivers are prime areas to develop new parks and recreation opportunities.
- » Improving the appearance of transportation corridors will create a sense of place for both residents and visitors.
- » Expanding the trail network will have positive affects on tourism, recreation, and even commuting patterns.
- » Expanding transit service within Rome and throughout the rest of the county will have positive effects on quality of life, traffic, and economic development.
- » There are declining areas within the city that can benefit from adaptive reuse and/or redevelopment.
- » The closing of the recycling center in North Rome provides an opportunity to redevelop the area and bring some needed investment into the area.

# CITY OF CAVE SPRING

## DEMOGRAPHICS

### TOTAL POPULATION

- » In 2018, Cave Spring’s total population was 1,347 people. This is nearly 400 more people than recorded in 2000, and the highest average annual rate of growth compared to Rome and Floyd County.
- » Cave Spring makes up about 1.4% of the county’s population. Historically, the city has hovered between 1-2% of the total county population, and their share is expected to remain consistent.
- » Population forecasts are based upon the assumption that Cave Spring’s share of the county population will remain consistent throughout the next twenty or so years. However, this could change pending the outcome of growth strategies explored within this plan.
- » Compared to growth between 2000 and 2018, it is forecast to be much slower over the next twenty years. The city can expect a 0.23% average annual growth rate from 2018 through 2040. This equates to 98 total new residents (1,445 total), and 4 new residents each year.



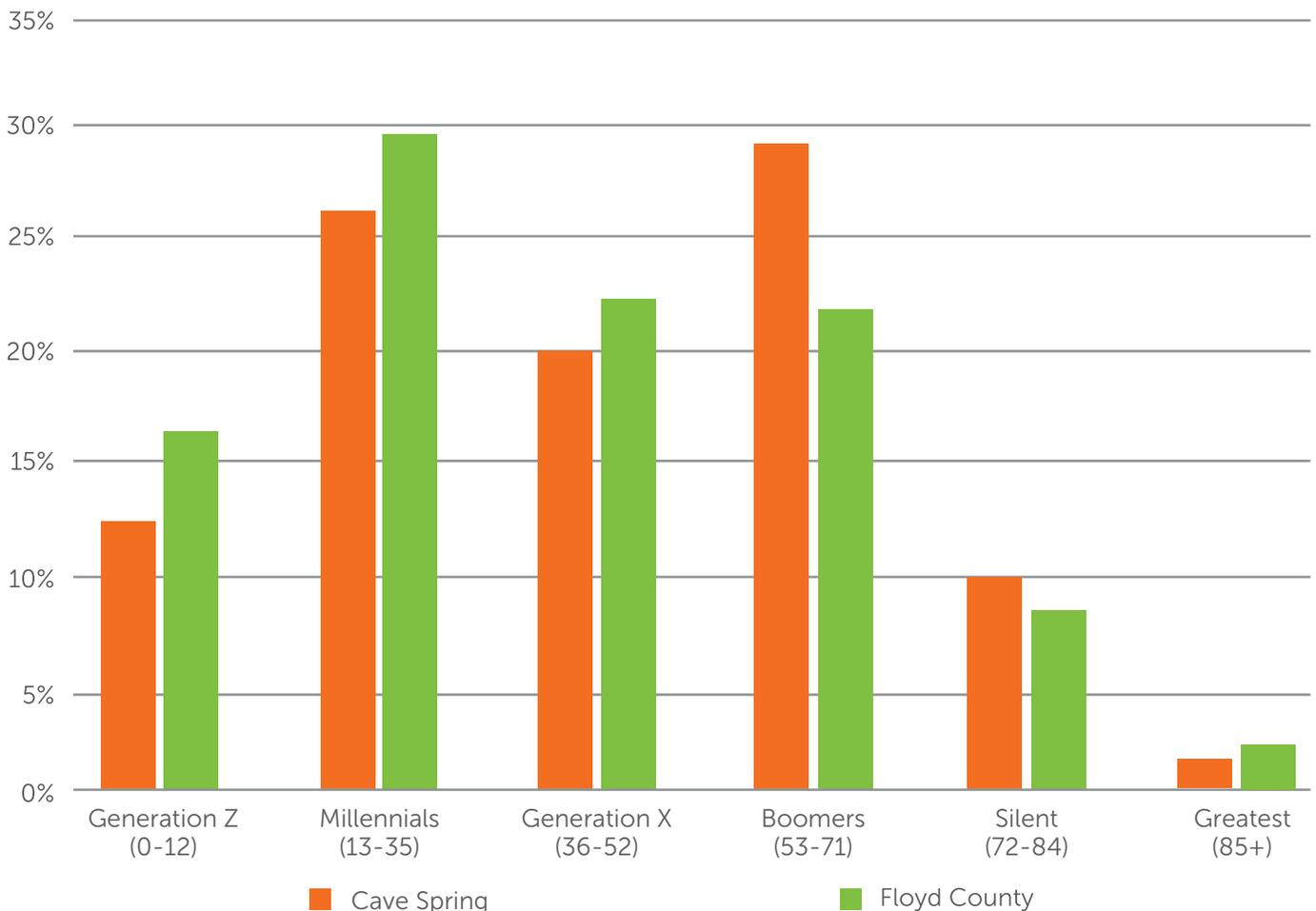
POPULATION	CAVE SPRING	FLOYD COUNTY	STATE OF GEORGIA
2000 Census	975	90,565	8,186,491
2010 Census	1,200	96,317	9,687,653
2018 Estimate	1,374	98,161	10,467,269
CAGR Growth (2000-2018)	1.9%	0.5%	1.5%
New Population (2000-2018)	399	7,596	2,280,778

## AGE

Within the city, the age of current residents are broken down below by generation:

- » Generation Z (ages 0-12): 13%
- » Millennials (ages 13-35): 26%
- » Generation X (ages 36-52): 20%
- » Baby Boomers (ages 53-71): 29%
- » Silent Generation (ages 72-84): 10%
- » Greatest Generation (ages 85 and older): 2%

Baby Boomers are more prevalent in Cave Spring than any other group. Like the rest of the county, the proportion of residents over the age of 50 is expected to remain higher (see page 41). The median age for Cave Spring residents is 46.9 years; compared to Floyd County and the Northwest Georgia region, the population is older by about 9 years. The graph below compares age of residents in Cave Spring to those throughout Floyd County.

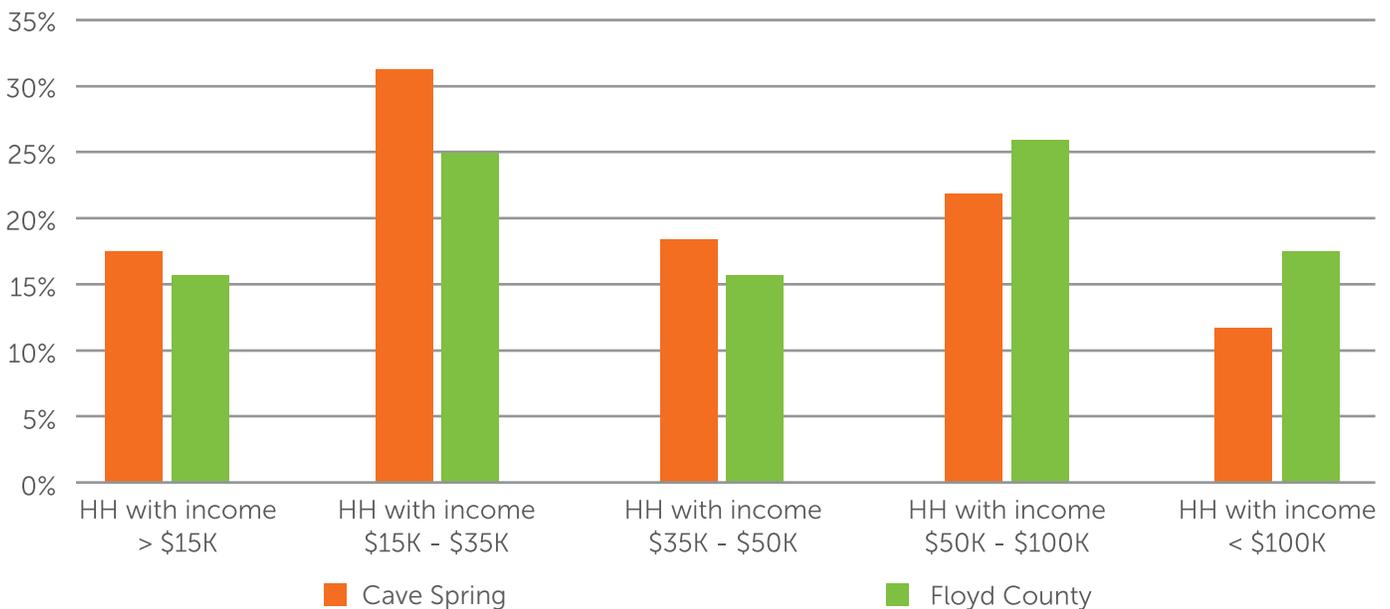
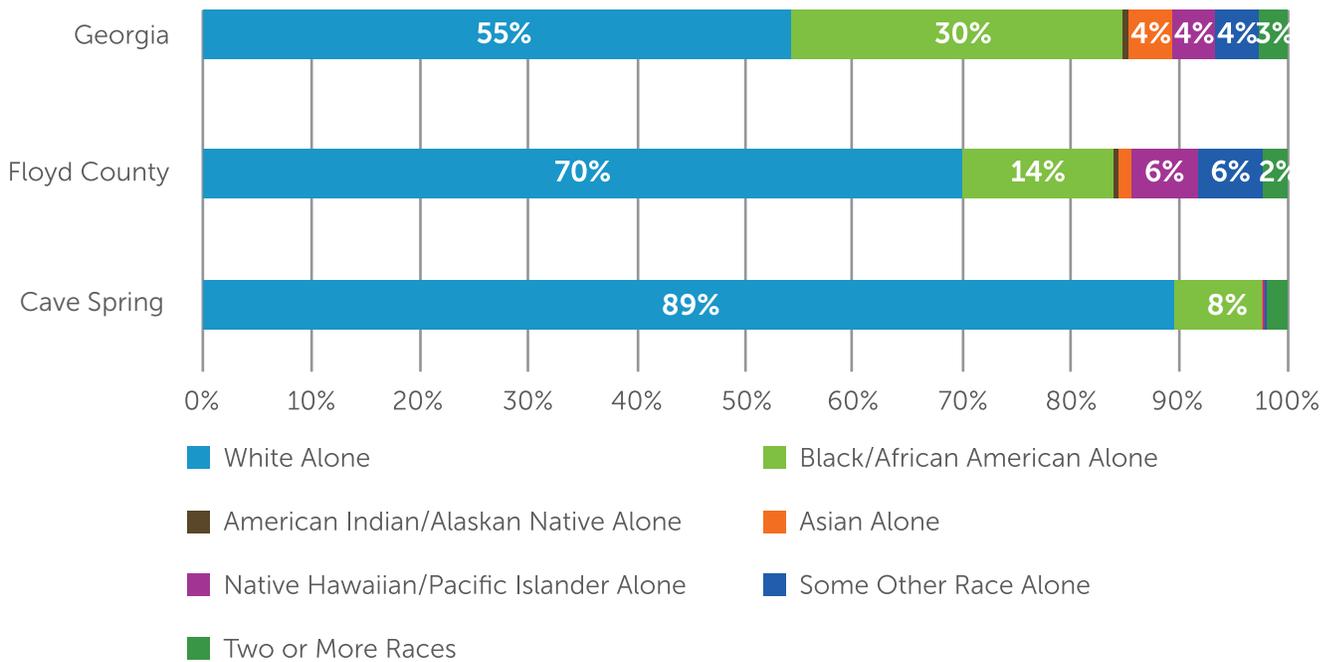


## RACE & ETHNICITY

- » Cave Spring is not only less racially and ethnically diverse than the remainder of Floyd County, but it is less diverse than the Northwest Georgia region and the state.
- » 89% of Cave Spring residents classify as “white alone,” with the next most prevalent racial group (Black/African American alone) makes up only 8% of the population.
- » 2% of residents report having Hispanic or Latino origins, compared to Floyd County’s 11%.

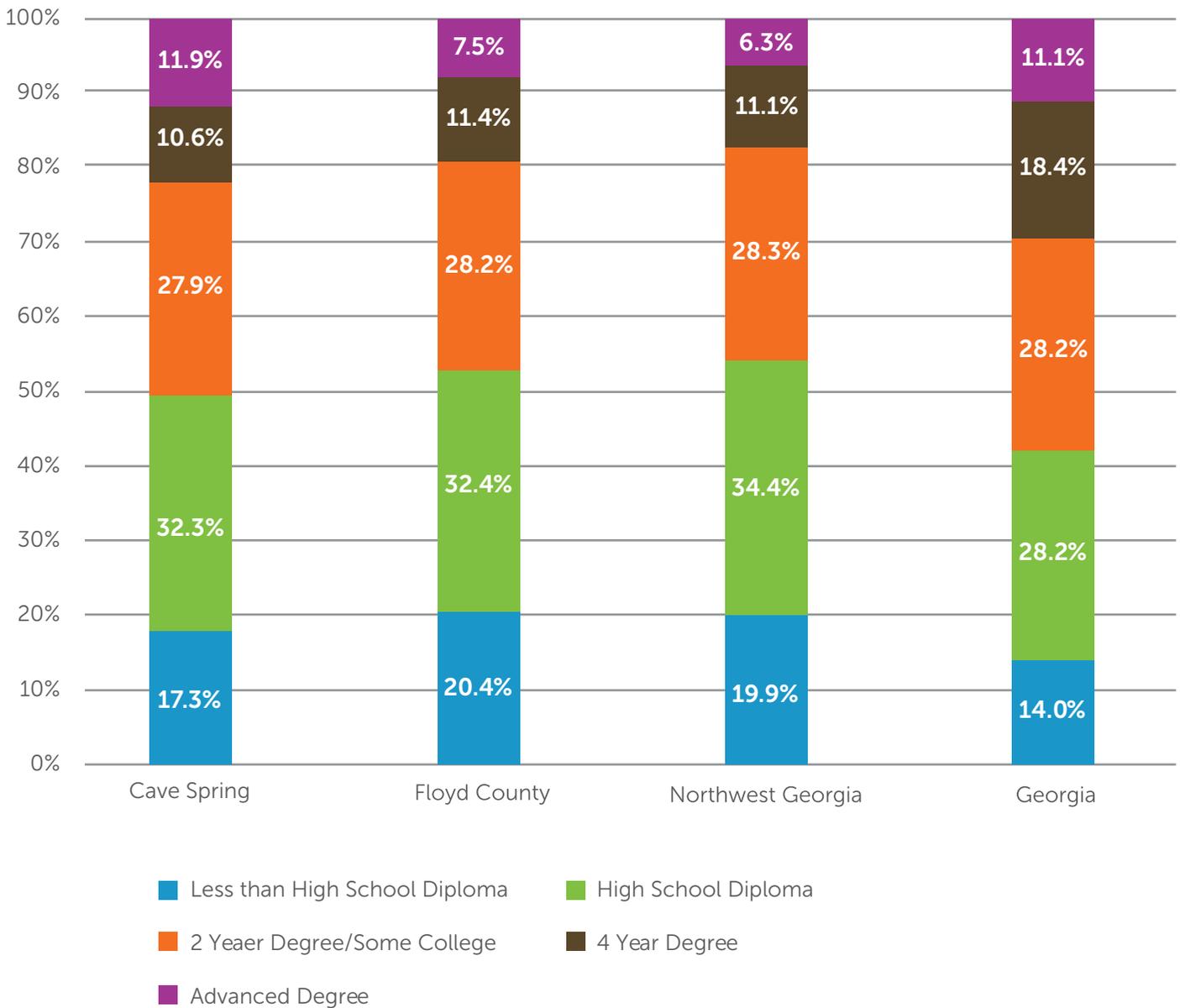
## INCOME

- » Compared to the overall region, residents in Floyd Cave Spring are generally less affluent.
- » The median household income for Cave Spring in 2018 is \$36,586. Floyd County reports a median household income of \$43,463.
- » About 68% of Cave Spring households bring home less than \$50,000, while about 12% of households are reporting incomes of \$100,000 and higher.



## EDUCATIONAL ATTAINMENT

- » Educational attainment is higher in Cave Spring than in Floyd County, but is somewhat consistent with the rest of the region.
- » 22.5% of Cave Spring residents have a bachelor's degree or an advanced degree, while 17% of the population has not graduated with a high school diploma. What should be noted is that the rate of residents with an advanced degree is highest among the county, region, *and* state.
- » Compared to the region and state, attainment of a bachelor's degree or an advanced degree is higher than the region, but lower than the state. High school graduation rates are slightly higher than the county and region, and 3% lower than the state's rate.

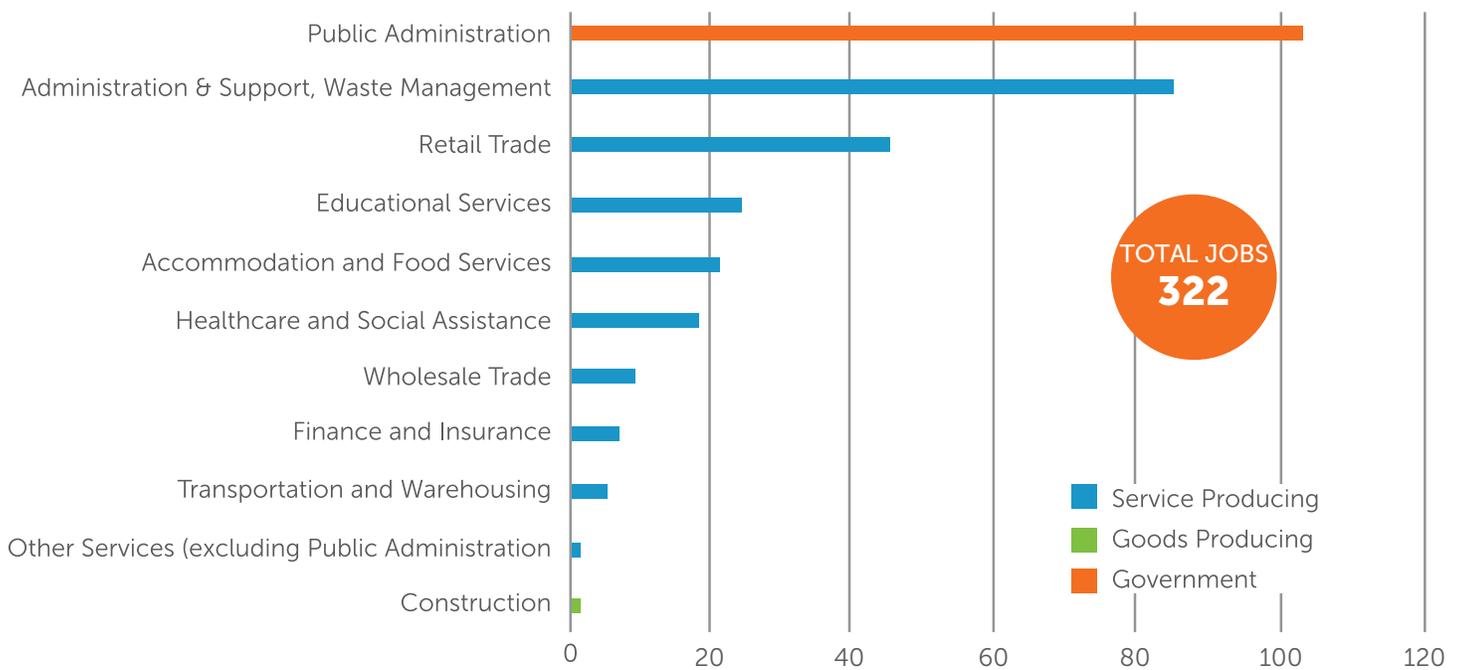


# EMPLOYMENT

## GENERAL ASSESSMENT

- » Employment in Cave Spring grew from 226 jobs in 2006 to 322 jobs in 2018.
- » 73% of all employees work in retail trade, administration & support, and public administration.
- » 19% of the city’s employees hold a bachelor’s degree.
- » The city’s employee pool is predominantly white (79%).
- » Cave Spring exports almost twice as much employees (424) as it imports (260). Only 22 Cave Spring employees live within the city.
- » Employment in the city was still recovering in 2015 with 322 jobs, just shy of its 2011 high of 366 jobs.
- » Retail Trade made up 26% of all jobs in 2002, but that number has fell to 14%.
- » Educational services was once 25% of all jobs, but that sector now comprises 8% of all jobs. However, the administration & support industry increased its share of Cave Spring’s jobs from 1% in 2002 to 27% in 2018.

### CAVE SPRING’S EMPLOYMENT BY INDUSTRY



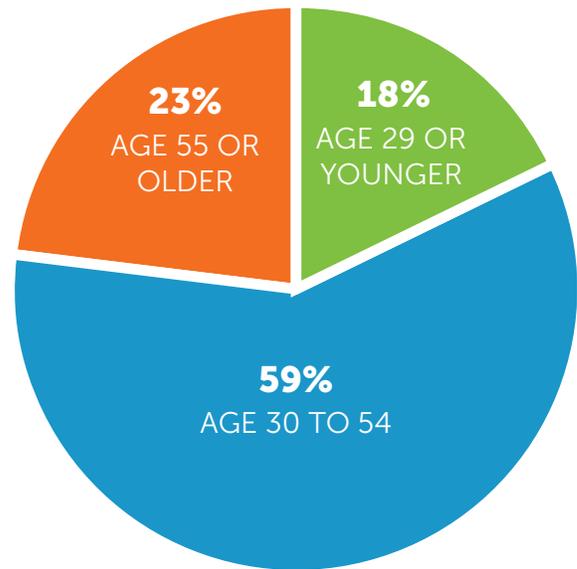
## EMPLOYMENT INFLOW/OUTFLOW

- » While the vast majority of the 282 employees working in Cave Spring commute in, almost twice as many workers who live in Cave Spring commute outside the city for work.
- » Only 8% of employees working in Cave Spring also live within the city.
- » Nearly one of every three employed Cave Spring residents commute to Rome.
- » 27% of all employees live in other parts of Floyd County, 9% live in Rome, and 3% come from Cedartown.



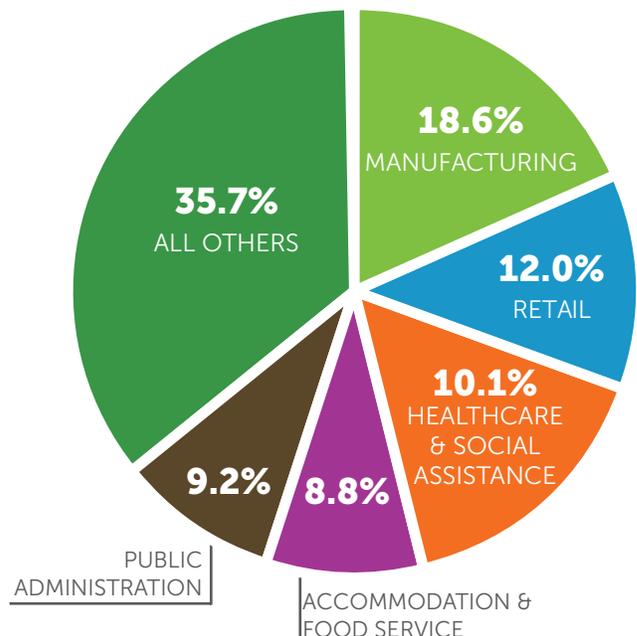
## EMPLOYEE PROFILE

- » The typical worker in Cave Spring is between the ages of 30 and 54.
- » 15% of employees make an income of \$40,000 a year or higher, compared to 35% in Floyd County and 40% in Georgia.
- » 19% of Cave Spring employees hold a four-year college degree or more advanced degree, with an additional 23% reporting having some college or an Associate's degree.
- » The racial/ethnic profile of employees in Rome has changed little since 2009: around 21% reported being part of a minority racial or ethnic group in both 2009 and 2015.



## EMPLOYED RESIDENTS

- » The number of employed Cave Spring residents has exceeded pre-Recession levels, growing by 20% from 2006 to 2015.
- » Residents are employed in a variety of sectors including:
  - » Manufacturing (18.6%)
  - » Retail trade (12.0%)
  - » Healthcare and social assistance (15.8%)
  - » Accommodation and food services (8.8%)
  - » Public administration (9.2%)



## LAND USE

The existing land use mix in Cave Spring is fairly even, with the exception of commercial land being a definitive minority. The primary land use is agricultural/conservation at 43%. These lands are primarily farms and environmentally sensitive areas. These also include some underdeveloped or vacant lands.

At 27.6%, residential uses tie with public/institutional lands as the second-highest land use. The average residential parcel is 1.18 acres, a typical size for more rural communities, however two-thirds of residential parcels are under 1 acre, which is more dense than rural communities typically see.

Public/institutional lands are those that are owned by a tax-exempt organization (e.g. public schools, colleges and universities, churches, or governments). They make up 27.6% of the land in Cave Spring. Most notable of those are Rolater Park, Cave Spring Library, Cave Spring Park, Cave Spring Elementary School, and the Georgia School for the Deaf.

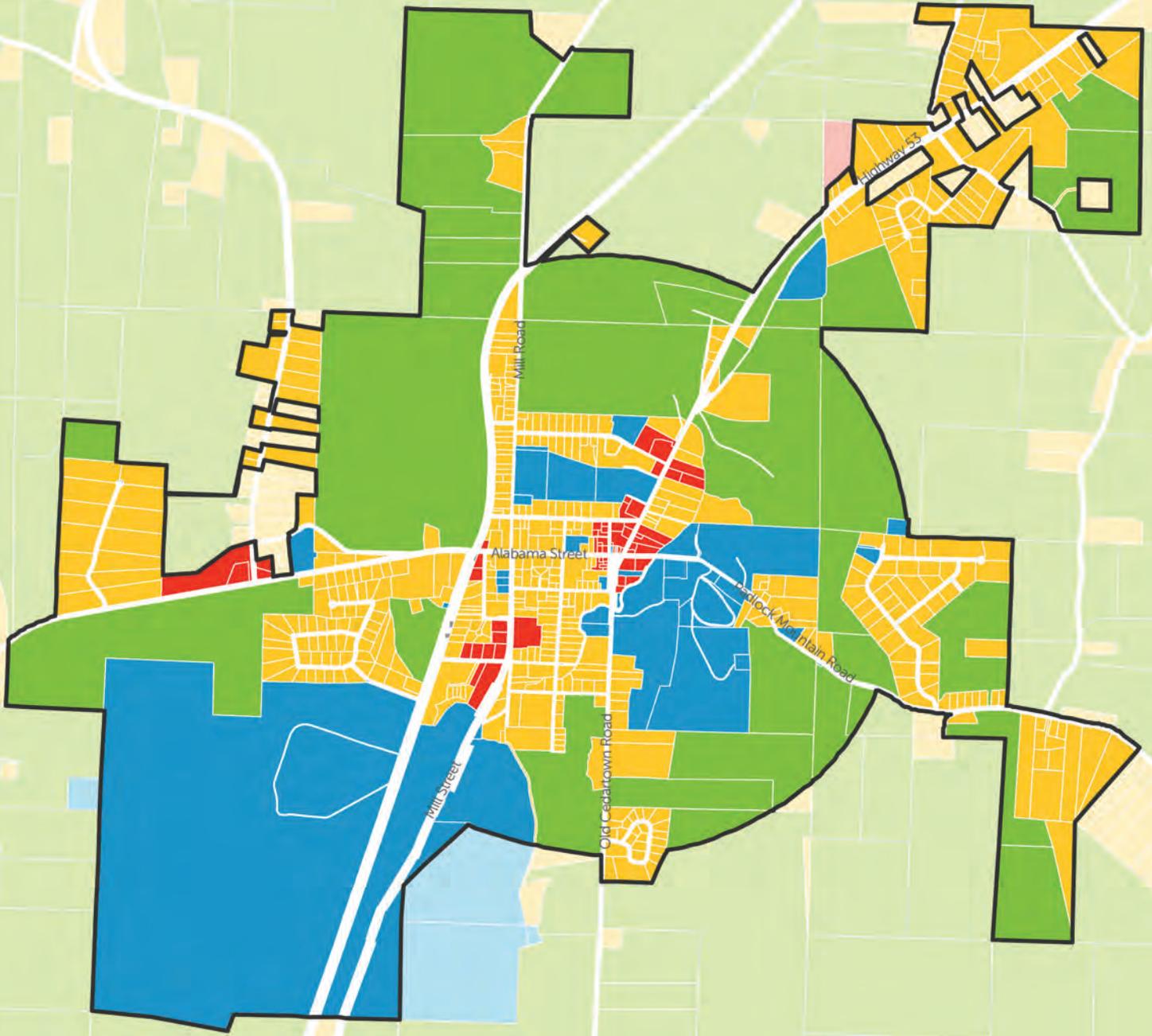
Commercial lands make up 1.8% of Cave Spring. Commercial lands are concentrated in the downtown area. Typical commercial development in Cave Spring is 1 to 2 story buildings, oriented to the sidewalk or street. Businesses include several restaurants, antique shops, a Dollar General, and other neighborhood businesses such as gas stations, car washes, a grocery store, and banks. There are vacant commercial buildings within the city, which provides opportunity to introduce other local businesses.

*Below: Downtown Cave Spring.*



# LEGEND

- Residential
- Commercial
- Public/Institutional
- Agricultural/Conservation



## COMMUNITY FACILITIES

Understanding where community facilities are located within a given area and how they serve the surrounding community is important to any planning process: it not only shows areas that are unlikely to change in the coming decade, but it gives insight to the services and facilities that are insufficient for the current and projected needs of residents.

### SCHOOLS

#### CAVE SPRING ELEMENTARY SCHOOL

The city's only public school, Cave Spring Elementary School, is under the umbrella of the Floyd County School system (see page 52 for more information). Cave Spring Elementary School feeds into Coosa Middle School and Coosa High School, and enrolls 226 students in grades pre-kindergarten through 5th grade. It should be noted that Cave Spring Elementary School is currently one of the State of Georgia's lowest performing elementary schools: the Georgia Department of Education gave the school a score of 55.8 (F) on its College and Career Ready Performance Index (CCRPI) which measures student achievement and progress. Student mobility (the number of times students enroll and withdraw divided by fall enrollment) is high at 24%, compared to the rest of the Floyd County Schools at 12% and Rome City Schools at 16%. Low school performance has a two-fold effect on local population: families will move out of a community if the local schools are under-performing in favor of a higher performing local school, and the school risks losing some funding due to declining populations. Lower home prices can also affect the share of money a school receives from the local school system. All these factors, along with some school district-specific factors, are likely affecting Cave Spring Elementary School's performance.

#### GEORGIA SCHOOL FOR THE DEAF

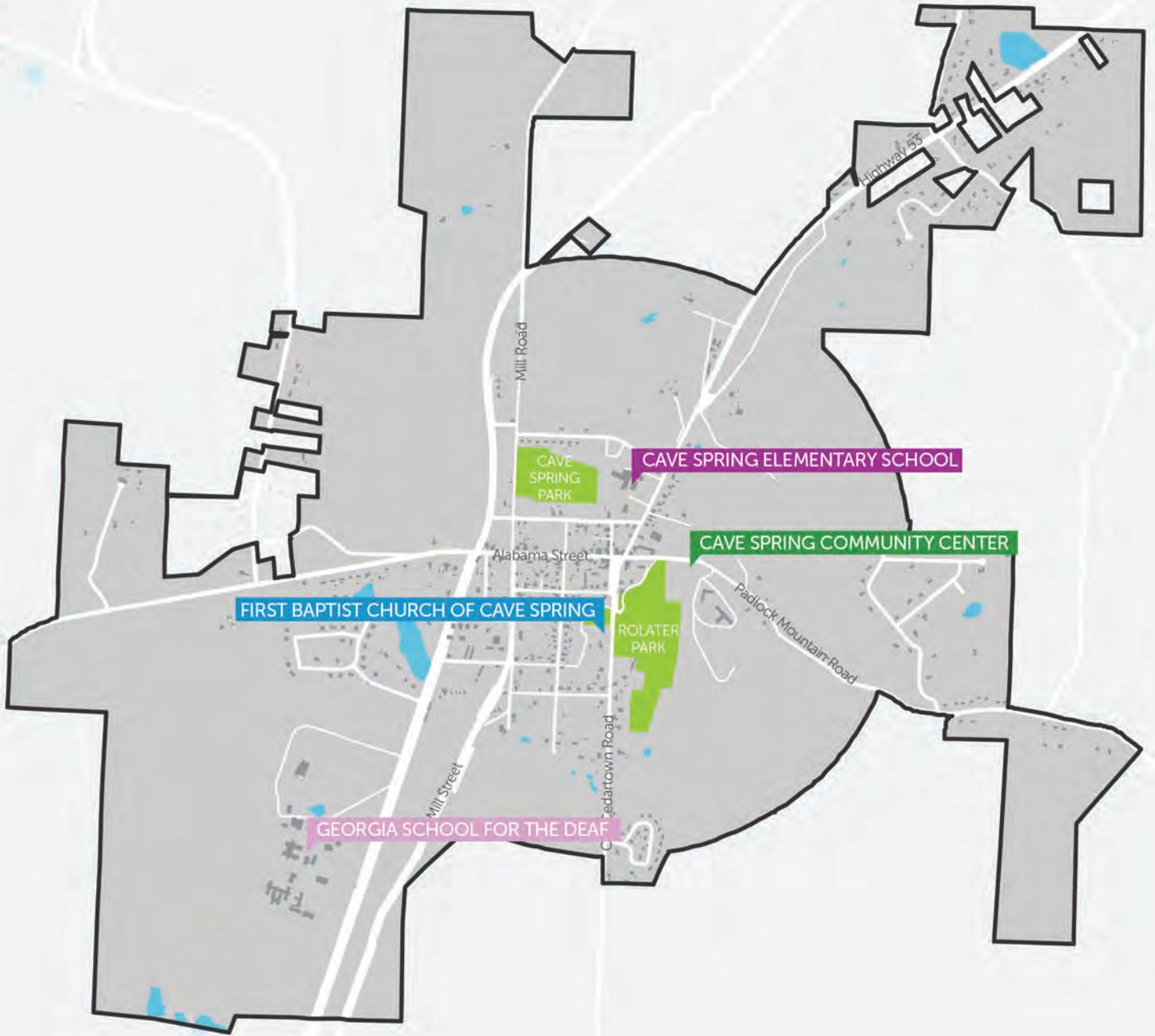
Founded in 1846, the Georgia School for the Deaf (GSD) provides education and services to deaf and hard-of-hearing students between the ages of three and eighteen years old. The campus is 300 acres, and is located in the southern part of Cave Spring. It offers residential options for non-local students. GSD is the state's only school serving deaf and hard-of-hearing youth. The relationship between Cave Spring and GSD is unique because many residents and business owners in the city are able to communicate with sign language.

### PARKS AND RECREATION

The Rome-Floyd Parks & Recreation Authority operates parks, recreational facilities, and programs for the entire county. They have 1 park in Cave Spring. **Cave Spring Park** along Mill Street is a 10 acre park with outdoor basketball courts, multi-purpose fields, picnic shelters, a playground, softball/baseball fields, and two lighted tennis courts.

The **Cave Spring Community Center** was opened by the City of Cave Spring and its Downtown Development Authority in 2009 on the historic Georgia School for the Deaf campus. The building was originally the dining hall, and its main use is an event center.

The 29 acre **Rolater Park** features the eponymous cave and spring of Cave Spring. The park has covered pavilion areas and picnic tables, a playground, and wading areas. Flowing through it and other parts of the city is the Little Cedar Creek. Rolater Lake, located in the center of the park, offers public swimming during the summer months. Rolater Park is one of the city's biggest tourist attractions, alongside its historical buildings and the Georgia School for the Deaf.



## TRANSPORTATION

The following section reports on the existing conditions of Cave Spring's transportation network, including roadway classification, crashes, and bicycle and pedestrian infrastructure. The information presented will influence the recommendations made in Chapter 3 - Community Vision.

### COMMUTING PATTERNS

92% of Cave Spring residents commute to work driving alone. The next highest mode is carpooling, which makes up 6% of all commutes. Under 2% of the population report walking or bicycling as a means of commuting. Considering that 424 out of 446 employed residents work outside the city and in areas that are automobile-oriented, this is not surprising.

### ROADWAY CLASSIFICATION

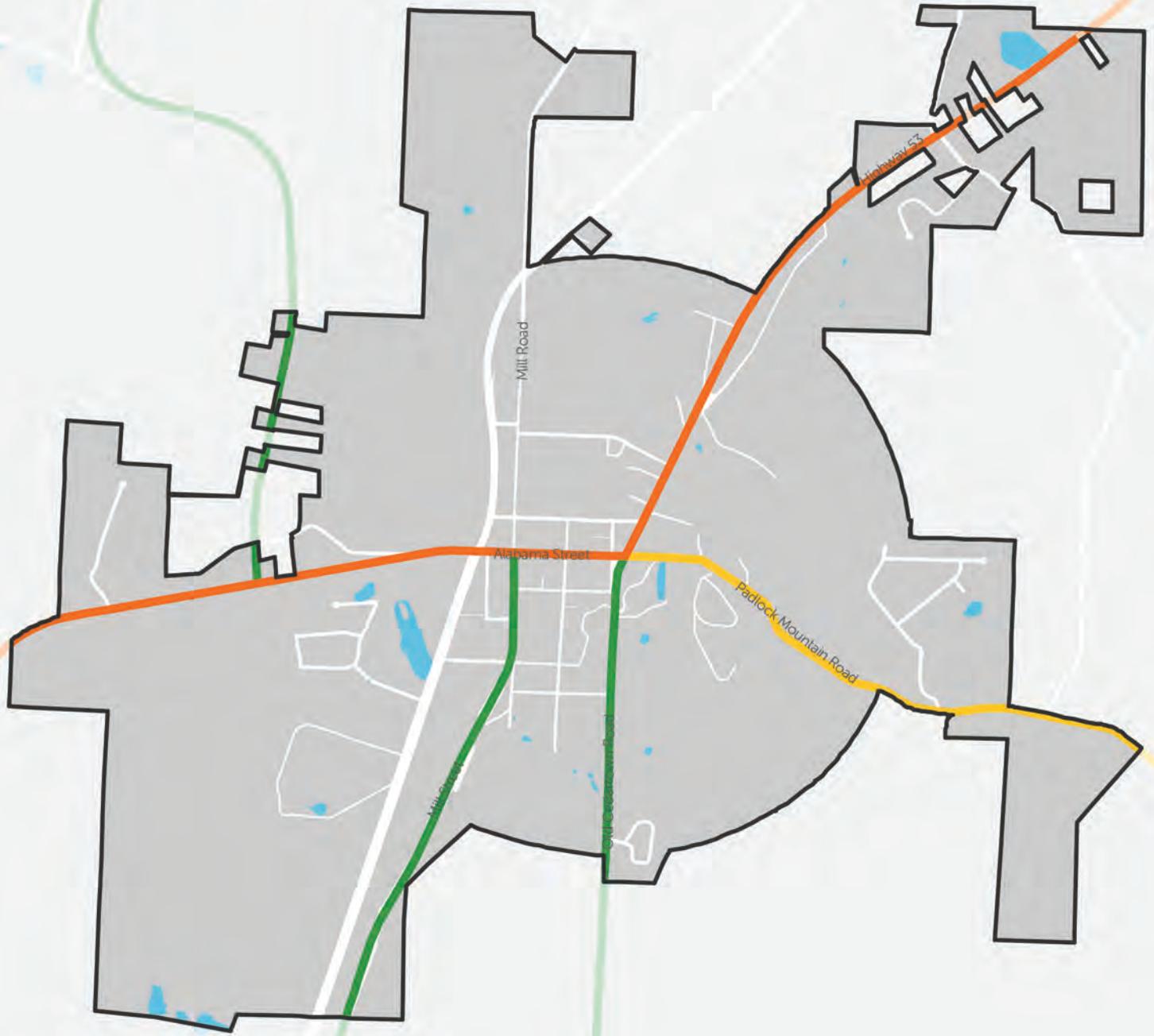
Cave Spring's roadways serve a purpose of connecting local roads to major county roads for both local and long-distance trips. Examining the functional classification of the roadways gives insight as to how the roadways are supposed to function in relationship to each other and with the regional transportation network, and can determine if there are any problems affecting mobility. Functional classification is often broken down into two main categories: arterials and collectors. See the sidebar on page 56 for an in-depth explanation on arterials and collectors.

The network as a whole is very centered around the city's historic center. The city's arterial (US-411/SR-53/ Alabama Street/Gadsden Road) connects Cave Spring to both Alabama, and northbound to Rome, northern Floyd County, and Gordon County. The collector streets serve as key corridors useful for both local and more regional trips. These streets were designed to balance capacity with function. The collectors on the southern side of Cave Spring, Old Cedartown Highway and SR-100/Mill Street, connect to Cedartown and Polk County, and Fosters Mill Road in the northwestern corner of Cave Spring terminates at Shorter Avenue in Rome. They tend to be more sparse in these more rural areas.

Considering the transportation patterns in this area of Floyd County and where Cave Spring's major commercial and residential centers are located, the functional classifications as they are seem to be sufficient in meeting the needs of roadway users. However, there are other factors that affect the experience of roadway users, such as roadway condition, roadway and intersection design, signalization, et cetera, that needs to be considered.

# LEGEND

- Freeway
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector



## TRAFFIC

See below and the map to the right for annual average daily traffic counts from 2016 (annual average daily traffic is recorded by the Georgia Department of Transportation, and reflects the average number of vehicles that travel different road segments in any given day).

- » Fosters Mill Road: 2,540
- » Old Cedartown Road: 2,160
- » Padlock Mountain Road: 230
- » SR-100/Mill Street: 1,420-3,350
- » US-411/SR-53/Alabama Street/Gadsden Road: 3,500-6,030

Compared to Rome and unincorporated Floyd County, Cave Spring sees much fewer cars daily. There are no road segments that see over 10,000 vehicles daily. Most of the traffic is concentrated on US-411/SR-53/Alabama Street/Gadsden Road, the city's principal arterial, fulfilling the function of that road as it brings people to and from Rome and Alabama (specifically, Gadsden). Most of the roads that see less than 5,000 vehicles daily are located in more residential areas and less dense areas. The nearby West Rome Bypass has potential to divert more traffic away from Cave Spring, which could threaten the city's economic development by limiting its visibility.

# LEGEND

- 0 - 1,000 vehicles daily
- 1,000 - 5,000 vehicles daily
- 5,000 - 10,000 vehicles daily
- 10,000 - 20,000 vehicles daily
- 20,000 - 30,000 vehicles daily
- 30,000 - 35,000 vehicles daily



## CRASHES

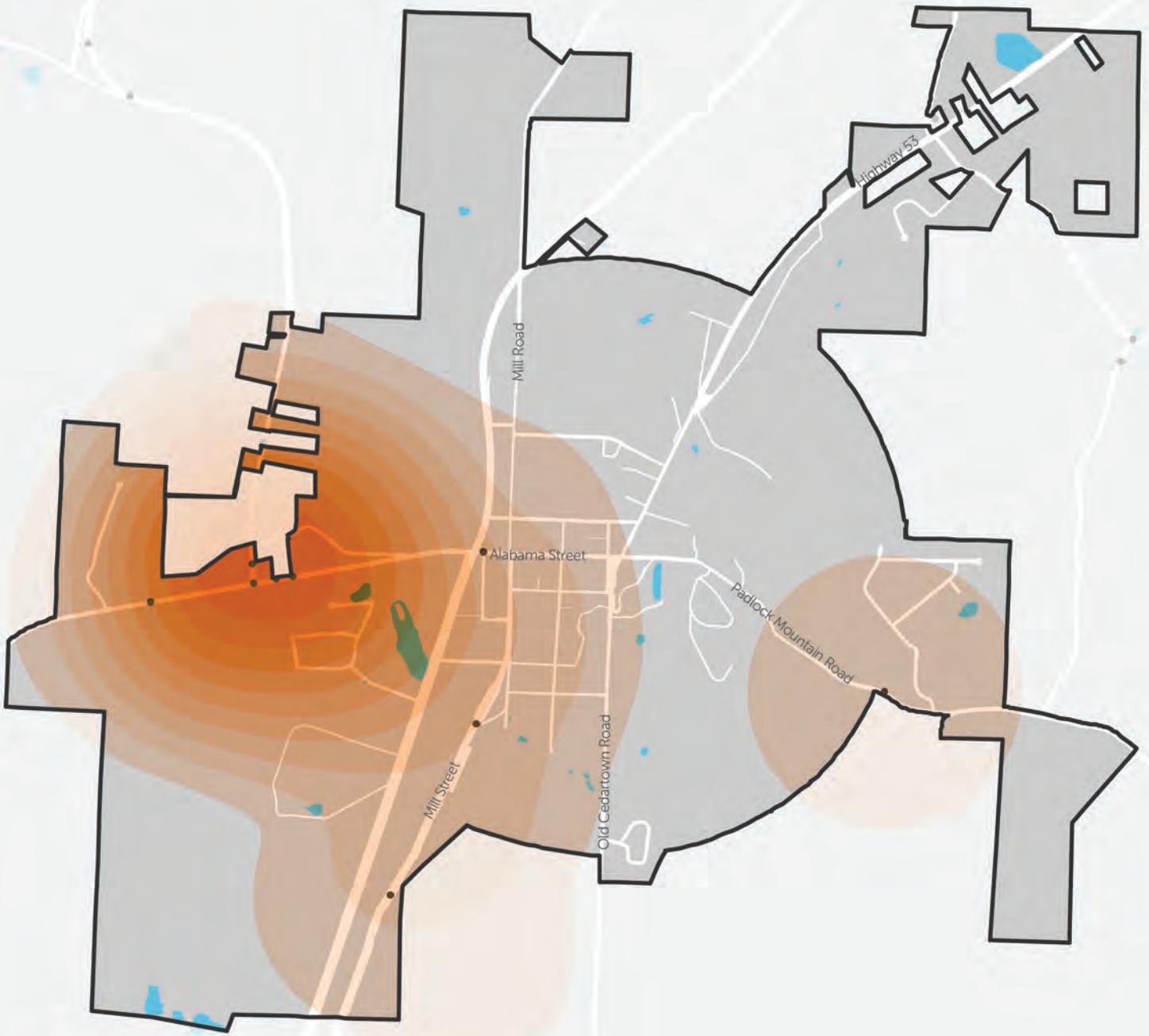
Crash data indicates the safety of existing roadways. The more incidents a roadway has, the more likely it is that there are safety improvements that can be made to reduce the overall crash rate.

In Cave Spring, there were 11 crashes resulting in a fatality or injury between 2011 and 2017, with 1 fatality and 14 injuries. The crash rate was less than 2 crashes per year.

The majority of the crashes occurred along US-411/SR-53/Alabama Street/Gadsden Road and SR-100/Mill Street, away from the city center.

# LEGEND

- 1 crash resulting in fatality or injury
- Crash density



## BICYCLE & PEDESTRIAN FACILITIES

Within the city of Cave Spring, there are limited pedestrian and bicycle facilities. Sidewalks are limited to the city's historic center, and there are no on-street bicycle facilities or off-road multi-use trails. The Northwest Georgia Regional Commission has designated Mill Street, Alabama Street, and Padlock Mountain Road as part of regional bicycle route #103. It is likely that in the future some on-street bicycle facilities could be built on these roads to realize that vision.

In 2015, a feasibility study was conducted to examine how Cave Spring could connect to the Silver Comet Trail to the south. Connecting to the trail via Cedartown would create economic development opportunities for Cave Spring, and could jump-start efforts to create a more complete and connected network of bicycle and pedestrian facilities (see pages 34-35 for more information on that effort). A segment of the Pinhoti Trail runs through Cave Spring. Most of Floyd County's portion of the trail are on-road, meaning that users have to use the roads to walk or bike. The trail connects to Alabama and the North Georgia mountains, and terminates at the Benton McKaye trail at Springer Mountain. There is potential to connect to this trail through the Cave Spring to Cedartown Trail.

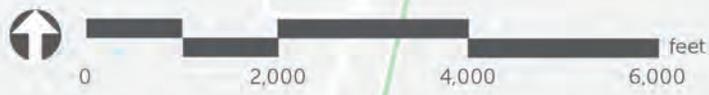
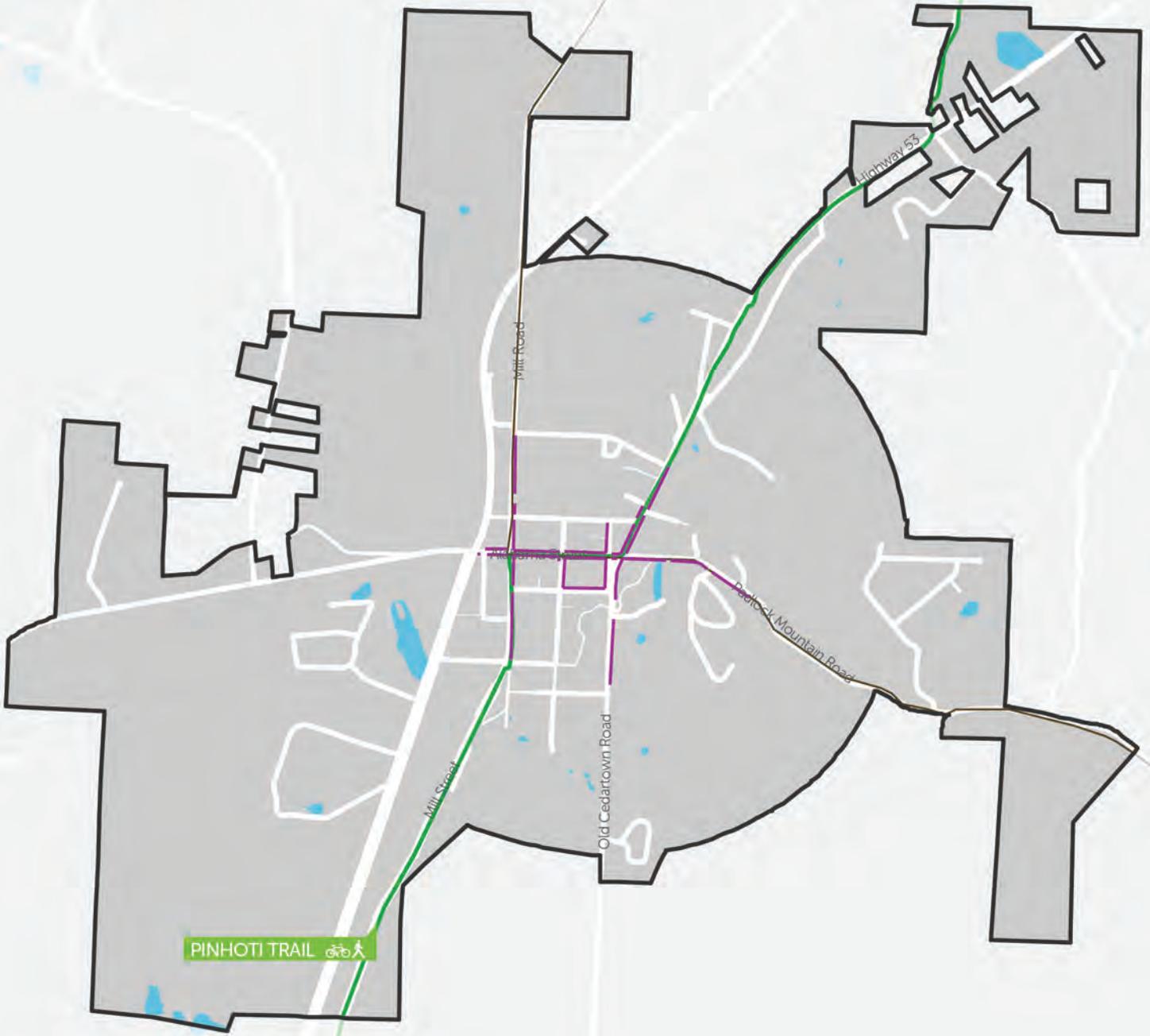
*Below, left: There are sidewalks that provide some connectivity in downtown Cave Spring.*

*Below, right: A Pinhoti Trail marker in downtown Cave Spring.*



# LEGEND

- Sidewalk
- Sharrow
- Bike lane
- Multi-use trail
- Programmed multi-use trail
- Regional bicycle routes

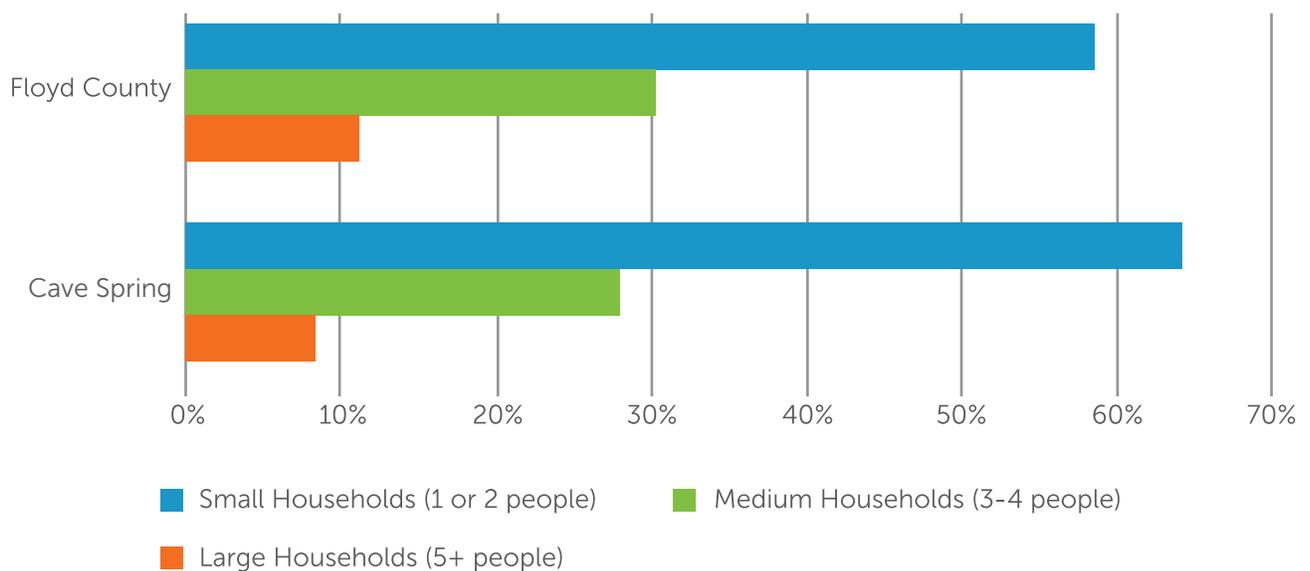


# HOUSING

## HOUSEHOLD CHARACTERISTICS

- » Households in the city tend to be slightly smaller than those in the overall region.
- » 71% of households in the city do not have children, a slightly higher rate than in the rest of the county, the Northwest Georgia region and the state.

HOUSEHOLD CHARACTERISTICS	CAVE SPRING		FLOYD COUNTY		NORTHWEST GEORGIA		STATE OF GEORGIA	
Estimated households (2018)	549		35,878		325,220		3,891,635	
Small households (1 or 2 people)	351	64%	21,001	59%	177,420	55%	2,219,343	57%
Medium households (3-4 people)	153	28%	10,905	30%	106,868	33%	1,222,657	31%
Large households (5+ people)	45	8%	3,962	11%	40,932	13%	449,635	12%
Households with children	159	29%	12,358	34%	124,313	38%	1,435,527	37%
Households without children	390	71%	23,520	66%	200,907	62%	2,456,108	63%
Non-family households	167	30%	11,023	31%	85,960	26%	1,227,580	32%
Estimated average household size (2018)	2.4		2.6		2.7		2.6	



## HOUSING TYPE & TENURE

- » The majority of housing units in the county are single family detached, accounting for 70% of the housing stock.
- » Of these units, 17% are occupied by renters.
- » 29% of all housing is renter-occupied.
- » Cave Spring has no townhomes, and has a very low rate of multi-family units compared to the county.
- » 30% of renters live in single family homes.

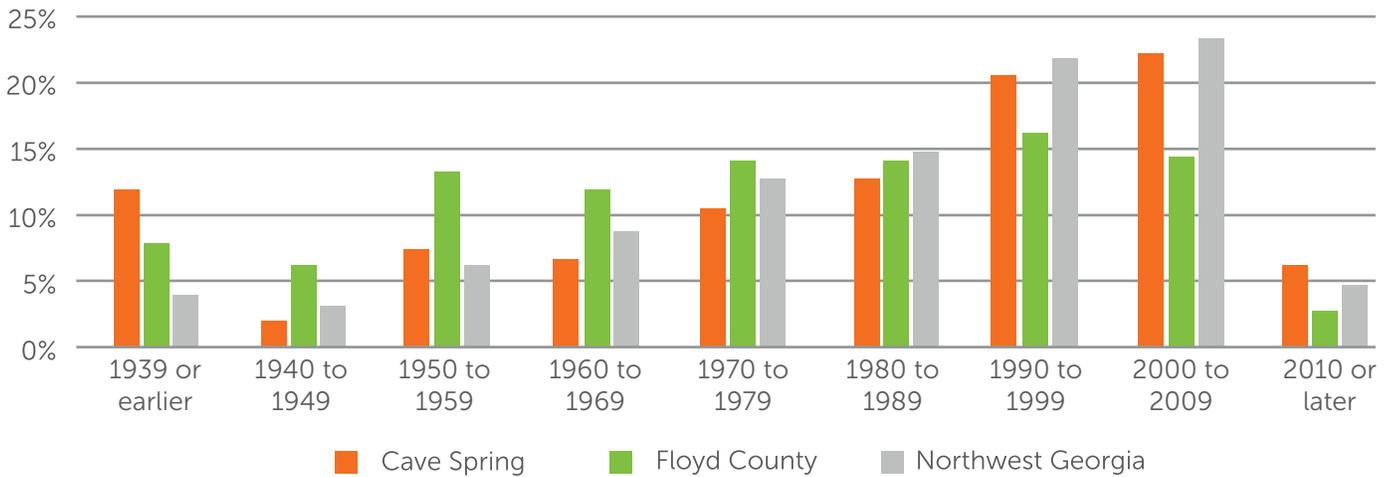
	% OF ALL HOUSING UNITS	% OF ALL RENTER-OCCUPIED UNITS	% OF ALL OWNER-OCCUPIED UNITS	% OF UNITS IN CATEGORY THAT ARE RENTER-OCCUPIED	% OF UNITS IN CATEGORY THAT ARE OWNER-OCCUPIED	TOTAL
Single family	70.8%	30.5%	96.5%	16.7%	83.3%	100%
Townhome	-	-	-	-	-	-
<b>Subtotal - Single family &amp; Townhome</b>	<b>70.8%</b>	<b>30.5%</b>	<b>96.5%</b>	<b>16.7%</b>	<b>83.3%</b>	<b>100%</b>
Duplex	9.3%	22.3%	1.0%	93.4%	6.6%	100%
3 or 4 units	8.1%	20.8%	-	100%	-	100%
5 to 9 units	5.7%	14.7%	-	100%	-	100%
10 or more units	2.2%	5.6%	-	100%	-	100%
<b>Subtotal Multi-family</b>	<b>25.3%</b>	<b>63.4%</b>	<b>1.0%</b>	<b>97.6%</b>	<b>2.4%</b>	<b>100%</b>
Mobile home or other type	3.9%	6.1%	2.6%	59.9%	40.1%	100%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>			

- » Housing affordability is a possible issue in Cave Spring: 35.9% of homeowners paying a mortgage as part of their monthly housing costs report using over 30% of their income towards those costs. 39.9% of renters report spending 30% or more of their income toward rent alone.

HOUSEHOLD INCOME	% OF ALL HOUSEHOLDS IN INCOME CATEGORY	% OF ALL OWNERS IN INCOME CATEGORY	% OF ALL RENTERS IN INCOME CATEGORY	% OF INCOME CATEGORY WHO OWN HOMES	% OF INCOME CATEGORY WHO RENT HOMES	TOTAL
Less than \$25,000	33.3%	21.9%	51.2%	40.2%	59.8%	100%
\$25,000-\$49,999	27.6%	24.5%	32.5%	54.3%	45.7%	100%
\$50,000-\$74,999	17.6%	26.5%	3.6%	92.1%	7.9%	100%
\$75,000-\$99,999	12.4%	16.1%	6.6%	79.3%	20.7%	100%
\$100,000-\$149,999	7.3%	8.1%	6.1%	67.6%	32.4%	100%
\$150,000 or more	1.8%	2.9%	0.0%	100%	0.0%	100%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>			

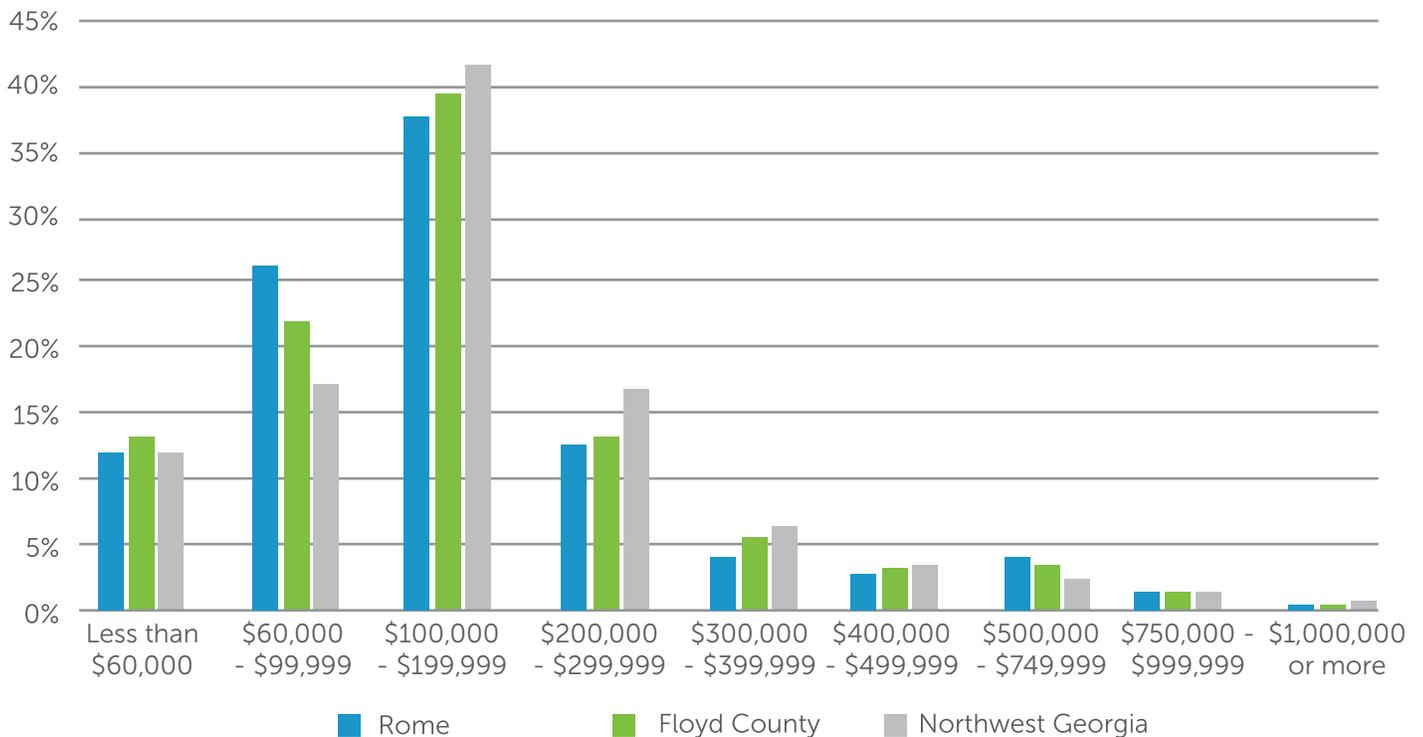
## AGE OF HOUSING

- » The housing stock in Cave Spring is comparatively new than the other study areas, with 48% of all housing units built since 1990.



## HOUSING VALUE

- » Nearly 40% of the housing in the city are valued between \$100,000 and \$200,000.
- » The median value is \$113,227, about \$17,000 less than Floyd County, and \$30,000 less than the Northwest Georgia median value.





## NATURAL & CULTURAL RESOURCES

### WATERSHEDS

Cave Spring is located in the Upper Coosa watershed, which is part of the Coosa river basin. The Environmental Protection Agency (EPA) has not reported any has not recently reported any water quality issues in Cave Spring.

### GROUNDWATER RECHARGE AREAS

According to the Georgia Department of Natural Resources, there are no groundwater recharge areas in Cave Spring.

### WETLANDS

According to data compiled through the National Wetlands inventory, there are wetlands along streams and near ponds. Within the city, there exists National Wetlands, and FEMA 100-year flood zones.

### PROTECTED MOUNTAINS

Cave Spring does not contain any protected mountains.

### PROTECTED RIVER CORRIDORS

There are no protected river corridors in Cave Spring.

### GREENSPACES & FLOODPLAINS

Cave Spring has two parks, and a lot of land marked as "conservation" lands. Floodplains run through the center of the city along a major stream (see the map on page 127).

### CULTURAL RESOURCES

Along with the parks and the cave, according to the Rome Office of Tourism, the Cherokee Vann Cabin is a key cultural resource with its display of Cherokee artifacts, and it is a National Trail of Tears site.

### HISTORIC RESOURCES

Cave Spring has 24 listings on the National Register of Historic Places: 20 buildings and 4 districts, 2 of which are significant.

## HISTORIC RESIDENTIAL DISTRICT

The Cave Spring Residential Historic District encompasses several intact blocks of housing and two churches along Alabama Road and Rivers Street west of downtown. The houses are detached, wood-framed, single family residences. They range in size from relatively large "mansions" (by Cave Spring standards) to small cottages and in date from the mid-nineteenth century to the early-twentieth century. Styles represented include Greek Revival, Gothic Revival, Italianate, Victorian Eclectic, and Queen Anne. The Cave Spring Residential Historic District is significant in terms of community planning and development because it represents the growth of a residential neighborhood in a town that was "planned" only by virtue of a gridiron street plan linked to country roads. Its development resulted from need and a convenient location along a major street. Once started, it grew upon itself in a self-supporting cycle. This rather ad-hoc development of a residential neighborhood along a major street in an otherwise undifferentiated gridiron is typical of small-town growth in the nineteenth century.

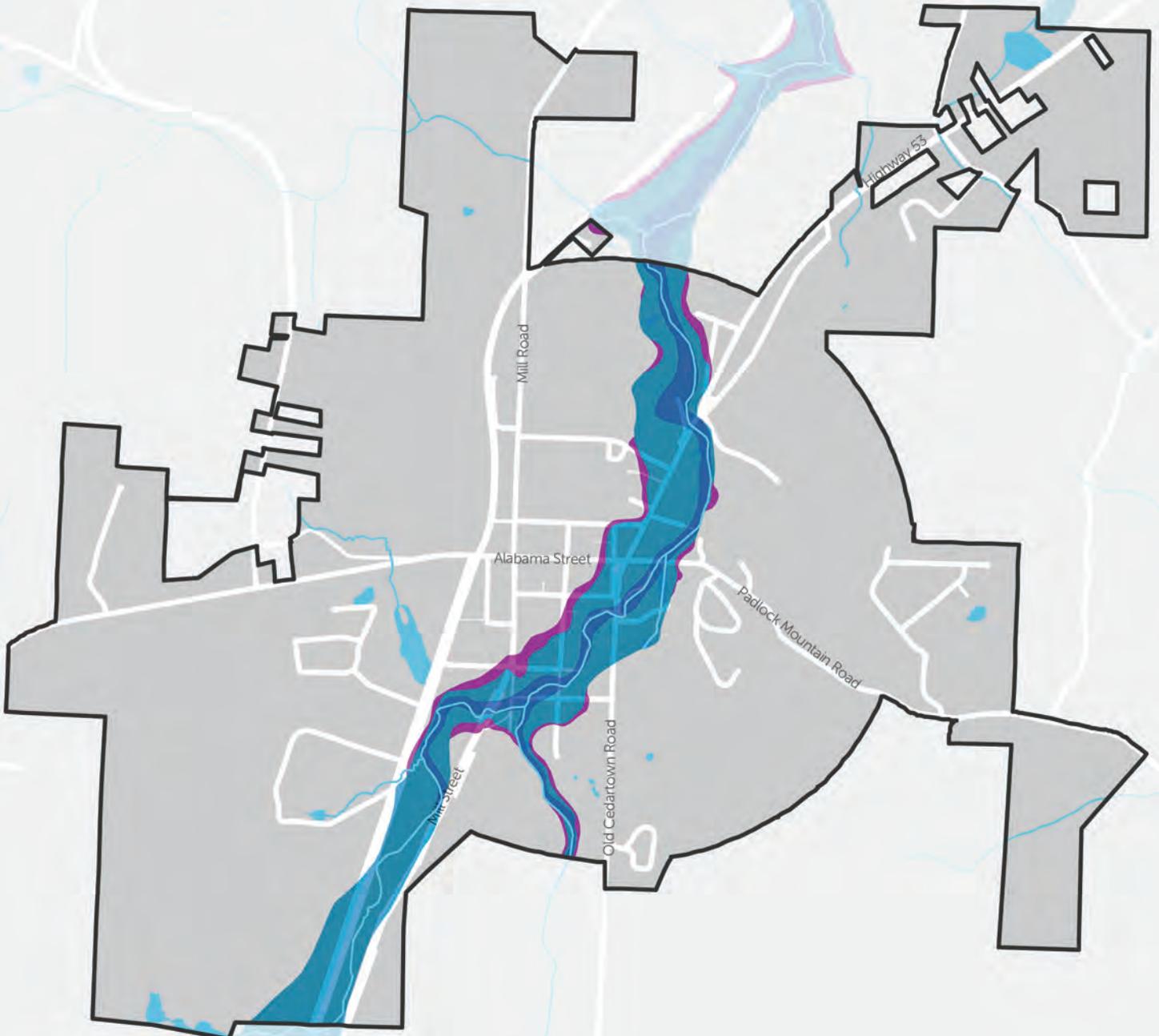
## HISTORIC COMMERCIAL DISTRICT

The Cave Spring Commercial Historic District encompasses the historic commercial downtown of Cave Spring. It is centrally located within the city limits at the northeast corner of the gridiron street plan. Principal city streets and rural highways intersect in this area, creating an elongated, triangular-shaped park. Architecturally, the district consists primarily of a relatively dense group of several one- to two-story, late-nineteenth- and early twentieth-century brick buildings. This district is significant in terms of community planning and development because it represents the growth of a commercial center in a town that was "planned" only by virtue of a gridiron street plan joined to country roads. Its development was neither inevitable nor fortuitous; rather, it resulted from need and a convenient location at a major crossroads. It is very typical of small-town growth in the nineteenth century.

# LEGEND

## Water

- 500-year Floodplain
- 100-year Floodplain
- Floodway



## NEEDS & OPPORTUNITIES

Listed below are the primary issues and opportunities gathered through examining existing conditions and community engagement.

### NEEDS

- » The population is aging — there will be a need for not only more senior housing, but options for active seniors and those who will require more medical care.
- » Truck traffic through the downtown is a nuisance for residents and business owners.
- » There is limited recreation opportunities in Cave Spring.
- » The city lacks some of the financial resources needed to execute necessary improvements and programs.
- » There is a limited amount of developable real estate, which further limits economic development opportunities.
- » There are few entry-level job opportunities for younger workers.
- » After they finish their education, younger generations are moving away to live and work in larger cities, like Atlanta and Birmingham, which will further decrease the number of young families with children living in the county. Measures need to be taken to attract and retain this population.
- » Downtown Cave Spring has good bones, but there needs to be more investment in the area for it to truly thrive.

- » There are no public transportation routes in Cave Spring, which will negatively eventually affect the existing and growing senior population, who could benefit from para-transit service, and may hurt future economic development opportunities.
- » The Rome Bypass could hurt Cave Spring in diverting traffic away from the city, limiting the “face time” it may get from vehicles passing through the area.
- » With the exception of the Pinhoti Trail, there is a lack of public trails.
- » Housing affordability is a possible issue. Nearly 36% of homeowners with a mortgage report using over 30% of their income towards housing. Nearly 40% of renters also report spending more than 30% of their income on housing.

### OPPORTUNITIES

- » Cave Spring has unique opportunities to expand its tourism base through not only the cave and its popular shopping and restaurant destinations, but through connecting to the Silver Comet Trail via Cedartown.
- » Annexing land into the city from Floyd County may prove beneficial to the tax digest (more property taxes) and could help fund some longer term projects.
- » Expansion of the Rome Transit Department’s services into Cave Spring could provide new connections to Rome and the rest of the county.
- » New housing developments, especially senior housing, traditional neighborhood development, and loft housing in or near the downtown, can help attract new residents, as well as new local service-oriented businesses.

# MARKET ANALYSIS & BROADBAND ACCESS

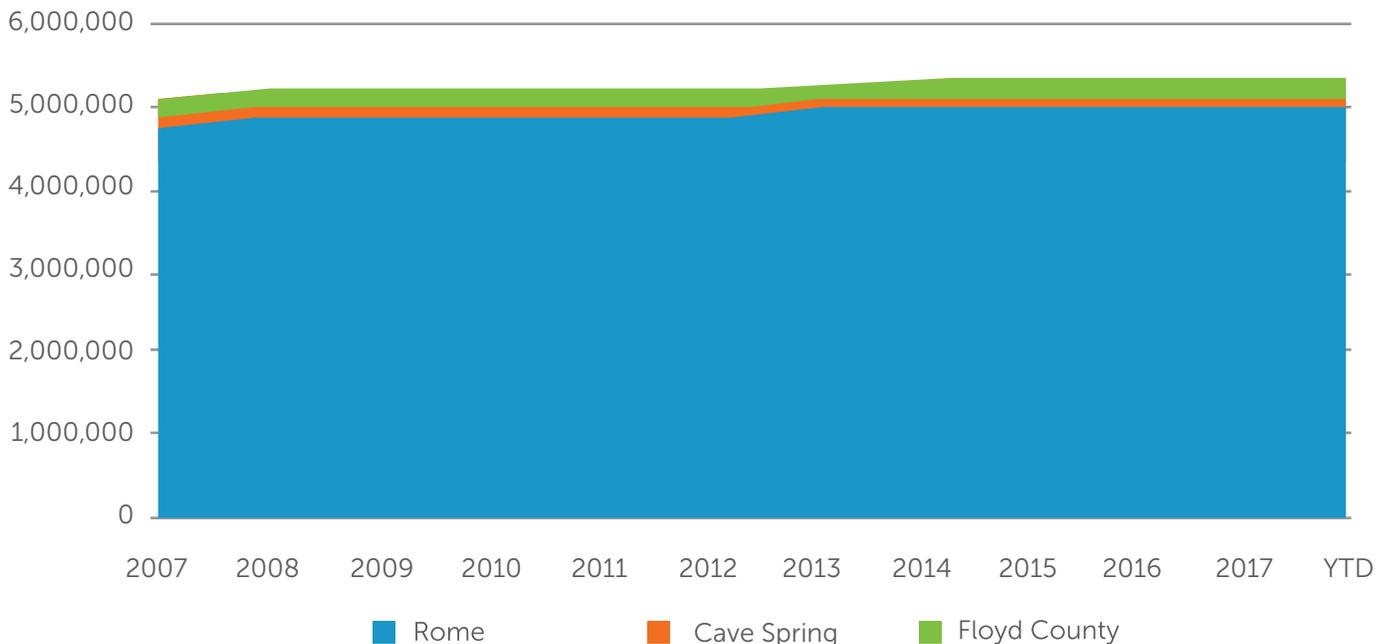
## MARKET ANALYSIS

### RETAIL MARKET

- » There is over 5 million square feet of retail space in Rome, making up about 96% of all of Floyd County's retail space. Cave Spring has only 63,000 square feet of retail.
- » Average retail rents in Rome (\$6.87/square foot) are slightly higher than the overall average for Floyd County (\$6.77/square foot). Retail rental rates in Rome are at a ten-year low.
- » Retail vacancy has decreased significantly since the Recession. Vacancy rates have decreased by more than half, from a 2011 high of 10% to only 4.6% in 2018.
- » Retail property in Floyd County is concentrated in downtown Rome and along the SR-20 corridor.

	CAVE SPRING	ROME	FLOYD COUNTY
Existing Buildings	12	407	441
Existing Square Footage	63,337	5,102,520	5,292,970
Vacancy Rate	-	4.6%	4.1%
Average Triple-Net Rent	-	\$6.87	\$6.77

### TOTAL RETAIL SPACE

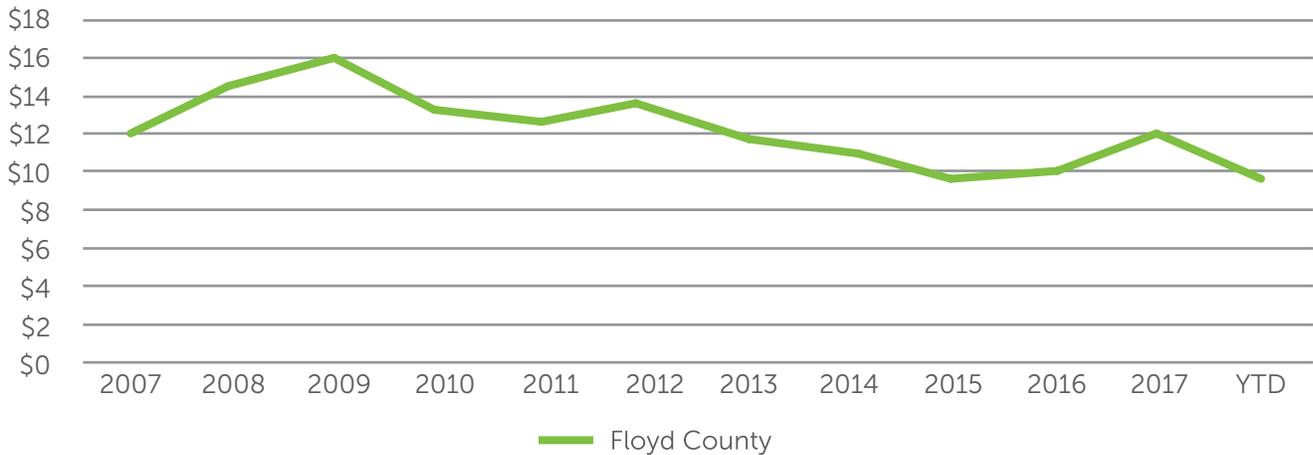


## OFFICE MARKET

- » Office space in Rome makes up more than 99.9% of all Floyd County office space.
- » Office rents have fallen even during Recession recovery, from a 2009 high of \$15.98/square foot to a 2018 low of \$9.54/square foot.
- » Average office vacancy in Rome peaked at 6% in 2014 but has since recovered to a low of 2.7% in 2018.
- » Office property is concentrated in downtown Rome, near Berry College at SR-1 and SR-27, and near the intersection of East 2nd Avenue and East 12th Street.

	CAVE SPRING	ROME	FLOYD COUNTY
Existing Buildings	-	216	218
Existing Square Footage	-	1,951,572	1,960,175
Vacancy Rate	-	2.7%	2.9%
Average Triple-Net Rent	-	\$9.54	\$9.54

### OFFICE RENT, 2007-2017



### OFFICE VACANCY RATE, 2007-2017

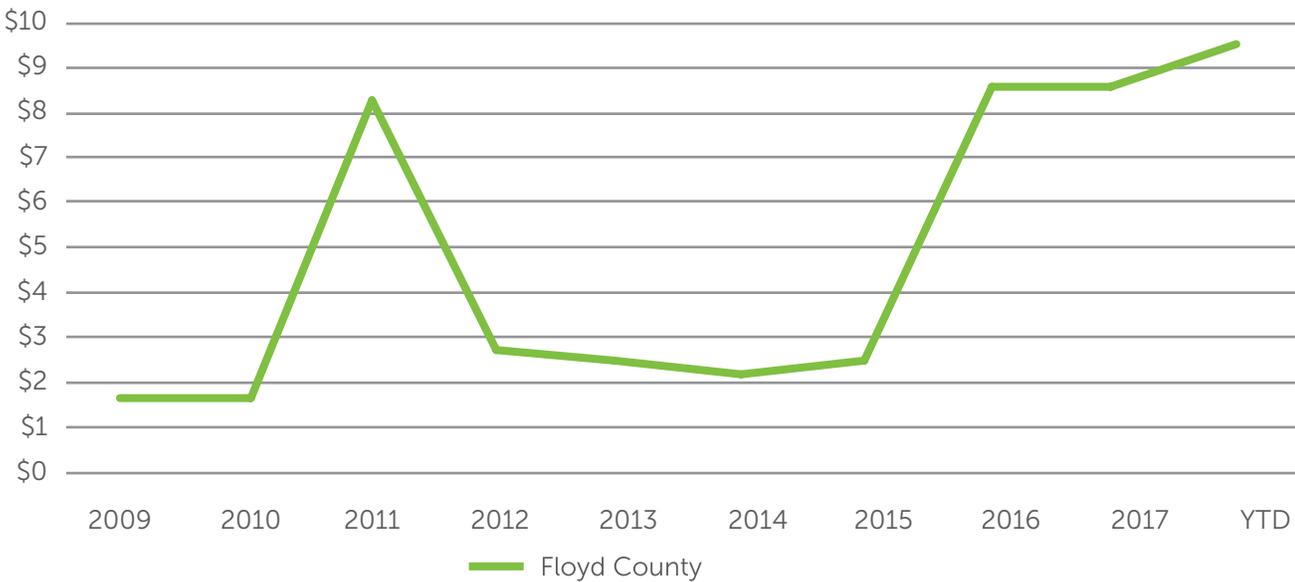


## INDUSTRIAL AND FLEX SPACE MARKET

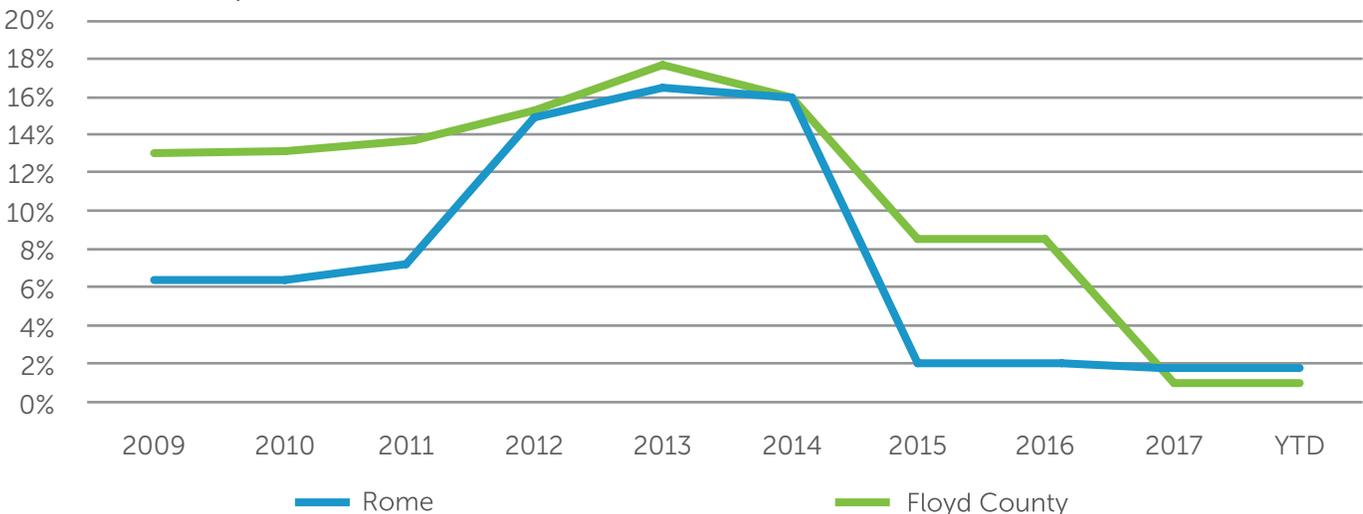
- » Industrial and flex rental rates rose sharply in 2016, from \$2.62/square foot in 2015 to \$8.61/square foot in 2016. Current rents are at a new high of \$9.50/square foot.
- » Vacancy rates for industrial/flex space has been decreasing since 2013 and are at a new low of 1.6% and 0.9% for Rome and Floyd County, respectively.
- » Industrial and flex property is most heavily concentrated along SR-53 (Lowe’s Distribution Center) and along SR-20 and US-27 on the southern end of Rome.

	CAVE SPRING	ROME	FLOYD COUNTY
Existing Buildings	-	216	218
Existing Square Footage	-	1,951,572	1,960,175
Vacancy Rate	-	2.7%	2.9%
Average Triple-Net Rent	-	\$9.54	\$9.54

### RENT PER SQUARE FOOT, 2009-2017



### VACANCY RATE, 2009-2017



# BROADBAND ACCESS

## INTERNET ACCESS

- » The Federal Communications Commission (FCC) defines, at minimum, standard broadband access as 25 megabits per second (mbps) download speed, and 3 mbps upload speed.
- » The FCC measures access from 6 different technologies, including “other” technologies: asymmetric digital subscriber line (ADSL), cable, fiber, fixed wireless, and satellite.
- » As of December 2016, the FCC reported that 7.2% of the total county population (including Rome and Cave Spring) did not have access to a fixed residential broadband provider that meets or exceeds the FCC’s definition of broadband access. Breakdowns are as follows:
  - » 45.6% of the population has access to 1 fixed residential broadband provider.
  - » 47.2% of the county has access to 2 fixed residential broadband providers.
  - » 3.63% of the urban population and 13.3% of the rural population do not have access to a fixed residential broadband provider.
- » Overall, Floyd County, especially near Rome, is well-covered by high speed broadband internet service. This type of service is necessary to attract employers in the digital and technology industries, as well as attract and retain younger households, as this has become a factor for this generation in choosing where to live or work.
- » Areas that appear to have the lowest broadband access are those that are already sparsely populated, such as northern Floyd County where WMAs and the Chattahoochee National Forest are located and northwestern Floyd County where the Berry College WMA is located. Berry College does not appear to have a fixed residential broadband provider on campus, however, they likely get their broadband access through a commercial provider. See the map on the right for more detail.
- » Within Rome, there are few pockets that do not have a fixed residential broadband provider. Those include the Northwest Georgia Regional Hospital site, the former General Electric site, the Floyd Medical Center campus, parks, major commercial and industrial centers, and undeveloped areas. The main providers of broadband service are AT&T and Comcast. See page 133 for a more detailed map of Rome’s residential broadband access.
- » With the exception of a small, undeveloped area to the south, Cave Spring is fully covered by Charter Communications. See page 134 for a more detailed map of Cave Spring’s residential broadband access.
- » If any area within the cities and the county without a broadband provider want to attract more residential development, the appropriate municipalities will need to work to ensure that broadband access can be provided in those areas.

## CELLULAR DATA

- » The county has complete 3G cellular data coverage, with the majority having greater 4G coverage. This is a key amenity to attracting new businesses and residents.
- » Signal is reported as weakening outside of Rome.

# LEGEND

- Dead zone
- 0 Fixed Residential Broadband Providers
- 1 Fixed Residential Broadband Provider
- 2 Fixed Residential Broadband Providers
- 3 Fixed Residential Broadband Providers

ALABAMA

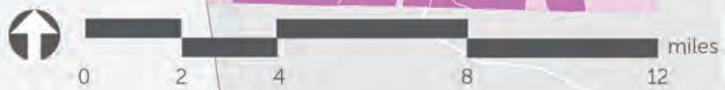
WALKER

CHATTOOGA

GORDON

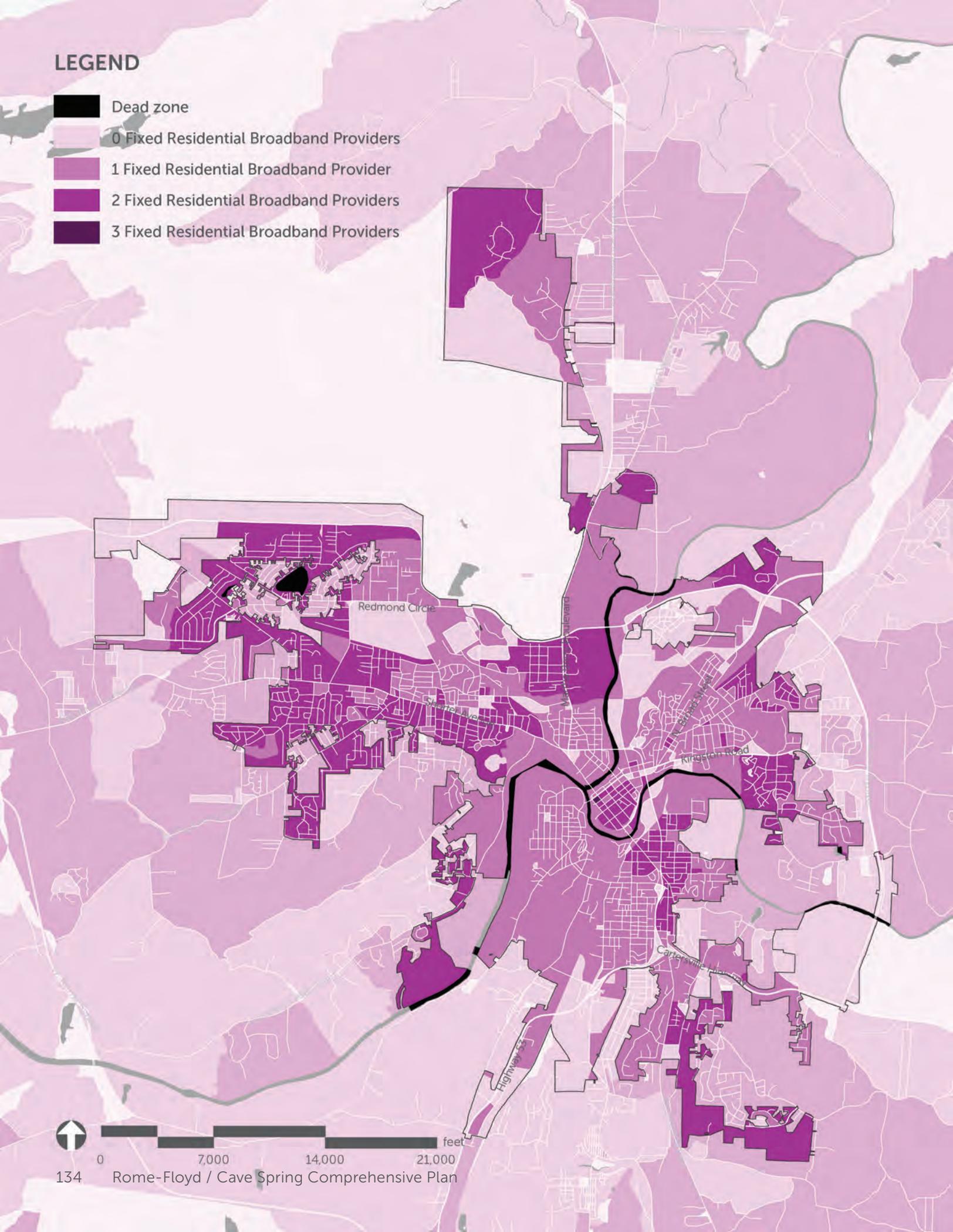
BARTOW

POLK



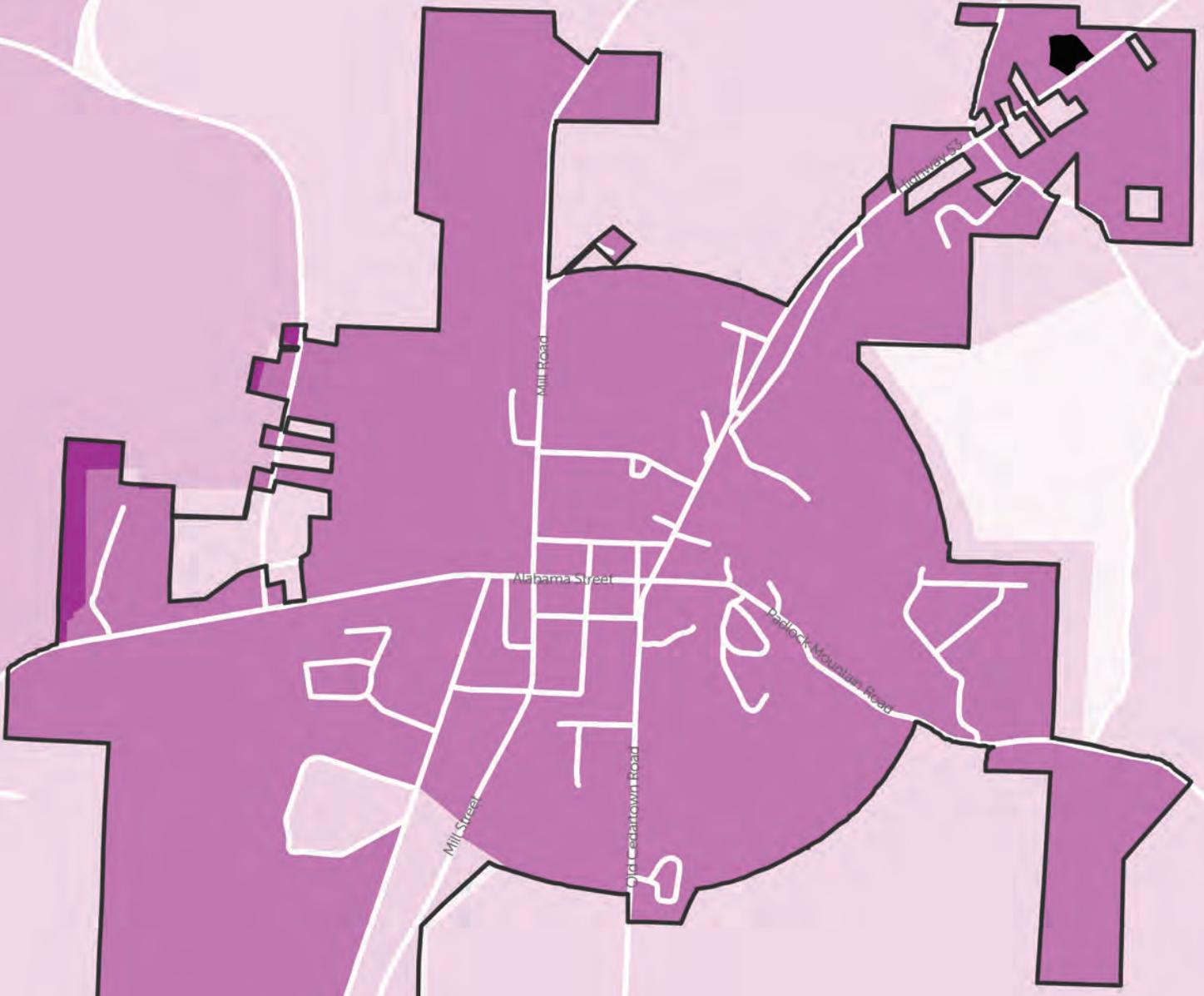
# LEGEND

- Dead zone
- 0 Fixed Residential Broadband Providers
- 1 Fixed Residential Broadband Provider
- 2 Fixed Residential Broadband Providers
- 3 Fixed Residential Broadband Providers



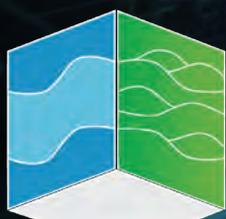
# LEGEND

- Dead zone
- 0 Fixed Residential Broadband Providers
- 1 Fixed Residential Broadband Provider
- 2 Fixed Residential Broadband Providers
- 3 Fixed Residential Broadband Providers



# 3 COMMUNITY VISION

This chapter outlines the vision and goals for the entire county, and lists the recommended policies and projects for unincorporated Floyd County, Rome, and Cave Spring based on the analysis in Chapter 2 and public outreach.



*A Better Life For  
Rome-Floyd  
Cave Spring  
2040*



# OVERALL VISION

*FLOYD COUNTY ASPIRES TO BE A PLACE THAT BOASTS A WIDE RANGE OF LOCALES, FROM ITS BEAUTIFUL, RURAL NATURE, TO THE SMALL TOWN FEEL THAT THE CITIES OF ROME AND CAVE SPRING HAVE TO OFFER, ALL WHILE REMAINING A COMMUNITY THAT PROVIDES EQUITABLE LIVING OPTIONS, EFFICIENT TRANSPORTATION, A STRONG LOCAL ECONOMY, AND PROTECTION OF NATURAL AND CULTURAL RESOURCES.*

*Below: The Capitoline Wolf statue in front of Rome City Hall, depicting the fabled Romulus and Remus.*



# GOALS

The Rome-Floyd / Cave Spring 2040 Comprehensive Plan seeks to achieve these four goals:



## LIVABILITY

CREATE LIVABLE AND EQUITABLE COMMUNITIES THROUGHOUT FLOYD COUNTY



## MOBILITY

ENSURE THAT THE TRANSPORTATION NETWORK CAN MEET EVERYONE'S NEEDS AND EXPECTATIONS



## ECONOMIC VITALITY

FOSTER AN ENVIRONMENT WHERE BUSINESSES CAN GROW AND INDUSTRIES CAN THRIVE



## PRESERVATION

PRESERVE HISTORIC, CULTURAL, AND NATURAL RESOURCES

## HOW TO USE THIS CHAPTER

Just like the previous chapter, this section of the Rome-Floyd / Cave Spring Comprehensive Plan is separated by municipality: unincorporated Floyd County, City of Rome, and City of Cave Spring. The section on Rome will occasionally feature the downtown area for additional context. The following pages will discuss character areas and future land uses as they apply to the entire county, and then will discuss individual policies and projects for each geographic area.

The purpose of breaking down the community vision by municipalities is to allow the users of this plan (i.e. city/county officials and staff, concerned citizens, school districts, local boards and commissions, and potential developers) view policies and projects specific to their area of concern.

## GOALS, POLICIES, & PROJECTS

There are three types of plan recommendations:

**Goals** are guiding statements that create a vision for the plan. They can range in specificity.

**Policies** are guidelines that provide direction for the implementation of the plan's goals. They often support specific implementation projects and should be the basis for actions by Rome-Floyd County and the City of Cave Spring. Policies should also guide the private sector, especially to the extent that they define plan aspirations.

**Projects** are specific tasks, such as construction and further studies, with a defined cost and time frame that implements policy. The success and completion of a project is measurable — the metrics are clearly defined. For example, a policy could prescribe new residential infill, but a project would outline the exact amount of housing units to be built, and the success would lie in how many of the housing units are actually built at the end of a planning period. All projects in this plan are linked to one or more policies.

# CHARACTER AREAS

Character areas define, both spatially and through policy, how land is to be developed throughout the next decade. The Character Area Map for the entirety of Floyd County (see right) has experienced minor changes since the previous plan's adoption in 2008:

- » **New designation.** Cave Spring's historic center was previously defined as "Town Center." After examining the issues and opportunities of Cave Spring compared to the rest of the county, it was determined that a new character area, "Historic Cave Spring," should be created to reflect that.
- » **Adjustment of the Urban Growth Area boundary.** The Rome Bypass will serve as a urban growth boundary for the entire county. While it is not yet completed, the alignment has been determined, and should be used as the demarcation for that character area.
- » **Major changes to the Activity Corridor and Rural Commercial Corridor designations.** It was determined that the Activity Corridor character area, as written, would not adequately address the current needs and opportunities in the roadway corridors it served. It has been renamed the "Gateway Corridor" character area. Both character area designations saw updates to verbiage.
- » **Language.** Some of the language used in the previous plan has been edited for clarity and updated to address changes that have occurred in the last ten years.

See pages 187 and 223 to view the Character Area Maps for Rome and Cave Spring, respectively.

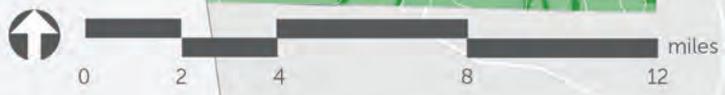
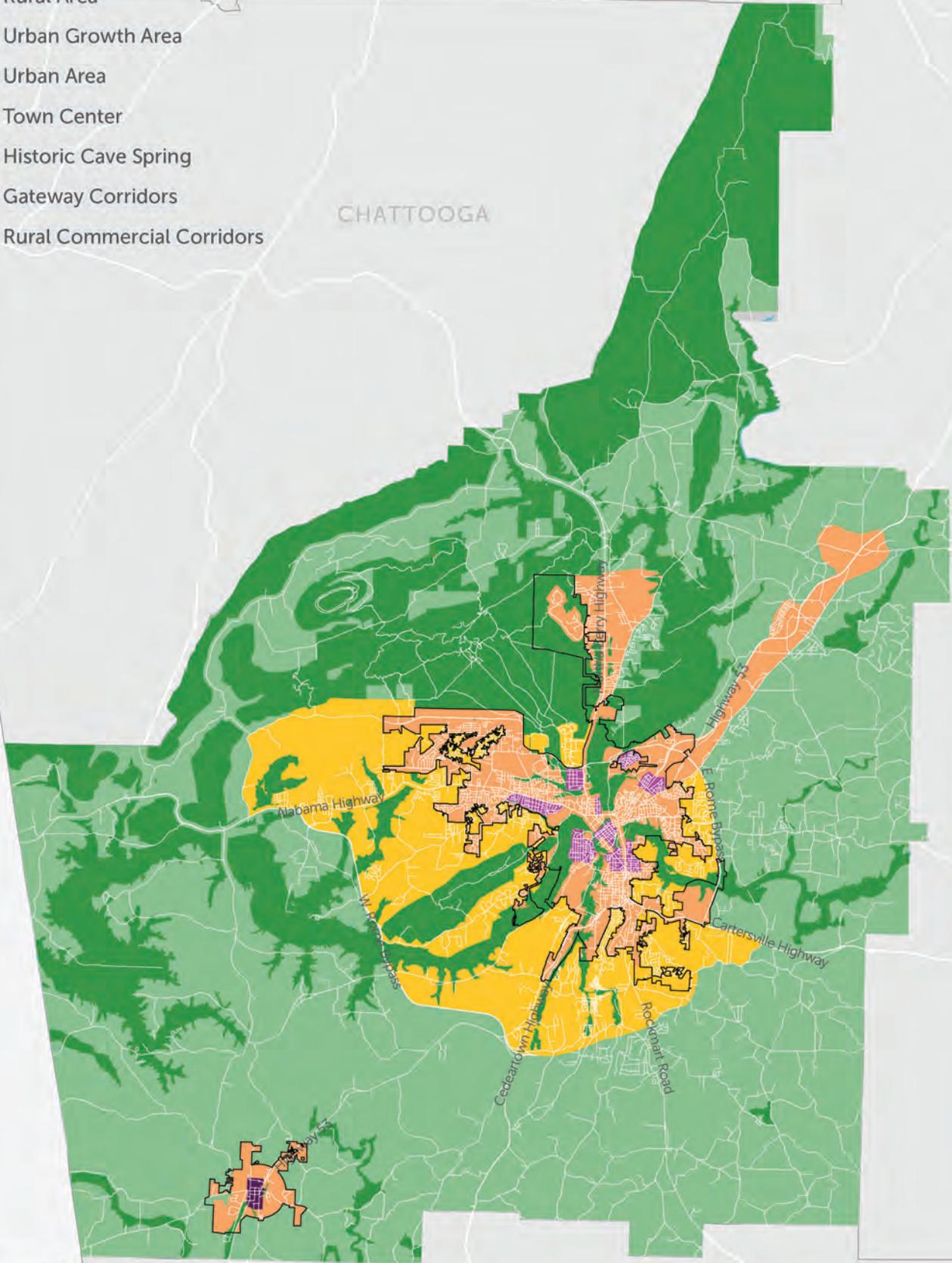
# LEGEND

- Conservation
- Rural Area
- Urban Growth Area
- Urban Area
- Town Center
- Historic Cave Spring
- Gateway Corridors
- Rural Commercial Corridors

ALABAMA

WALKER

CHATTOOGA



POLK

## TOWN CENTER

### INTENT & LAND USES

Town Centers within Floyd County should include mixed uses typical of a downtown or traditional neighborhood development, including housing of higher densities, neighborhood-level services, and office and institutional uses. Creating a walkable environment is key — constructing and maintaining sidewalks should be a high priority, as well as maintaining on-street parking along major vehicle roadways and small city blocks. Connectivity to other uses (work, play, and shopping) in predominantly residential neighborhoods should be carefully considered, and adaptive reuse and redevelopment of existing buildings should be context-sensitive.

Appropriate land uses include:

- » Medium Density Residential
- » High Density Residential
- » Commercial
- » Light Industrial
- » Public/Institutional
- » Parks
- » Mixed Use

See pages 150-151 for more detail on future land uses.

### WALK SCORE

Town Centers should aim to achieve a Walk Score of at least 90. A score of 90 indicates that an area is “a walker’s paradise” — daily errands would not require a car. See the bottom of this page for more information about Walk Score.

### WHAT IS WALK SCORE?

Walk Score measures the walkability of any address using a patented system. For each address, Walk Score analyzes hundreds of walking routes to nearby amenities. Points are awarded based on the distance to amenities in each category. Amenities within a 5 minute walk (.25 miles) are given maximum points. For context, the City of Rome has a Walk Score of 27 which, according to the system, indicates car dependency.

## DEVELOPMENT PATTERN

- » Homes, shops, small business, and institutions grouped together in attractive mixed use centers that service adjacent neighborhoods.
- » Pedestrian-friendly centers that include pleasant community gathering spaces. Residences bring round-the-clock activity to the area.
- » Buildings developed at a scale sufficient in size, bulk, and height to create an identity.
- » Commercial structures located near street front, with parking in rear of buildings and/or on the street, making the area more attractive and more pedestrian friendly.
- » Residential development that offers a mix of housing types (single family homes on small lots, townhomes, live/work units, lofts, apartments, etc), densities, and prices in the same neighborhood.
- » Maximum building heights of 4-5 stories.

## ANTICIPATED DEVELOPMENT MEASURES

- » Updating development regulations to match desired development patterns.
- » Incentives to redevelop existing buildings and conduct infill development.
- » Access control measures.
- » Increased transit service.
- » Streetscape requirements.
- » Signage and wayfinding standards.



# HISTORIC CAVE SPRING

## INTENT & LAND USES

Just like the Town Center designation, Historic Cave Spring should include mixed uses typical of a downtown or traditional neighborhood development, including housing of all densities, neighborhood-level services, and office and institutional uses. Maintaining the walkable environment should be a priority, as well as providing adequate connections to the surrounding residential neighborhoods. Above all, maintaining the area’s historic, small-town charm must be considered with every decision made in the historic district.

Appropriate land uses include:

- » Low Density Residential
- » Medium Density Residential
- » High Density Residential
- » Commercial
- » Public/Institutional
- » Parks
- » Mixed Use

See pages 150-151 for more detail on future land uses.

## WALK SCORE

The Historic Cave Spring area should aim to achieve a Walk Score of at least 90. A score of 90 indicates that an area is “a walker’s paradise” — daily errands would not require a car.

## DEVELOPMENT PATTERN

- » Homes, shops, small business, and institutions grouped together in attractive mixed use centers that service adjacent neighborhoods. Centers are very pedestrian friendly and should include pleasant community gathering spaces. Residences bring round-the-clock activity to the area.
- » Commercial structures located near street front, with parking in rear of buildings and/or on the street, making the area more attractive and more pedestrian friendly.

- » Increased residential development that offers a mix of housing types (single-family homes on small lots, townhomes, live/work units, lofts, etc), densities, and prices in the same neighborhood.
- » Maximum building heights of 2-3 stories.

## ANTICIPATED DEVELOPMENT MEASURES

- » Updating development regulations to match desired development patterns.
- » Incentives to redevelop existing buildings and conduct infill development.
- » Incentives to attract new businesses.
- » Access control measures.
- » Increased transit service.
- » Streetscape requirements.



## URBAN AREA

### INTENT & LAND USES

Within the county's urban areas (mostly Rome, Cave Spring, and areas along major corridor), land uses that provide a wide range of options for housing, employment, and recreation, with the greatest opportunities for infill and redevelopment, should be prioritized.

Appropriate land uses include:

- » Low Density Residential
- » Medium Density Residential
- » High Density Residential
- » Commercial
- » Industrial
- » Public/Institutional
- » Parks
- » Mixed Use

*See pages 150-151 for more detail on future land uses.*

### WALK SCORE

Urban areas should aim to achieve a Walk Score of at least 70. A score of 70 indicates that an area is "very walkable" — most daily errands can be achieved by foot.

## DEVELOPMENT PATTERN

- » Infill development on vacant sites or under-utilized sites closer in to the center of the community, matching the character of the surrounding neighborhood.
- » Distribution of affordably priced homes throughout region.
- » Residential development that offers a mix of housing types (single family, townhome, live/work units, lofts, apartments), densities, and prices in the same neighborhood.
- » Residential development with a healthy mix of uses within easy walking distance of residences.
- » Maximum building heights of 4-5 stories.

## ANTICIPATED DEVELOPMENT MEASURES

- » Updating development regulations to match desired development patterns.
- » Incentives to redevelop existing buildings and conduct infill development.
- » Access control measures.
- » Increased transit service.
- » Streetscape requirements.



# URBAN GROWTH AREA

## INTENT & LAND USES

Within the area between Rome city limits and the impending Rome Bypass, land uses that provide a wide range of options for housing, employment, and recreation to be developed within the next twenty years should be prioritized. This may include the development of lands previously undeveloped or agricultural lands. The intent of this character area is to provide a “transition area” between the urban and the rural, and to preserve development outside of the Bypass, especially in the southern areas of Floyd County outside of Cave Spring. It is anticipated that these areas will receive a full range of public services within the next twenty years, if they do not already.

Appropriate land uses include:

- » Agriculture
- » Low Density Residential
- » Medium Density Residential
- » Commercial
- » Industrial
- » Public/Institutional
- » Parks
- » Mixed Use (in select areas)

*See pages 150-151 for more detail on future land uses.*

## WALK SCORE

Urban growth areas, especially areas where growth may be more concentrated, should aim to achieve a Walk Score of at least 50. A score of 50 indicates that an area is “somewhat walkable” — some daily errands can be achieved by foot.

## DEVELOPMENT PATTERN

- » Use of village centers in new developments that accommodate residents’ commercial and service needs.
- » Gridded street layouts that match those in older parts of the community and connect to the existing street network at many points.
- » Developments that have easy access to nearby transit, shopping, schools, and other areas where residents travel daily.
- » Distribution of affordably priced homes throughout the area.
- » Residential development with an appropriate mix of uses within easy walking distance of residences.

## ANTICIPATED DEVELOPMENT MEASURES

- » Updating development regulations to match desired development patterns.
- » Incentives to redevelop existing buildings and conduct infill development.
- » Access control measures.



## RURAL AREA

### INTENT & LAND USES

This character area includes land in an open or cultivated state, including agricultural and timber operations and rural residential uses, characterized by low population density, very large lots, open space and a high degree of building separation. Maintaining the rural character should be prioritized, as well as protecting viable agriculture from incompatible development types.

Appropriate land uses include:

- » Agriculture
- » Rural Residential
- » Low Density Residential
- » Commercial
- » Industrial
- » Public/Institutional
- » Parks

*See pages 150-151 for more detail on future land uses.*

### WALK SCORE

Rural areas are most likely to remain the most car-dependent areas of Floyd County. However, it is recommended that the rural character area strive to attain a Walk Score of at least 25. A score of 25 means that an area is “car-dependent” — most errands will require a car. A score of less than 25 indicates that an area is completely car-dependent.

### DEVELOPMENT PATTERN

- » Use of significant site features, such as wetlands, streams, viewsheds, and topography, as amenities that shape identity and character of the area.
- » Very large lot sizes that limit development density and protect farmland and rural character.
- » Site plans, building design, and landscaping are sensitive to natural features, including topography and views.

## ANTICIPATED DEVELOPMENT MEASURES

- » Agricultural buffering.
- » Right-to-farm protections.
- » Conservation subdivisions.
- » Rural design guidelines.
- » Development regulations that protect rural character.



## CONSERVATION AREA

### INTENT & LAND USES

Conservation areas include undeveloped, natural lands and environmentally sensitive areas that are not suitable for development, including riparian buffers along rivers and streams, wetlands, flood plains, hills and mountains with steep slopes, scenic areas, and wildlife management areas. Limited development should include in these areas. The construction of trails and parks is highly encouraged as they will minimally impact these sensitive lands.

Appropriate land uses include:

- » Agriculture (in limited quantities)
- » Rural Residential (in limited quantities)
- » Public/Institutional
- » Parks
- » Trails

*See pages 150-151 for more detail on future land uses.*

### WALK SCORE

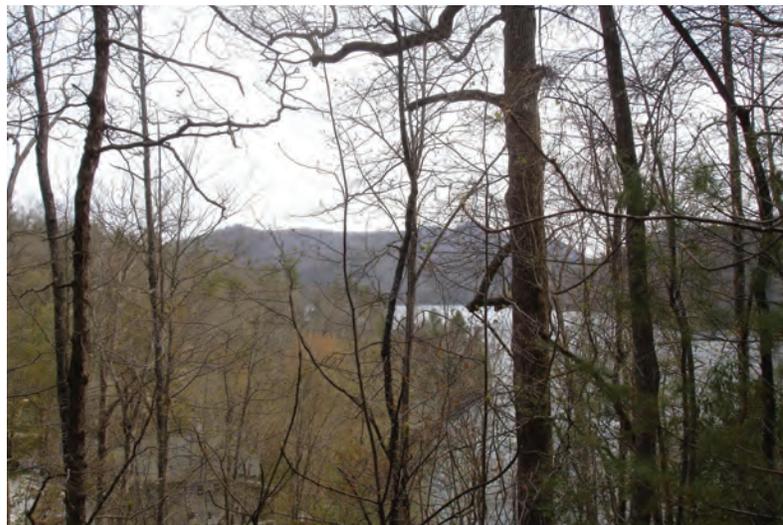
Not applicable.

### DEVELOPMENT PATTERN

- » Untouched and undeveloped lands.
- » Very large lot sizes limit development density and protect farmland and rural character.
- » Riverfront development.

### ANTICIPATED DEVELOPMENT MEASURES

- » Agricultural buffering.
- » Right-to-farm protections.
- » Rural design guidelines.
- » Development regulations that protect rural character.
- » Creation of a recreational trail system along the riverfront.



## GATEWAY CORRIDORS

### INTENT & LAND USES

Gateway Corridors are corridors extending from central Rome to the Rome Bypass that serve as gateways into Rome. The goals of this character area are to beautify the most traveled roads in the area with appropriate landscaping and screening, prioritize measures to reduce traffic congestion, and emphasize redevelopment along these corridors versus new greenfield development. Since the Gateway Corridors are spread throughout different character areas, appropriate land uses are limited to the character area that segments of the corridor lie within.

### DEVELOPMENT PATTERN

- » Improvement of sidewalk and street appearance and amenities of commercial centers.
- » Driveway consolidation and inter-parcel connections between parking lots to reduce congestion.

### ANTICIPATED DEVELOPMENT MEASURES

- » Access management.
- » Increased transit service.
- » Streetscape requirements, including landscaping.
- » Signage and wayfinding standards.



# RURAL COMMERCIAL CORRIDORS

## INTENT & LAND USES

Rural Commercial Corridors are corridors extending from the Rome Bypass to the county line that provide for the safe and convenient movement of goods and people through the region and an attractive gateway to the county and cities. The goal of this character area should be to concentrate commercial and employment centers along these roadways, and prioritize redevelopment over new development to prevent negative shifts in traffic patterns. Since the Rural Commercial Corridor is primarily within the rural character area, appropriate land uses are limited that character area (see page 146).

## DEVELOPMENT PATTERN

- » Clustering higher density development at nodes along major corridors, separated by areas of open space or attractive rural residential development.
- » Driveway consolidation and inter-parcel connections between parking lots to reduce congestion.
- » Landscaped medians separating traffic lanes.
- » Restrictions on the number and size of signs and billboards.

## ANTICIPATED DEVELOPMENT MEASURES

- » Access management.
- » Streetscape requirements, including landscaping.



# FUTURE LAND USE

Land Use & Description	Residential Density
<b>Conservation.</b> Areas that are actively being held for environmental protection or historical preservation.	N/A
<b>Agriculture.</b> Large parcels that house agricultural activities within the rural areas of the county.	Up to 1 dwelling unit per acre
<b>Rural Residential.</b> Large-lot residential parcels located in the rural, unincorporated areas of the county.	Up to 2 dwelling units per acre
<b>Low Density Residential.</b> Typically found in subdivisions all over the county and in clusters.	1-4 units per acre
<b>Medium Density Residential.</b> Typically found in the cities and immediately outlying areas.	5-9 units per acre
<b>High Density Residential.</b> Typically found in the most urban areas of the cities.	10-14 units per acre
<b>Commercial.</b> Actual uses are defined by the zoning districts	N/A
<b>Industrial.</b> Actual uses are defined by the zoning districts	N/A
<b>Public/Institutional.</b> Classified as lands held by a public entity (the cities, county, State, or federal government) or by religious organizations.	N/A
<b>Parks.</b> Parcels owned by the Rome-Floyd Parks and Recreation Authority, and other lands that are privately owned but are open to the public.	N/A
<b>Mixed Use.</b> Permits a mix of residential and commercial development. The exact mix is dependent on the market and the needs of the surrounding areas.	5-14 units per acre

Future land use maps are parcel-by-parcel maps that show the type of development that is most appropriate for parcels *if* they are to develop or redevelop in the next ten to twenty years. Floyd County’s Future Land Use Map is informed by the Character Area map, and prescribes specific densities, intensities, and zoning districts that are most appropriate. See pages 155-159, 188-189, and 224 for the future land use maps for unincorporated Floyd County, Rome, and Cave Spring, respectively.

Height Limit	Uses	Recommended Zoning Districts
N/A	<ul style="list-style-type: none"> <li>» Parks</li> <li>» Trails</li> </ul>	N/A
N/A	<ul style="list-style-type: none"> <li>» Agriculture and forestry</li> <li>» Single-family, detached homes</li> </ul>	<ul style="list-style-type: none"> <li>» AR - Agricultural Residential</li> <li>» SR - Suburban Residential</li> </ul>
N/A	<ul style="list-style-type: none"> <li>» Single-family, detached homes</li> </ul>	<ul style="list-style-type: none"> <li>» AR - Agricultural Residential</li> <li>» SR - Suburban Residential</li> </ul>
N/A	<ul style="list-style-type: none"> <li>» Single-family, detached homes</li> </ul>	<ul style="list-style-type: none"> <li>» LDTR - Low Density Traditional Residential</li> </ul>
3 stories	<ul style="list-style-type: none"> <li>» Single-family, detached homes (small lot)</li> <li>» Townhomes</li> <li>» Duplexes</li> </ul>	<ul style="list-style-type: none"> <li>» DR - Duplex Residential</li> <li>» HDTR - High Density Traditional Residential</li> </ul>
4-5 stories	<ul style="list-style-type: none"> <li>» Townhomes</li> <li>» Apartments and condominiums</li> </ul>	<ul style="list-style-type: none"> <li>» DR - Duplex Residential</li> <li>» MFR - Multifamily Residential</li> </ul>
N/A	<ul style="list-style-type: none"> <li>» Retail</li> <li>» Office</li> </ul>	<ul style="list-style-type: none"> <li>» CC - Community Commercial</li> <li>» GHC - General Heavy Commercial</li> <li>» CBC - Central Business Commercial</li> <li>» NOC - Neighborhood Office Commercial</li> <li>» OI - Office Institutional</li> </ul>
N/A	<ul style="list-style-type: none"> <li>» Light industrial uses</li> <li>» Heavy industrial uses</li> </ul>	<ul style="list-style-type: none"> <li>» LI - Light Industrial</li> <li>» HI - Heavy Industrial</li> </ul>
N/A	<ul style="list-style-type: none"> <li>» Government offices</li> <li>» Libraries</li> <li>» Schools</li> <li>» Places of worship</li> </ul>	Any Zoning District that permits public and institutional uses
N/A	<ul style="list-style-type: none"> <li>» Parks (all typologies)</li> <li>» Recreational facilities</li> </ul>	Any Zoning District that permits parks
3 stories (Cave Spring and Unincorporated Floyd County) 5 stories (Rome)	<ul style="list-style-type: none"> <li>» Townhomes</li> <li>» Stand-alone apartments and condominiums</li> <li>» Above-retail apartments and condominiums</li> <li>» Commercial</li> <li>» Public/institutional</li> </ul>	<ul style="list-style-type: none"> <li>» PD - Planned Development</li> <li>» UMU - Urban Mixed Use</li> </ul>

# POLICY & PROJECT DEVELOPMENT

The planning process utilized a cumulative process to create policies and projects. Each meeting with stakeholders and the public included some type of activity to create and measure the support that potential policies would receive within each geographic area of the county.

For more information about the activities conducted with the public and their results, refer to A.2 - Community Participation Plan.

## STEP 1: GOAL FORMULATION

After conducting stakeholder interviews and reviewing information received at the two Kick-Off meetings, several themes emerged:

- » Residents and other stakeholders were concerned about **livability**, especially the affordable housing crisis occurring throughout the entire county, the presence of food deserts, and other issues concerning maintaining and improving quality of life for all segments of the population.
- » While concerns about congestion were almost limited to Rome and immediately outlying areas, another major concern was the lack of **mobility** options throughout the county. While Rome has a city transit system, the buses do not extend beyond city limits, further limiting the opportunity to use mass transit for the other 60,000 residents of the county. Residents and stakeholders seemed interested in expanding walkability and bikeability through improving the current sidewalks and constructing new ones where demand was high, creating on- and off-street bicycle facilities, and trails that could be used for both recreation and commuting.

- » **Economic vitality** was another theme. Floyd County suffers from “structured unemployment,” which means that although unemployment rates among residents are low, a lot of industries and employment centers within the county are struggling to attract residents to fill job vacancies, relying on labor from other parts of the Northwest Georgia region. Furthermore, younger generations, especially millennials, are leaving the area to take jobs in larger cities which could be a result of not having enough jobs in industries that can attract these younger workers.
- » Residents and stakeholders throughout the county are very proud of the area’s natural beauty and rural character. The theme of **preservation** was prevalent in many conversations that were had throughout the planning process.

The Planning Team determined that all policies set forth in this plan needed to address at least one of these four themes, so the goals of livability, mobility, economic vitality, and preservations were created and later approved by the community.

## STEP 2: DRAFTING POLICIES

Policies that met the four goals were then drafted. The Planning Team used the previous comprehensive plan’s policies as a starting point by including all policies that appeared to still be relevant in 2018. Next, the Planning Team analyzed the results of the S.W.O.T. analyses (see pages 288-289) to create action statements that could address both issues and opportunities throughout the county. Also included in the list of policies were items from the previous short term work plans that were ongoing or incomplete efforts that were determined to make better policies than projects, and the results from the Community Input Survey.

### STEP 3: RATING POLICIES

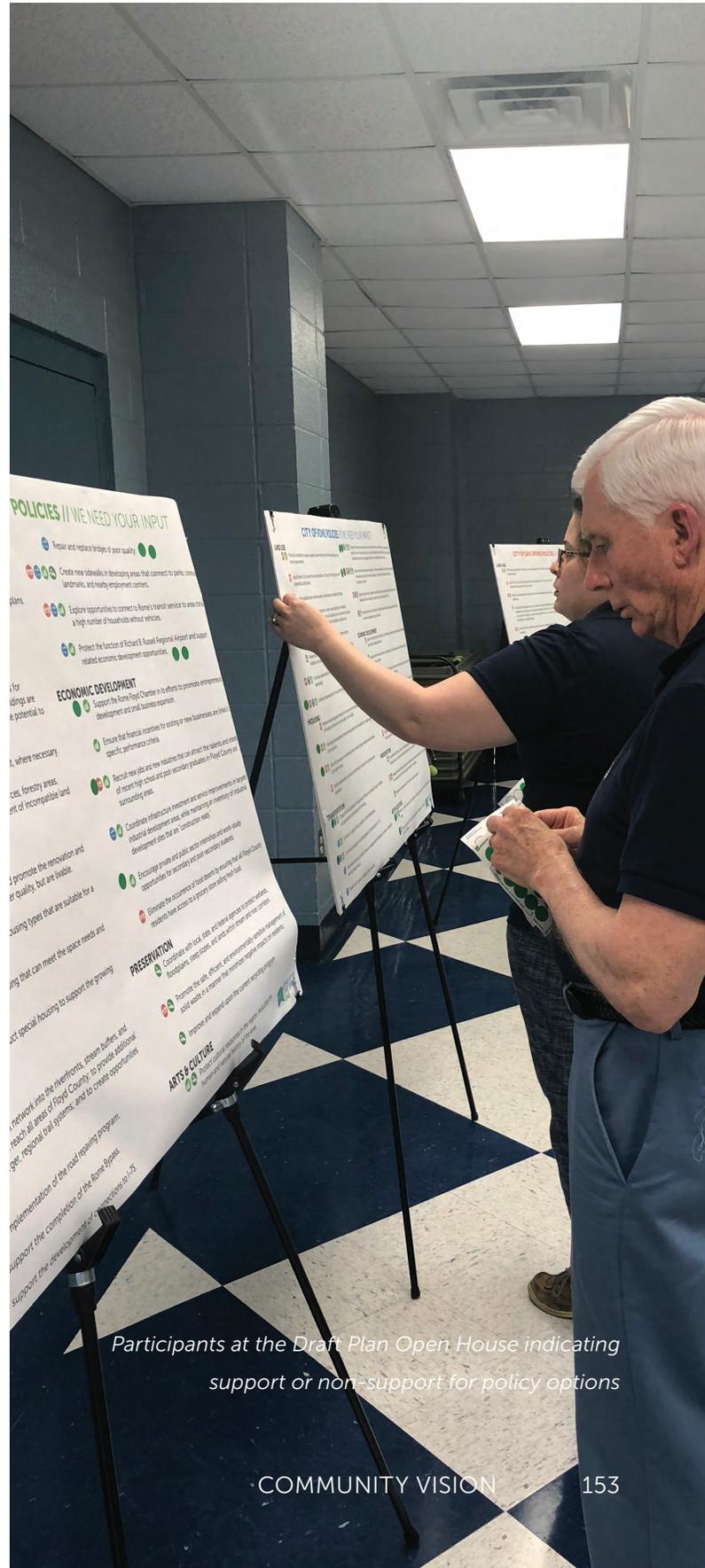
After policies were drafted, the Planning Team first presented a list of policies, sorted by land use, transportation, economic development, housing, and natural and cultural resources to the Steering Committee. The Steering Committee was to choose their top 3 to 5 choices for each category, and propose additional policy ideas. The Planning Team then used the policies that got the most “votes” and created a list of policies for members of the general public to choose for their community during the two Planning Workshops, rating them as “important,” “not important,” or “undesirable” (see pages 295-300 in A.2 - Community Participation Plan for the results of this activity). The results informed a unique list of policies for each municipality, and were refined before presenting them back to the public.

### STEP 4: PRESENTING POLICIES FOR PUBLIC COMMENT

Lastly, the policy lists for each municipality were presented at the Draft Plan Open House for comment from the community. Overall, the policies presented received a lot of positive feedback, and only minor changes were suggested to improve recommended policies.

### STEP 5: PROJECT DEVELOPMENT

After policies were accepted by the public, the Planning Team began to craft a project list and the short term work programs to implement these policies. Many projects were carried over from previous short term work programs and care was taken to create new, implementable projects that would advance the policies created during the planning process. The short term work programs do not reflect long-range projects, as many have yet to be programmed.



*Participants at the Draft Plan Open House indicating support or non-support for policy options*

# FLOYD COUNTY

## LAND USE POLICIES

LU.1 Continuously re-evaluate our comprehensive plan to improve land-use decision making as the community evolves.

LU.2 Perform continual evaluations of our land use and development ordinances to ensure best practices are being adhered to and are reflective of our ever-evolving community.

LU.3 Prioritize investment into areas already served by public infrastructure, including vacant parcels, blighted or dilapidated parcels, and underutilized parcels, thus protecting our rural character.

LU.4 Be strategic and purposeful in identifying areas suitable for future growth and development.

LU.5 Preserve and protect environmentally sensitive areas like wetlands, floodplains, and river/stream banks by preventing incompatible development.

# LEGEND

-  Rural Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial
-  Mixed Use
-  Industrial
-  Public/Institutional
-  Park
-  Agriculture
-  Conservation

ALABAMA

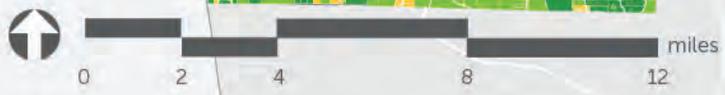
WALKER

CHATTOOGA

GORDON

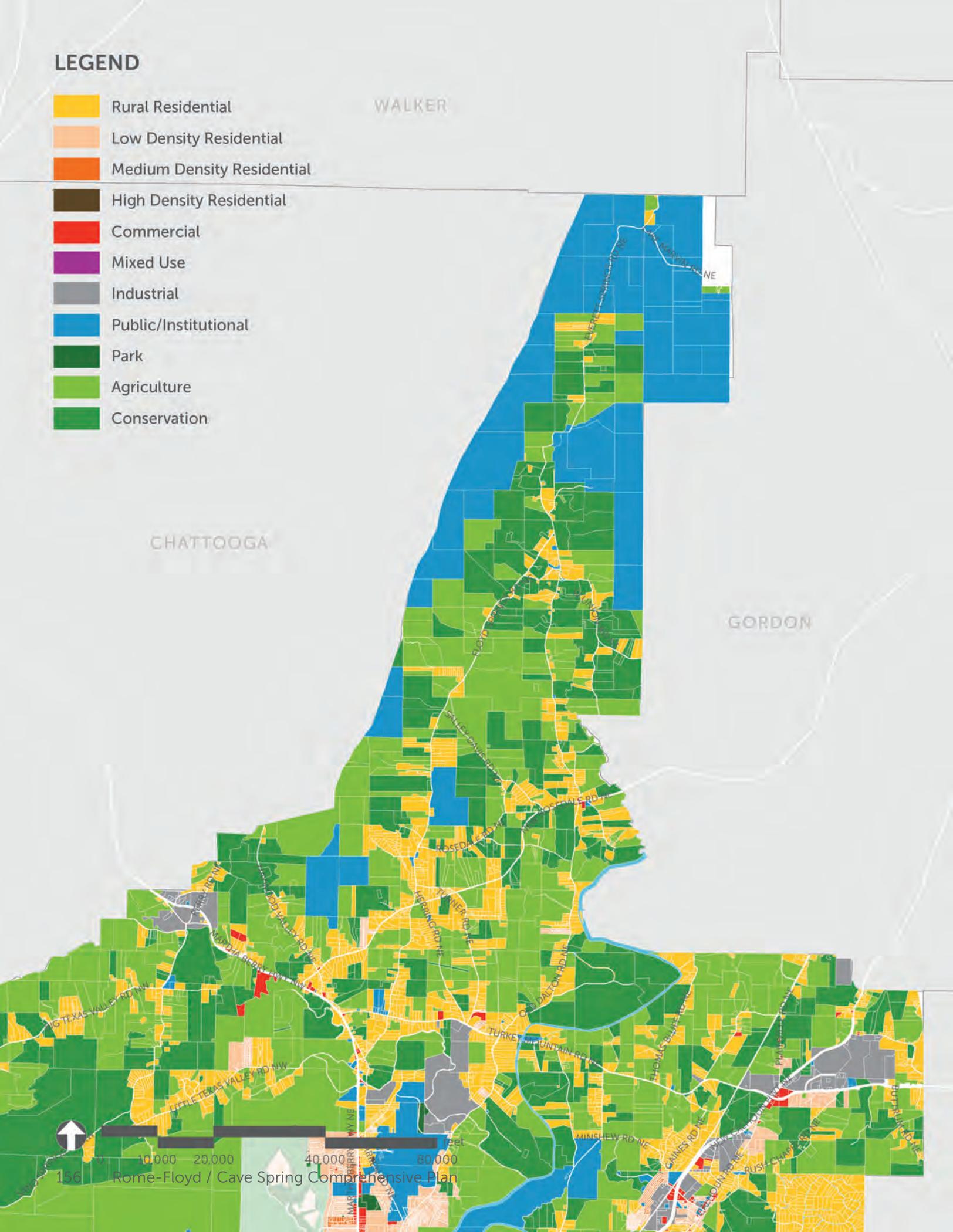
BARTOW

POLK



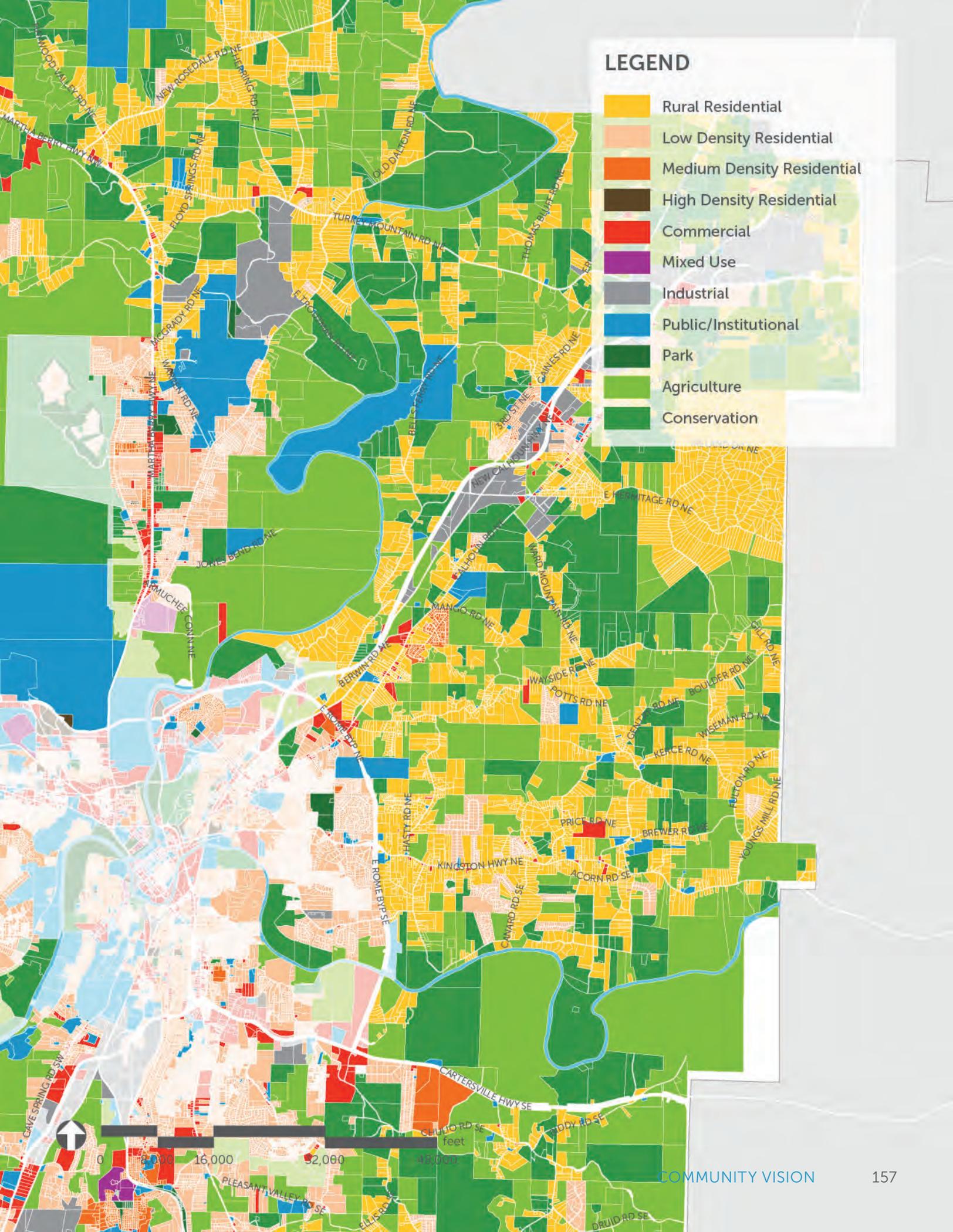
# LEGEND

- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Industrial
- Public/Institutional
- Park
- Agriculture
- Conservation



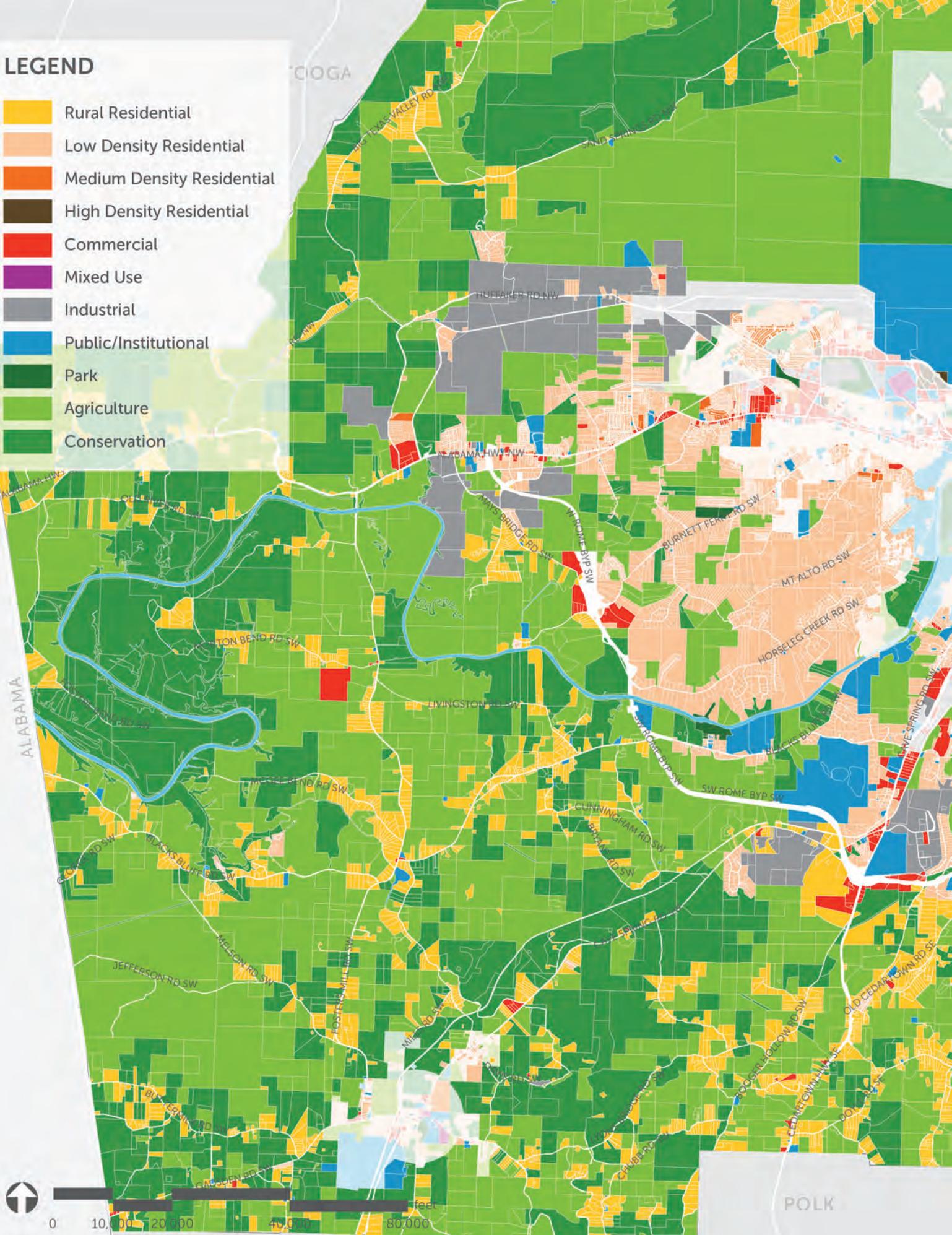
# LEGEND

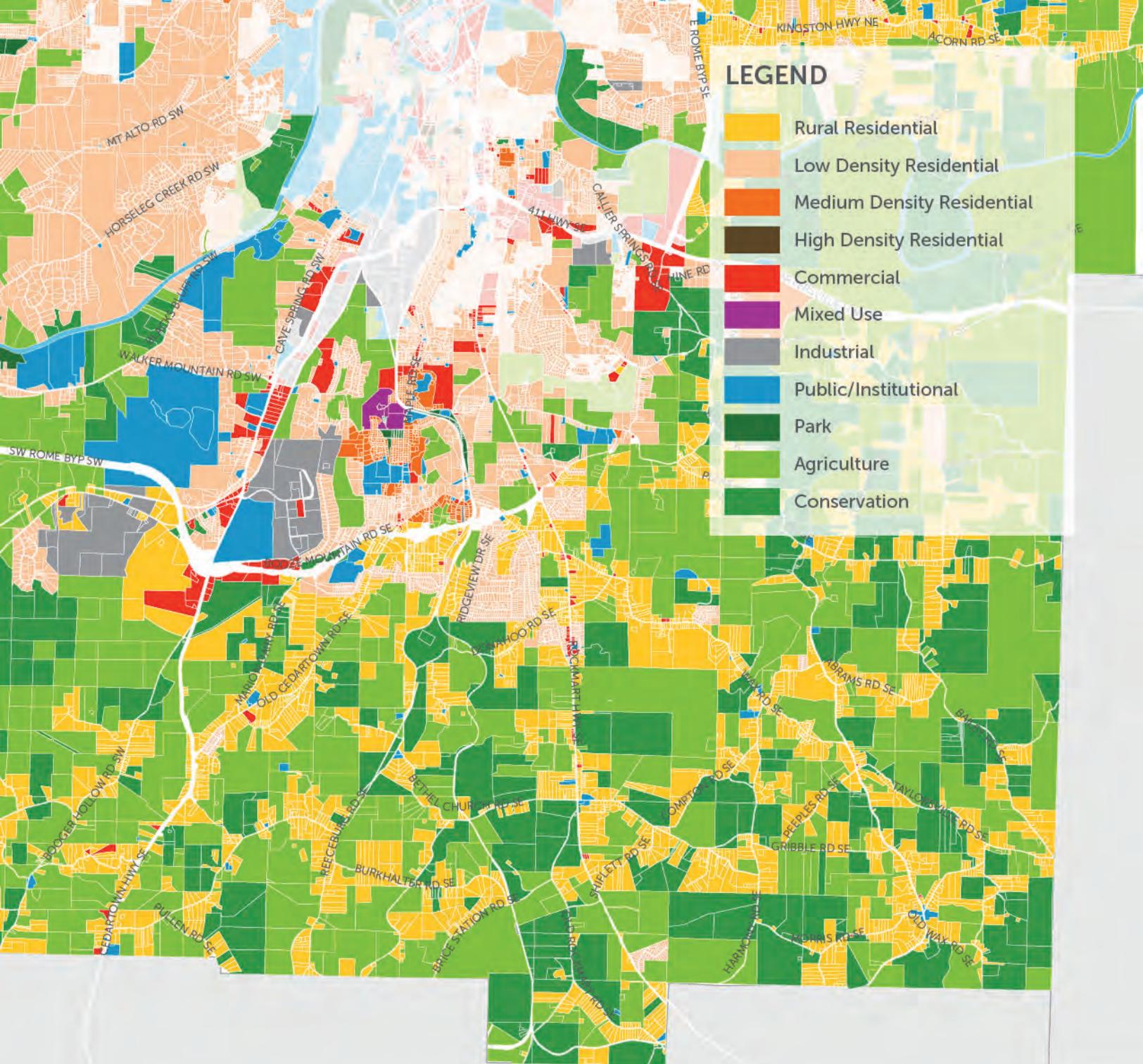
- Rural Residential
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- Commercial
- Mixed Use
- Industrial
- Public/Institutional
- Park
- Agriculture
- Conservation



# LEGEND

- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Industrial
- Public/Institutional
- Park
- Agriculture
- Conservation





POLK



## TRANSPORTATION & INFRASTRUCTURE POLICIES

T.1 Collaborate with Federal Highway Administration (FHWA) and the Georgia Department of Transportation (GDOT) to resurface poorly-rated roadways and replace poorly-rate bridges.

T.2 Cooperate with GDOT to improve access to I-75 in Bartow County.

T.3 Coordinate with GDOT on efforts to re-route commercial truck traffic around the City of Rome if not making local stops through the finishing of the bypass.

T.4 Collaborate with the City of Rome to ascertain the feasibility of transit services to parts of the unincorporated county.

T.5 Increase the number of people and aircraft using Richard B. Russel Field through investment and expansion, recognizing its potential effect on countywide economic development.

T.6 Maintain and expand the existing network of on street and off-street pedestrian and bicycle facilities to provide more equitable alternatives to driving.

T.7 Continually seek out opportunities for future trail expansions, both immediate and long range, for the purpose of connecting more communities.

T.8 Continually seek out ways to make our streets equitable for motorists and non-motorized users.

T.9 Maintaining a high-level of emergency preparedness through constant planning and preparation.

T.10 Perform regular maintenance on our public water system to ensure continued reliable service, providing the finest quality of drinking water.

T.11 Ensure that our public utilities are prepared to accommodate future development growth.

The following page includes a map of several of the projects that appear in the work program to address these policies.

**TI.3**  
Bridge replacement at SR-293/Kingston Hwy and Dykes Creek.

**TI.5**  
Widening of SR-140 from SR-53 to county line.

**TI.7**  
Construction of South Rome bypass from US-27 to SR-101.

**TI.8**  
Construction of Southeast Rome bypass from SR-101 to US-411.

**TI.13**  
Construct new T-hangars at airport as needed.

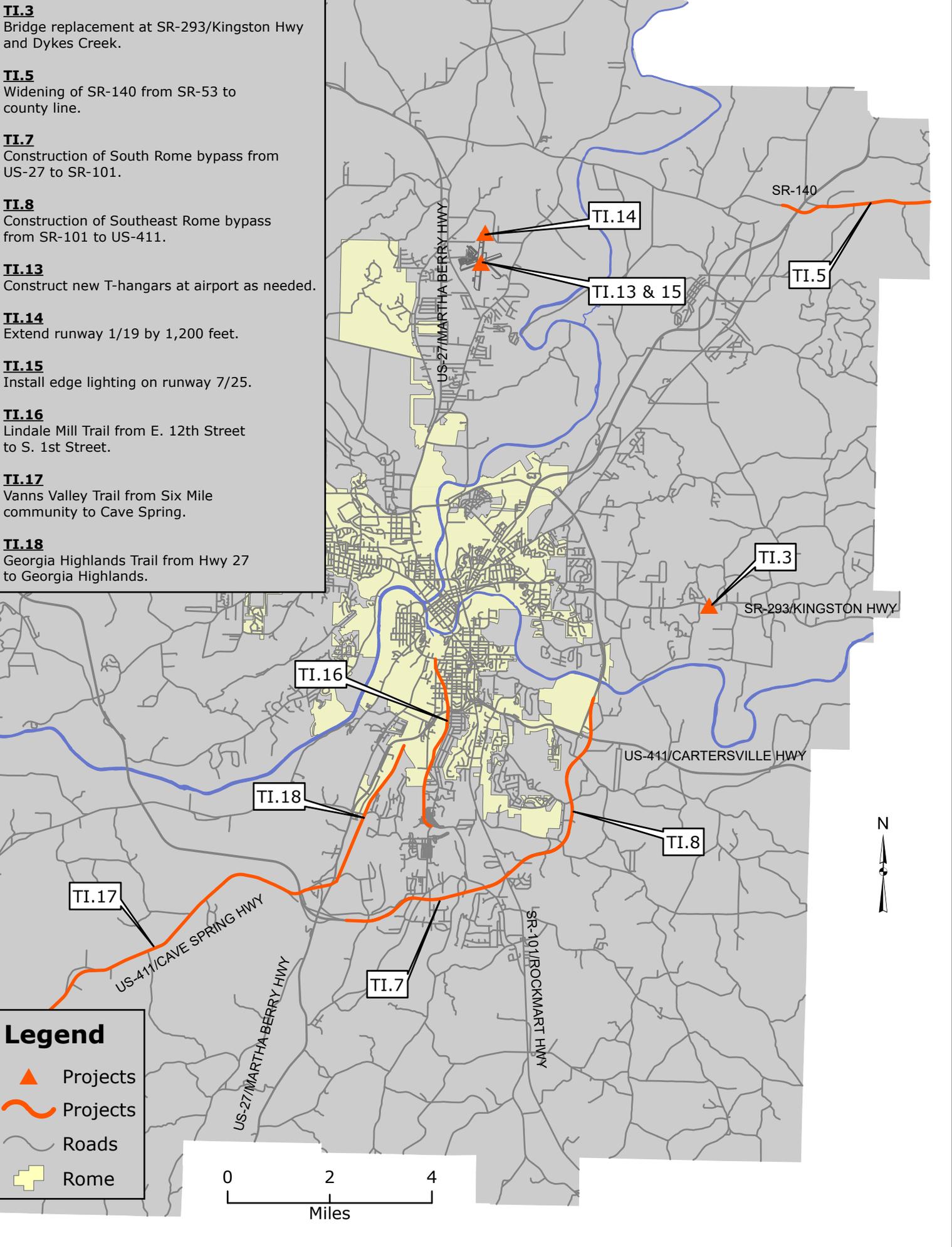
**TI.14**  
Extend runway 1/19 by 1,200 feet.

**TI.15**  
Install edge lighting on runway 7/25.

**TI.16**  
Lindale Mill Trail from E. 12th Street to S. 1st Street.

**TI.17**  
Vanns Valley Trail from Six Mile community to Cave Spring.

**TI.18**  
Georgia Highlands Trail from Hwy 27 to Georgia Highlands.



# HOUSING

## POLICIES

H.1 Promote quality housing options for people of all ages, incomes, and housing preferences.

H.2 Work with neighborhood groups to actively promote redevelopment in blighted neighborhoods and preservation of existing and intended neighborhood character.

H.3 Periodically re-evaluate our Unified Land Development Code to ensure that it does not contain unnecessary barriers that prevent affordable housing.

H.4 Ensure that our land development code is prepared for emerging housing trends.

# ECONOMIC DEVELOPMENT

## POLICIES

ED.1 Explore opportunities to retain existing industry and help it flourish, while also working to attract outside economic investment.

ED.2 Collaborate with the City of Rome to ensure that our Unified Land Development Code and accompanying zoning map are preparing us for sustainable economic growth.

ED.3 Make proactive infrastructure investments to areas where new development is desired.

ED.4 Continually pursue opportunities to redevelop vacant, dilapidated, or underutilized properties for economic development purposes.

ED.5 Foster an environment that encourages small business development.

ED.6 Support the Rome Floyd Chamber in its efforts to promote entrepreneurial development and small business development.

ED.7 Focus recruitment efforts on emerging industries that will also help attract young professionals.

ED.8 Coordinate infrastructure investment and service improvements in targeted industrial development areas, while maintaining an inventory of industrial development sites that are "shovel ready."

ED.9 Target avionic and aeronautic businesses in support of the Richard B. Russell Airport.

# NATURAL & CULTURAL RESOURCES

## POLICIES

NC.1 Continue to support the Adopt-A-Mile/Stream/Highway/Lake Programs and other conservation efforts.

NC.2 Periodically reassess the Unified Land Development Code to ensure it includes best practices regarding stormwater management, tree canopy preservation/replacement, natural areas preservation, steep slope protection, Flood plain management and other environmentally sensitive areas.

NC.3 Promote the Sara Hightower Regional Library.

NC.4 Collaborate with the City of Rome and City of Cave Spring to ensure there are neighborhood parks and recreational opportunities conveniently located for all residents throughout the county.

NC.5 Commit to preserving affordable recreational programs to ensure children have access to youth sports leagues and recreational opportunities.

NC.6 Promote and expand our blueway trails as a recreational/tourism resource.

NC.7 Protect cultural resources, including the human and natural history of the area.

NC.8 Promote the safe, efficient, and environmentally-sensitive management of solid waste in a manner that minimizes negative impacts.



Floyd County Community Work Plan, Comprehensive Plan 5-Year Update

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
<b>GENERAL GOVERNMENT</b>										
G.1	The governments will develop a more equitable method of cost sharing based on level of service in accordance with the Service Delivery Strategy Act of 1997.	X	X	X	X		Floyd County, City of Rome, City of Cave Spring	Staff Time	General Fund	Floyd County has 31 joint agreements with Rome and Cave Spring. They will continue to evaluate joint agreements throughout Floyd County with Joint Services Committee that meets every other month.
<b>LAND USE</b>										
LU.1, LU.2	Make revisions to the ULDC to support the goals and policies of the Comprehensive Plan	X	X	X	X		Planning Dept.	Staff Time	General Fund	
LU.2, LU.3, LU.4, LU.5	Collaborate with the City of Rome and the City of Cave Spring to draft and adopt a new Comprehensive Plan, with added special focus on future land use planning.			x	x	x	Planning Dept.	\$150,000	Capital Fund, possible grants.	Cost will be split amongst Rome, Cave Spring and Floyd County. Will likely require a consultant.

Floyd County Community Work Plan, Comprehensive Plan 5-Year Update

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
LU.1, LU.2, LU.3, LU.4, LU.5	Draft and Adopt a new ULDC to support the goals and policies of the Comprehensive Plan	x	x				Planning Dept.	\$200,000	General Fund	Cost will be split 50/50 between City of Rome and Floyd County. Staff will utilize staff time to finish the project.
<b>TRANSPORTATION &amp; INFRASTRUCTURE</b>										
<b>ROADWAY</b>										
T.1	Bridge replacement at SR-293/Kingston Highway at Dykes Creek - ROW acquisition.	x					Public Works, MPO, GDOT	\$250,000	FHWA, GDOT	PI 0015544 – Project in December 2022 letting – ROW was authorized June 2021 – 1 parcel remaining.
T.1	Widening of SR-140 from SR-53/New Calhoun Highway to county line.	x	x	x			Public Works, MPO, GDOT	\$35 million	FHWA, GDOT	PI 004915 – about 90% complete – expected completion date of May 2024.
T.1	Implement road resurfacing projects.	x	x	x	x	X	Public Works	\$5.2 million	SPLOST	There is yearly, ongoing resurfacing projects happening in the county through LMIG and other funding sources.

Floyd County Community Work Plan, Comprehensive Plan 5-Year Update

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
T.1, T.2	Construct the Rome-Cartersville Development Corridor.	x	x	x	x	x	Public Works, GDOT	\$1 million	FHWA, GDOT	0013238 – Public meeting PHOH was September 8, 2022. Working toward October ROW authorization.
T.3	Construction of South Rome Bypass (from US-27/Six Mile to SR-101).	x	x	x	x		Public Works, MPO, GDOT	\$50,250,000	FHWA, GDOT	PI 621600 - Working on new schedule. Not on schedule for July 2023 let date about 24 months behind.
T.3	Construction of Southeast Rome Bypass (from SR-101 to US-411).		x	x	x		Public Works, MPO, GDOT	\$83,500,000	FHWA, GDOT	662420 - Project has a Let date of January 2025.

**TRANSIT**

Floyd County Community Work Plan, Comprehensive Plan 5-Year Update

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
T.4	Collaborate with the City of Rome on a feasibility study on expanding the Rome Transit Department's services into unincorporated Floyd County.	x	x	x	x		Rome Transit Dept, Planning Dept., City of Cave Spring	TBD	General Fund	This is ongoing. Discussions have taken place, but more concrete plans have yet to be established. Most of the costs of the study would be absorbed by Rome; Rome project #T1.20; Cave Spring project #T1.5.
<b>AIRPORT</b>										
T.5, ED.9	Complete economic development plan for Richard B. Russell Field.	x					Richard B. Russell Regional Airport	\$110,000	General Fund	
T.5, ED.9	Construct new T-hangars at airport as needed.	x	x	x	x		Richard B. Russell Regional Airport	\$135,000	General Fund	Design and Bidding Phase 1. Construction Phase 2 \$1,500,000.

Floyd County Community Work Plan, Comprehensive Plan 5-Year Update

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
T.5, ED.9	Extend runway 1/19 by 1,000 feet.	x					Richard B. Russell Regional Airport	\$5,761,000	General Fund	The extension will be 1,004 feet in total. Phase 1 completed (grading & drainage). Phase 2 completed electrical and ILS. The expected completion date is early Fall 2024.
T.5, ED.9	Install edge lighting on runway 7/25.	x					Richard B. Russell Regional Airport	\$845,000	General Fund, GDOT	Design complete awaiting state and Local funding.
<b>BICYCLE &amp; PEDESTRIAN</b>										
T.7	Lindale Mill Trail (from city limits to S. 1st Street).	x	x	x	x		Public Works, Planning Dept.	\$1,180,000	SPLOST	Per the Bicycle and Pedestrian Plan; includes acquisition, feasibility, and construction. Acquisition discussions underway with NS Railway.

Floyd County Community Work Plan, Comprehensive Plan 5-Year Update

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
T.7	Vanns Valley Trail (from community of Six Mile to Cave Spring).				x		Public Works, Planning Dept.	\$20 million	General Fund, Grant, SPLOST	Per the Bicycle and Pedestrian Plan; includes acquisition, feasibility, and construction. Acquisition discussions underway with NS Railway.
T.7	Georgia Highlands Trail (from Hwy 27 S to Georgia Highlands College).	x	x	x	x		Public Works, Planning Dept.	\$5 million	General Fund, Grant	Per the Bicycle and Pedestrian Plan; includes acquisition, feasibility, and construction.
T.7	Railroad Acquisitions for Rails to Trails at Sims Mountain.	x	x	x	x		Public Works, Planning Dept.	\$7 million	General Fund, Grant	Per the Bicycle and Pedestrian Plan; includes acquisition, feasibility, and construction. Acquisition discussions underway with NS Railway.
T.6, T.7, T.8	Draft and Adopt new Trail/Bike/Ped Plan to improve and implement the goals and policies of the Comprehensive Plan.	x	x	x			Planning Dept.	\$150,000	General Fund, Grant	

Floyd County Community Work Plan, Comprehensive Plan 5-Year Update

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
T.8	Draft and Adopt Safety Action Plan/Vision Zero .	x	x	x			Planning & Zoning	\$150,000	General Fund, Grant	
T.8	Draft and Adopt Complete Street Plan.	x	x	x			Planning & Zoning	\$150,000	General Fund, Grant	
T.6, T.8	Install sharrows: Lindale Mill Trail Connector (from Lindale Mill Trail to Walker Mountain Road).	x	x				Public Works, Planning Dept.	\$1.9 million	General Fund, Grant	Per the Bicycle and Pedestrian Plan
<b>INFRASTRUCTURE &amp; SERVICES</b>										
T.9	Update the Local Emergency Operations Plan.	x	x	x	x		Police	Staff Time	N/A	
T.10	Improve the existing water system and extend lines on a cost per customer basis.	x	x	x	x		Water	Staff Time	Ent. Fund	Ongoing as need arises and funding sources are available.
T.10	Conduct annual evaluations for best prices for its water supply.	x	x	x	x	x	Water	Staff Time	Ent. Fund	
T.10	Conduct an assessment of billing cycles every two years.	x		x		x	Water	Staff Time	Ent. Fund	
T.10	Study water rate structures and minimum billing amounts.	x					Water	Staff Time	Ent. Fund	
T.10	Replace 12 miles of 2-inch water distribution lines.	x	x				Water	Staff Time	Ent. Fund	
T.11	Explore new groundwater sources in southern Floyd County.	x	x	x	x	x	Water	Staff Time	Ent. Fund	

Floyd County Community Work Plan, Comprehensive Plan 5-Year Update

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
T.11	Complete projects within the current Short-Term Work Program in the Joint Comprehensive Solid Waste Management Plan.	x					Solid Waste, City of Rome, Solid Waste	\$2 million	General Fund, Ent. Fund	The Joint Comprehensive Solid Waste Management Plan is being re-written and should be completed by Spring 2024.
<b>HOUSING</b>										
H.1, H.2, H.3	Review and adapt the ULDC to encourage the development of housing that is diverse in type and pricing using inclusionary housing policies, and remove administrative barriers to the creation of market-rate affordable dwelling units.	x	x				Planning Dept.	Staff Time	General Fund	

Floyd County Community Work Plan, Comprehensive Plan 5-Year Update

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
H.1, H.2	Collaborate with Cave Spring to create a housing inventory that keeps record of the type, age, condition, value, and tenure of each housing unit within the county to: (1) determine which units are vacant and dilapidated and warrant removal, (2) determine which units should be targeted for renovation, (3) seek code violations; and (4) determine which units are candidates for historic preservation.		x	x	x		Floyd County, Cave Spring, Building Inspections	Staff Time	General Fund	A housing inventory is needed within all of Floyd County, to include Rome and Cave Spring. However, this large effort has been postponed due to COVID and will need all government agencies to agree and participate financially.
H.1, H.2	Continue working with the Lindale, Shannon, and Riverside communities on neighborhood-level issues, and other communities as issues and opportunities arise	x	x	x	x	x	Planning Dept., Floyd County, Building Inspections	\$1 million	General fund, Code Enf. Fines, SPLOST	Ongoing. Working with Code Enforcement to clean up blight in Lindale, Shannon, and Riverside Community.
H.1 , H.4	Partner with City of Rome and Rome/Floyd Development Authority to conduct a housing study to identify workforce housing solutions	x	x	x			Rome - Floyd Dev. Auth., Planning Dept.	\$50,000	RFCDA	

**ECONOMIC DEVELOPMENT**

Floyd County Community Work Plan, Comprehensive Plan 5-Year Update

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
ED.1, ED.7, ED.8	Continue to acquire and market parcels slated for industrial development to prospective industries looking to locate in Floyd County.	x	x	x	x	x	Rome Floyd Chamber of Commerce, R-F Dev. Auth., Dev. Auth. of Floyd County, Gordon Floyd County Dev. Auth.	\$450,000 annually	City and County General funds, Rome-Floyd Dev. Auth., Chamber of Com.	This is an ongoing, annual effort.
ED.4	Cooperate with City of Rome and area property owners to pursue the redevelopment of the Celanese Mill for mixed use.	x	x	x	x	x	RCFDA, Planning Dept., Floyd County, private partners	\$50,000	General Fund (city), possible grant	Phase one will include a redevelopment master plan
ED.3, ED.8 T.10, T.11	Complete water and sewer extension for Enterprise Corner industrial site.	x	x	x	x	x	Rome - Floyd Dev. Auth. Rome, Floyd County	\$12 million	SPLOST	

Floyd County Community Work Plan, Comprehensive Plan 5-Year Update

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
ED.3, ED.4, ED.8	Complete natural gas line crossing at North Floyd Industrial Park.	X	X	X	X	X	Rome - Floyd Dev. Auth., Rome, Floyd County	\$2 million	EIP	
ED.5, ED.6, ED.7	Develop minority business grants program.	X	X	X	X	X	Chamber of Commerce	\$5,000	Chamber budget	Research in 2024, impliment in 2025 and beyond. Will cost \$5,000 per year to implement. Grant amount to be decided based on 2024 research.
ED.5, ED.6, ED.7	Expand workforce intiatives including website, college and CCA partnerships/sponsorships.	X	X	X	X	X	Chamber of Commerce, Rome, Floyd County	\$5,000/year	Chamber budget	
ED.5, ED.6, ED.7	Expand opportunities for business education in the community, including certifications and/or bringing in experts in various fields.	X	X	X	X	X	Chamber of Commerce, Rome, Floyd County	\$5,000/year	Chamber budget	

**Natural & Cultural Resources**

Floyd County Community Work Plan, Comprehensive Plan 5-Year Update

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
NC.1, NC.2, NC.7, NC.8	Analyze ULDC for impacts upon conservation areas, wetlands, water quality, tree canopy preservation, wildlife habitats, and forestry.	x	x				Planning Dept.	Staff Time		Ongoing. Planning and zoning working with ECO Center during ULDC revision. ULDC currently under review and revision by the Planning and Zoning Department. Predicted Completion 2024.
NC.3, NC.7	Support for the Sara Hightower Regional Library.	x	x	x	x	x	Floyd County, City of Rome	\$658,985	General Fund	Combined annual support of \$1.317 million.
NC.4, NC.6	Develop a parks and recreation plan with Rome and Cave Spring to take inventory of existing parks and infrastructure, examine current level-of-service and determine needed level-of-service, site new parks and recreation centers, and create a capital improvement program.	x	x	x	x		Rome-Floyd Parks & Recreation Authority	\$100,000	General Fund, Grant	County and City are working together to determine status of current parks county wide. 85% of a new master plan is complete by Lose Design. Budget will be determined after completion of master plan.

Floyd County Community Work Plan, Comprehensive Plan 5-Year Update

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
NC.5	Offer scholarships for recreational program fees for all foster children and scholarship program.	x					Rome-Floyd Parks & Recreation Authority	TBD	General Fund	New Scholarship plan has been approved by Recreation Board and New Scholarship plan has been approved by Recreation Board & is pending approval by Board of Commissioners.
NC.6	Create blueway launch at HWY 140 and Oostauala River.	x	x	x	x	x	Public Works, Planning Dept.	\$100,000	General Fund	
NC.6	Create blueway launch at Armuchee Connector Bridge.	x	x	x	x	x	Public Works, Planning Dept.	\$100,000	General Fund	
NC.4	Partner with City of Rome to construct a pump track at Ridgeferry Park	X	X	X	X		Planning Dept., Rome/Floyd Parks & Recreation Authority	\$400,000	General Fund, possible grant	

Floyd County Community Work Plan, Comprehensive Plan 5-Year Update

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
NC.4	Partner with Floyd County to develop a passive park and boardwalk between Rideferry Park and Jackson Hill	X	X	X	X	X	Planning Dept., Rome/Floyd Parks & Recreation Authority, Public Works	\$2 million	SPLOST	

## LAND USE POLICIES

LU. 1 Continuously re-evaluate our land use plans to improve land-use decision making as the community evolves.

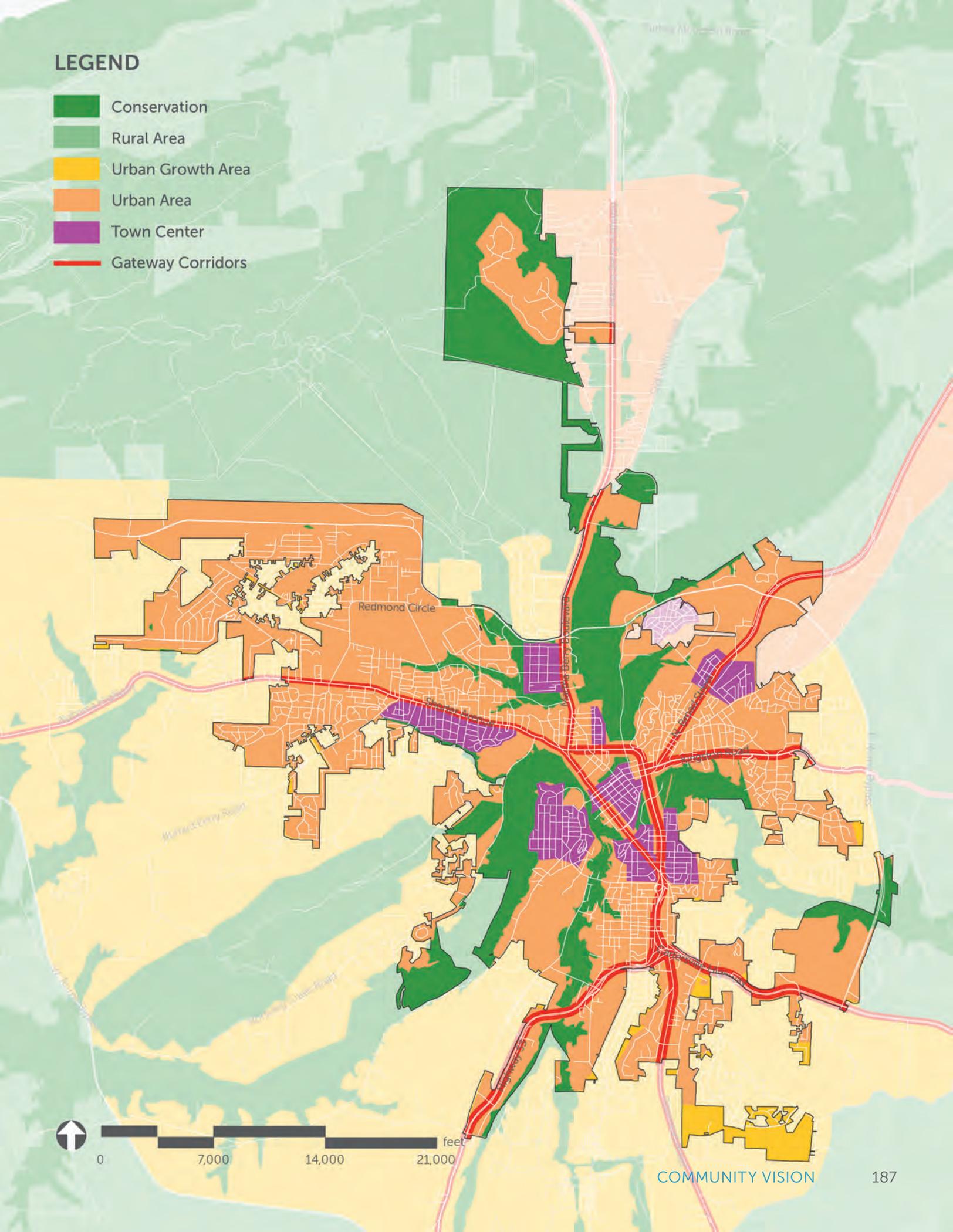
LU.2 Perform continual evaluations of our land use and development planning by making periodic updates to our comprehensive plan and through other planning efforts.

LU.3 Promote quality infill development and redevelopment of vacant, blighted, or underutilized parcels over new development when practical.

LU.4 Perform long range land use planning when making infrastructure expansion decisions.

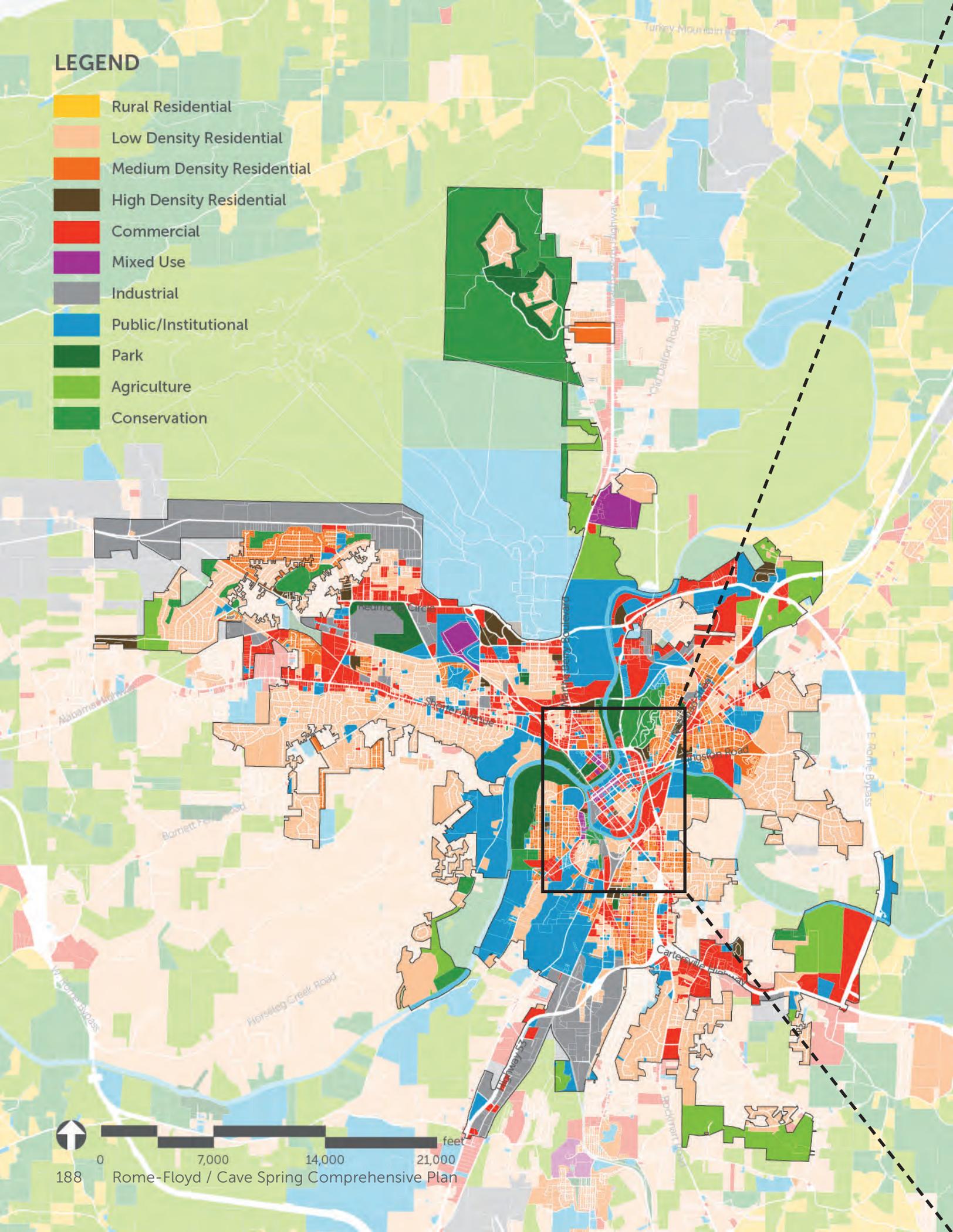
# LEGEND

- Conservation
- Rural Area
- Urban Growth Area
- Urban Area
- Town Center
- Gateway Corridors



# LEGEND

- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Industrial
- Public/Institutional
- Park
- Agriculture
- Conservation



# DOWNTOWN ROME



# TRANSPORTATION & INFRASTRUCTURE

## POLICIES

T.1 Collaborate with Federal Highway Administration (FHWA) and the Georgia Department of Transportation (GDOT) to resurface poorly-rated roadways and replace poorly-rate bridges.

T.2 Maintain and expand the existing network of on street and off-street pedestrian and bicycle facilities to provide more equitable alternatives to driving.

T.3 Develop additional ridership for the City of Rome Transit Department through marketing, planning, equipment upgrades and routes to serve more people.

T.4 Implement streetscape improvements for commercial corridors.

T.5 Expand and upgrade our trail network to connect neighborhoods throughout Rome and connect the City of Rome to other neighboring communities through the development of regional trails, like the Silver Comet Trail.

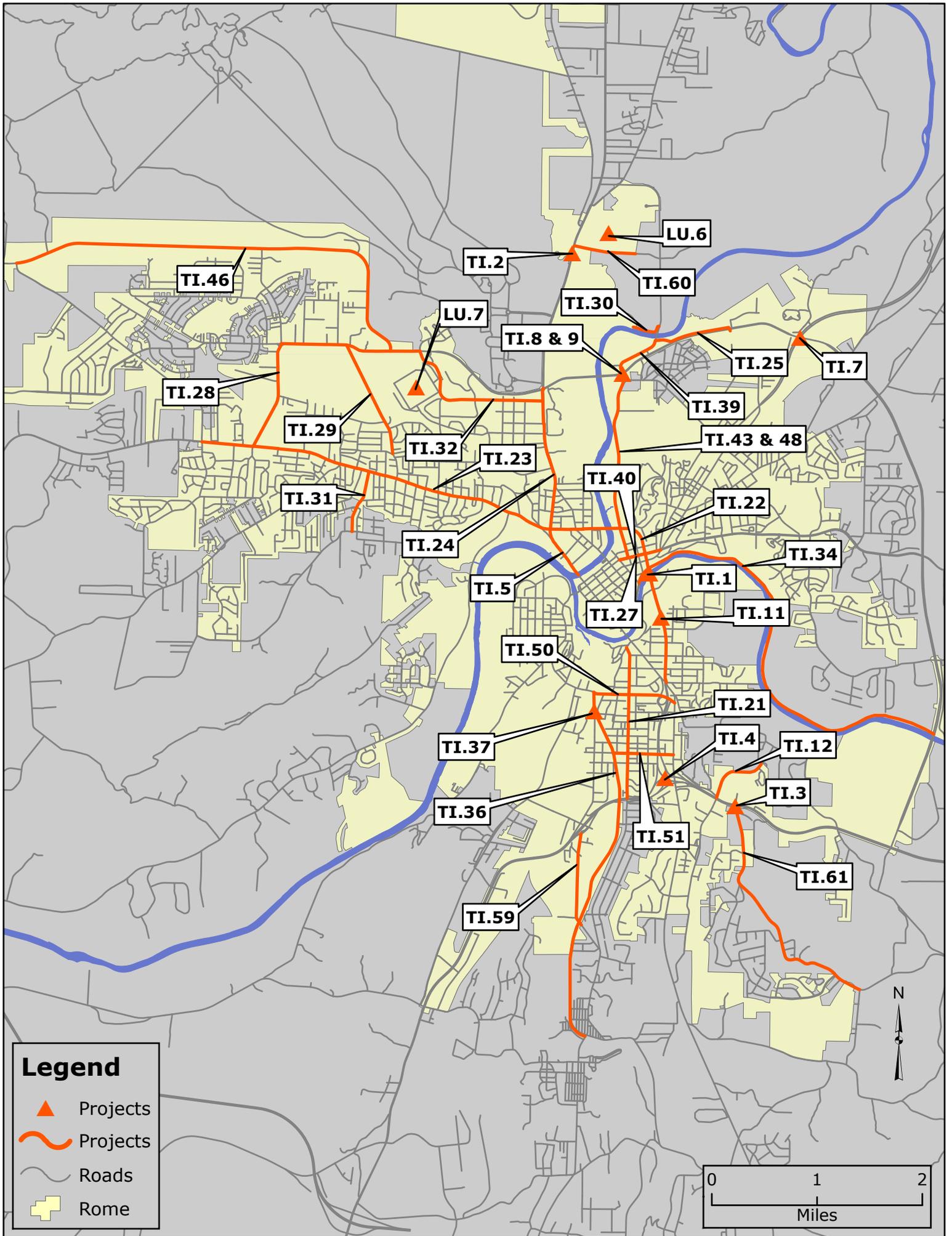
T.6 Continually seek out ways to make our streets safer for motorists and non-motorized users.

T.7 Continue to maintain and improving our water and sewer infrastructure to provide the highest quality of surface and groundwater and that water reclamation facilities are equipped to meet the long-term needs of existing and future development.

T.9 Proactively prepare to prevent, mitigate, and respond to any/all emergency management events.

T10. Make financially sustainable infrastructure investments for the long-term benefit of the community.

A map appears on the next page which highlights some the transportation and infrastructure projects in the work program for the next five years.



# HOUSING

## POLICIES

H.1 Periodically evaluate our Unified Land Development Code to ensure that it does not have unnecessary barriers that prevent affordable housing and new housing trends.

H.2 Promote quality housing options for people of all ages, incomes, and housing preferences.

H.3 Promote quality housing by investing CDBG funds into qualifying neighborhoods.

H.4 Conduct periodic housing assessments to determine our needs.

H.5 Ensure that our codes and prepared for emerging trends in non-traditional forms of housing.

H.6 Promote live-work-play development, particularly as infill development/redevelopment, and where public infrastructure is available for service.

# ECONOMIC DEVELOPMENT

## POLICIES

ED.1 Explore opportunities to retain existing industry and help it flourish, while also working to attract outside economic investment.

ED.2 Market existing opportunity zones while constantly evaluating other areas that may qualify to become opportunity zones.

ED.3 Make proactive real estate and infrastructure investments to areas where development is desired.

ED.4 Redevelop vacant, dilapidated, or underutilized properties for economic development.

ED.5 Continually refine and develop and our tourism resource opportunities, including but not limited to, the Forum and the Rome Tennis Center.

ED.6 Support the Rome Floyd Chamber in its efforts to promote entrepreneurial development and small business development.

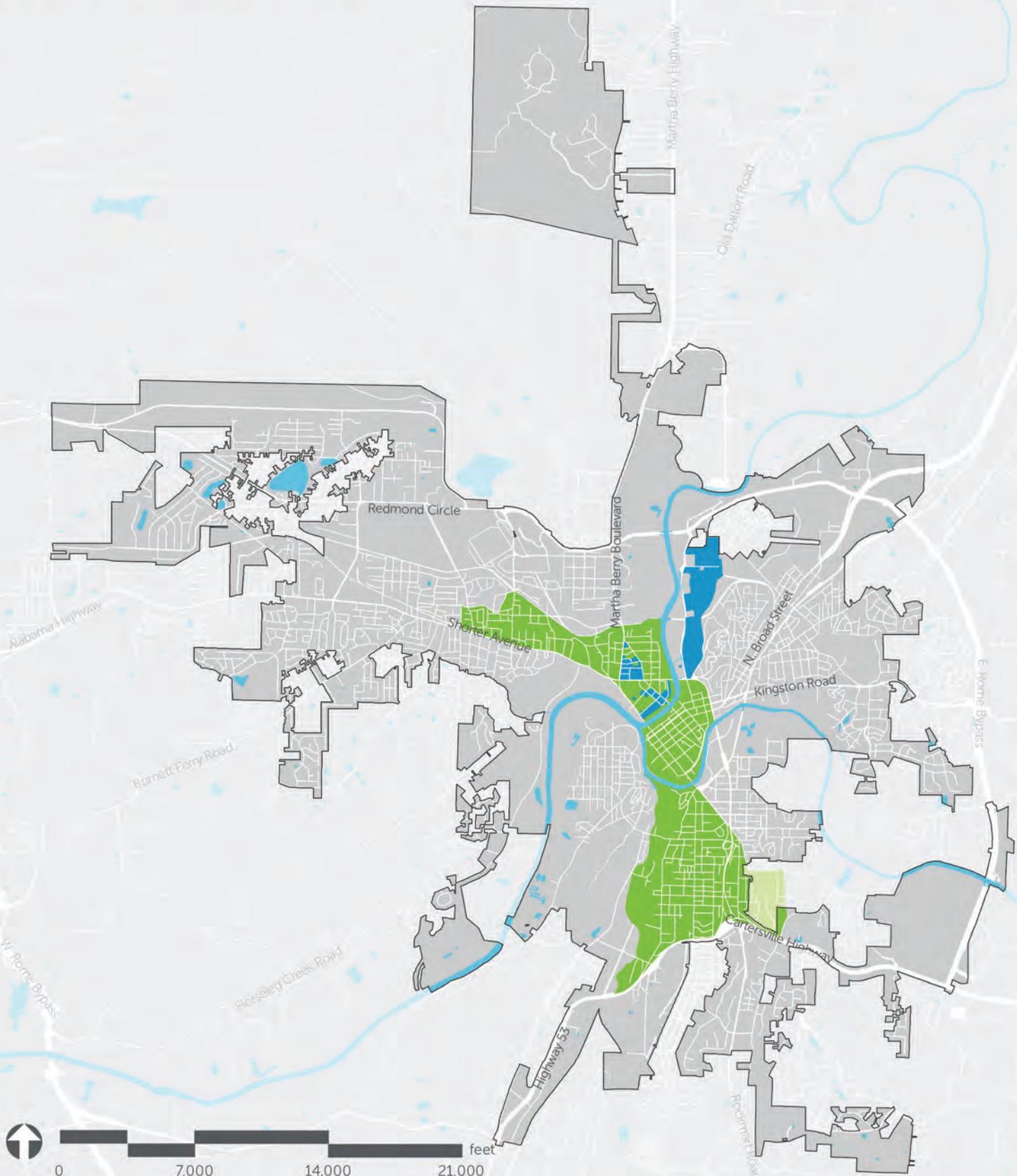
ED.7 Focus recruitment efforts on emerging industries that will also help attract young professionals.

ED.8 Coordinate infrastructure investment and service improvements in targeted industrial development areas, while maintaining an inventory of industrial development sites that are "shovel ready."

ED.9 Collaborate with the Floyd County to ensure that our Unified Land Development Code and accompanying zoning map are preparing us for sustainable economic growth.

# LEGEND

-  State-designated Opportunity Zone
-  Census tracts eligible for federal Opportunity Zone program



# NATURAL & CULTURAL RESOURCES

## POLICIES

NC.1 Continue to support the Adopt-A-Mile/Stream/Highway/Lake Programs

NC.2 Periodically reassess the Unified Land Development Code to ensure it includes best practices regarding historic properties.

NC.3 Periodically reassess the Unified Land Development Code to ensure it includes best practices regarding protection of environmentally sensitive areas, to include, floodplains, wetlands, mature forests, steep slopes, groundwater recharge areas, streams, and rivers.

NC.4 Pursue the continuous expansion of public art throughout the city in support of local artists.

NC.5 Collaborate with the Floyd County and City of Cave Spring to ensure there are neighborhood parks and recreational opportunities conveniently located for all residents throughout the county.

NC.6 Commit to preserving affordable recreational programs to ensure children have access to youth sports leagues and recreational opportunities.

NC.7 Continue to develop tourism opportunities that support our heritage as well as our natural and cultural resources.

NC.8 Protect our cultural resources, including the human and natural history of the area.

NC.9 Encourage public and private development of recreation along our rivers, as well as low impact non-recreational development that compliments and supports recreational activities.



**City of Rome Community Work Plan Comprehensive Plan 5-Year Update**

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
<b>GENERAL GOVERNMENT</b>										
G.1	The governments will develop a more equitable method of cost sharing based on level of service in accordance with the Service Delivery Strategy Act of 1997.	X	X	X	X	X	Floyd County, City of Rome City of Cave Spring	Staff Time	General Fund	Floyd County has 31 joint agreements with Rome and Cave Spring. They will continue to evaluate joint agreements throughout Floyd County with Joint Services Committee that meets every other month.
G.1	Update service delivery through the incorporation of technology in the city offices.	X	X	X	X	X	Office of Technology Services	\$250,000	General Fund	
<b>LAND USE</b>										
LU.1	Make revisions to the ULDC to support the goals and policies of the Comprehensive Plan.	X					Planning Dept.	Staff Time	General Fund	

**City of Rome Community Work Plan Comprehensive Plan 5-Year Update**

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
LU.2	Draft and adopt a new ULDC to support the goals and policies of the Comprehensive Plan.	X	X				Planning Dept.	Staff Time	General Fund	Cost will be split 50/50 between City of Rome and Floyd County. Staff will utilize staff time to finish the project.
LU.2	Collaborate with the City of Rome and the City of Cave Spring to draft and adopt a new Comprehensive Plan, with added special focus on future land use planning.			X	X	X	Planning Dept., Rome, Floyd County, Cave Spring	\$150,000	Capital Fund, grants	Will likely require a consultant.
LU.3	Update the Downtown Rome Master Plan.	X	X				D.D.A.	TBD	General Fund, Grants	
LU.4	Assist the South Rome Alliance in updating their master plan.	X	X	X	X	X	D.D.A., Planning Dept.	\$50,000	General Fund, Grants	The City of Rome continues to partner with South Rome Alliance regarding redevelopment in the area. This is ongoing with no predicted end date. .

**City of Rome Community Work Plan Comprehensive Plan 5-Year Update**

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
LU.4	Create a master plan for the North Rome neighborhood that would examine redevelopment of the recycling center site, housing policies, and corridor improvements to North Broad Street.	X	X	X	X		Planning Dept.	\$75,000	General Fund, Grants	Awarded NPS Underrepresented Community Grant to list North Rome on the National Register of Historic Places - this project is slated for 2023-2025.
LU.5	Create a redevelopment plan for the Mount Berry Mall site.	X	X	X	X		Planning Dept.	\$50,000	General Fund, Grants	2017 TAD redevelopment plan was completed; however, a full redevelopment plan is forthcoming.
LU.6	Begin the implementation of the Northwest Georgia Regional Hospital redevelopment plan.	X	X	X	X	X	Rome Floyd Dev. Auth.	\$4 million	General Fund, Grants	NW Reg. Hospital purchased in 2022. Area rezoned to HI in 2022. In the process of sub-dividing parcel and selling to industrial businesses.
<b>Transportation</b>										
<b>ROADWAY</b>										

City of Rome Community Work Plan Comprehensive Plan 5-Year Update

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
T.1	Replace the Turner McCall Boulevard bridge over the Etowah River. acquisition	X	X	X			Public Works, MPO, GDOT	\$7,625,000	FHWA, GDOT	PI 0013718 – replace SR 1 / US 27 Bridge over Etowah River and NS Railroad. - Funding is in FY 2026 for construction and FY 2023 for ROW - (LET date is January 2024 but plans are prepare for shelf-don't want to build this project the same time as PI 650540).
T.1	Replace bridge at SR-1/US-27 at Big Dry Creek.	X	X	X			Public Works, MPO, GDOT	\$3,750,000	FHWA, GDOT	PI 0013937 – ROW is certified – Let date is March 2023 (FY 2023).
T.1	Intersection improvement for Chulio Road at US-411.	X	X	X	X		Public Works; GDOT	TBD	General Fund	Priority will be given to this intersection due to existing and future housing developments that have been aproved to be built along Chulio.

City of Rome Community Work Plan Comprehensive Plan 5-Year Update

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
T.1	Resurface and widen Chulio Road.	X	X	X	X	X	Public Works	\$4 million	SPLOST, Capital Fund, grants, GDOT	
T.1	SR-101/Rockmart Road interchange with SR-1/SR-20/SR-53/US-411 - ROW acquisition.				X		Public Works, MPO, GDOT	\$3,125,000	FHWA, GDOT	PI 632760 – Per GDOT, project was canceled. However, project may resurface in future work plans as funding and interest become available.
T.1	North 2nd Avenue improvements.	X	X	X			Public Works	\$7.5 million	GDOT	PI 650540 – SR 1/ SR101 from Oostanaula River to North of SR 20 - Project is in the September 2022 letting. Project will continue into 2023 and 2024.

**City of Rome Community Work Plan Comprehensive Plan 5-Year Update**

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
T.1	Turn lane extensions at SR-1 at SR-53/Calhoun Highway.	X	X	X	X	X	Public Works, GDOT	\$100,000	GDOT	Preliminary approvals are underway for expansion of the Turner Mcall Bridge. This project is part of that Project and will be completed alongside the bridge completion.
T.1	Extend left turn land at SR-1/Veterans Memorial Highway at Riverside Parkway.	X	X	X			Public Works, GDOT	\$100,000	GDOT	Submitted on the FY22 FORD Program. Waiting for approval.
T.1	Intersection Modification at Riverside Parkway and Braves Blvd.	X	X	X			Public Works, GDOT	\$1.5 million	GDOT	GDOT funded project for the improvement of the intersection at Riverside and Chatillon.

**City of Rome Community Work Plan Comprehensive Plan 5-Year Update**

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
T.1	Placement of highway signs, striping, and pavement markings.	X	X	X	X	X	Public Works, GDOT	\$141,600	GDOT	Numerous roads throughout City Of Rome, As LMIG money is granted and projects are allocated, the city is continually restriping, placing signs and pavement markings throughout the city as needed.
T.1	Replacement of bridge joints at Turner McCall Boulevard over Norfolk Southern railroad and SR-1 over Norfolk Southern railroad.				X	X	Public Works, GDOT	\$3 million	GDOT	PI# M006202 - there is not any information to share at this time per GDOT.
T.2	Dodd Blvd. Infrastructure Improvements.	X	X	X	X	X	Public Works	\$3.5 million	SPLOST, Capital Fund	Install Curb/gutter/sidewalk and resurface Road. The funds could be through a Rome-Floyd County Splost.
T.2	Install curb, gutter and sidewalks on Old Lindale Road.	X	X	X			Public Works	\$2.5 million	SPLOST, Capital Fund, grants, GDOT	

**City of Rome Community Work Plan Comprehensive Plan 5-Year Update**

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
T.2	Install curb, gutter and sidewalks on Three Mile Road.	X	X	X	X		Public Works	\$2 million	SPLOST, Capital Fund, grants, GDOT	
T.3	Implement 2020-2023 Transit Department Capital Projects Schedule.	X	X	X	X	X	Rome Transit Dept, MPO	TBD	General Fund	
T.3	Replace transit coaches, when possible.	X	X	X	X	X	Transit	\$2 million	FTA, General Fund	9 new buses ordered, slated to be received Q4 2022. Will continue to replace buses.
T.3	Replace tools and equipment for Transit Dept.	X	X	X	X		Transit	\$200,000	FTA, General Fund	
T.3	Continue Transit Dept. capital maintenance parts program.	X	X	X			Transit	\$500,000	FTA, General Fund	
T.3	Replace Transit Dept. equipment, as needed.	X	X	X	X	X	Transit	\$36k/year	FTA, General Fund	

**City of Rome Community Work Plan Comprehensive Plan 5-Year Update**

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
T.3	Renovate Bus Shelters	X	X	X	X	X	Transit	\$250,000	FTA, General Fund	These are bus shelters, benches, poles, and signs - we have the grant to purchase additional ones and are in the process of going out for bid if necessary or hoping to purchase off of the last bid process.
T.3	Develop a study that examines the feasibility of expanding the Rome Transit Department into relevant areas unincorporated Floyd County and Cave Spring.	X	X	X	X		Transit	\$90,000	FTA, General Fund	This study should also examine potential service changes throughout its current system.

**CORRIDOR IMPROVEMENTS**

City of Rome Community Work Plan Comprehensive Plan 5-Year Update

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
T.4	Maple Avenue Corridor Study.	X	X	X	X		Public Works, Planning Dept.	\$50,000	General Fund, Grant	This is part of the Rome-Floyd Adopted Bicycle Pedestrian Plan. Initial discussions are occurring; however, these are long term projects and will remain on the work plan until completed.
T.4	Turner McCall Boulevard beautification project.	x	x	x	x	x	Public Works; Planning Dept.	\$50,000	General Fund, Grant	This is part of the Rome-Floyd Adopted Bicycle Pedestrian Plan. Initial discussions are occurring; however, these are long term projects and will remain on the work plan until completed.
T.4	Shorter Avenue Beautification Project.	X	X	X	X	X	Public Works, Planning Dept.	\$1 million	General Fund, Grant	This is part of the Rome-Floyd Adopted Bicycle Pedestrian Plan. Initial discussions are occurring.

**City of Rome Community Work Plan Comprehensive Plan 5-Year Update**

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
T.4	Martha Berry Boulevard beautification project.	X	X	X	X	X	Public Works, Planning Dept.	\$1 million	General Fund, GDOT	This is part of the Rome-Floyd Adopted Bicycle Pedestrian Plan. Initial discussions are occurring.
<b>BICYCLE &amp; PEDESTRIAN</b>										
T.2	Develop Bypass Trail (From RHS/RMS to Armuchee Bypass Bridge).	X	X	X	X	X	Public Works, Planning Dept.	\$1 million	Grant Funding, General Fund	
T.2	Conduct a Sidewalk Improvement Plan Study.	X	X	X	X	X	Public Works	\$50,000	GDOT	
T.2	Develop and adopt a Safety Action Plan.	X	X	X			Planning Dept.	\$150,000	General Fund, grants	Required for application of BIL Funding.
T.2	Install Bike lane: Technology Parkway.				X		Public Works, Planning Dept.	\$40,000	General Fund, grant	Per the Bicycle and Pedestrian Plan; A buffered bikeway should be considered if possible.
T.2	Install Buffered bike lane: Riverside Parkway (from Braves Boulevard to Turner McCall Boulevard).			X	X		Public Works, MPO	\$230,000	General Fund, grant	
T.2	Install sharrow: 12th Street (Silver Creek Trail Extension to Dean Avenue).	X	X				Planning Dept.	\$1,000	General Fund	Per the Bicycle and Pedestrian Plan.

**City of Rome Community Work Plan Comprehensive Plan 5-Year Update**

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
T.2	Install sharrow: 19th Street (Silver Creek Trail Extension to Dean Avenue).	X	X				Planning Dept.	\$1,200	General Fund	Per the Bicycle and Pedestrian Plan.
T.2	Install sidewalks on Redmond Circle.	X	X	X	X		Public Works	\$500,000	SPLOST, GDOT	A portion of the funds are available through the 2017 Rome-Floyd County Splost.
T.2	Install sidewalks on Lavender Drive.	X	X	X	X		Public Works	\$200,000	SPLOST	A portion of the funds are available through the 2017 Rome-Floyd County Splost.
T.2	Install sidewalks on Williamson Street.	X	X	X			Public Works	\$1.5 million	SPLOST, Capital Fund, Grants, GDOT	A portion of the funds are available through the 2017 Rome-Floyd County Splost.
T.2	Install sidewalks on Redmond Road.	X	X	X			Public Works	\$1 million	GDOT, SPLOST	A portion of the funds are available through the 2017 Rome-Floyd County Splost.
T.2	Install Bike lane: Braves Boulevard (from Chieftans Trail to Armuchee Connector).		X	X			Public Works, Planning Dept.	\$500,000	FHWA, General Fund	\$400,000 federal contribution (L220), \$100,000 local match.

**City of Rome Community Work Plan Comprehensive Plan 5-Year Update**

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
T.2	Install Bike lane: Broad Street (from 6th Avenue to MLK Jr).			X	X		Public Works, Planning Dept.	\$82,500	General Fund	
T.2	Install Bike lane: Riverside Parkway (from Turner McCall Boulevard to MLK Jr).		X	X	X		Public Works, Planning Dept.	\$40,000	General Fund, Grant	Per the Bicycle and Pedestrian Plan.
T.4	Develop Broad Street streetscapes - 6th Avenue to Turner McCall Blvd.	X	X	X	X	X	Public Works	\$1.5 million	SPLOST, Capital Fund, Grants, GDOT	Streetscapes to match Broad Street
T.5	Develop Levee Trail Extension (from Armuchee Connector to Levee Trail).		X	X	X		Public Work, Planning Dept.	\$750,000	General Fund, SPLOST	Per the Bicycle and Pedestrian Plan
T.5	Develop Etowah River Trail (from Glenn Milner Boulevard Rail-to-Trail Conversion to E. Rome Bypass).		X	X	X		Public Works, Planning Dept.	\$1.1 million	General Fund, grant	Per the Bicycle and Pedestrian Plan.
T.5	Lindale Mill Trail (from Floyd County Health Department to city limits)	X	X	X	X	X	Public Works; Planning Dept.	\$1,180,000	SPLOST	
T.5	Develop Lindale Trail Pedestrian Bridge (Located at E 12th and Cedar Avenue, Over Norfolk Southern).	X	X	X	X	X	Public Works, Planning Dept, Community Partners	\$1 million	General Fund; SPLOST	Canopy Pedestrian Bridge over active Norfolk Southern Line.

**City of Rome Community Work Plan Comprehensive Plan 5-Year Update**

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
T.6	Develop and adopt a Complete Streets Policy.	X	X				Planning Dept., Public Works	\$150,000	GAMPO, grants, General fund	
<b>INFRASTRUCTURE &amp; SERVICES</b>										
T.7	Replace small water main along streets, as needed.	X	X	X	X	X	Water & Sewer	\$750,000	Water / Sewer Ent. Fund	
T.7	Carry out water tank maintenance.	X	X	X	X		Water & Sewer	\$1 million	Water / Sewer Ent. Fund	This is an ongoing operations activity. Currently tank maintenance is provided by Veolia Inc.
T.7	Construct new Etowah River pumping station.	X	X	X			Water & Sewer	\$9 million	Water / Sewer Ent. Fund	This project is currently in the design phase.
T.7	Conduct water rate study.	X					Water & Sewer	\$60,000	Water / Sewer Ent. Fund	The last study was conducted in 2021 by Stantec Inc. The next study is scheduled for 2023-2024.

**City of Rome Community Work Plan Comprehensive Plan 5-Year Update**

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
T.7	Carry out individual maintenance and improvement projects listed on the Water and Sewer Department 5-Year Plan.	X	X	X	X	X	Water & Sewer	\$24,000	Water / Sewer Ent. Fund	60% for water, 40% for sewer. Work described in the 5-year CIP is completed on an annual basis. The 5-year CIP is a fluid approach to the future and is updated annually.
<b>HOUSING</b>										
H.1	Review and adapt the ULDC to encourage the development of housing that is diverse in type and pricing using inclusionary housing policies, and remove administrative barriers to the creation of market-rate affordable dwelling units.	X	X	X	X	X	Planning Dept.	Staff time	General Fund	

City of Rome Community Work Plan Comprehensive Plan 5-Year Update

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
H.2	Build a targeted 200 new market-rate affordable single family housing units as infill development in existing residential neighborhoods (phase one).	X	X	X	X	X	Community Dev., Planning Dept., Rome - Floyd Dev. Auth., NWGHA, private developers, non-profits	\$1 million	LIHTC, GICH Funds, grants, general fund	This project will rely on collaboration from developers and utilization of LIHTC funds. The City of Rome in partnership with the Rome/Floyd Land Bank Authority and other non-profit housing developers will continue to construct single family housing on infill lots inside the city.

City of Rome Community Work Plan Comprehensive Plan 5-Year Update

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
H.2	Continue to work with developers to create a mix of housing in South Rome based on the Master Plan.	X	X	X	X	X	Planning Dept., Community Dev., Rome/Floyd Dev. Authority, private developers	TBD	LIHTC, GICH Funds, grants, general fund	This project will rely on collaboration from developers and utilization of LIHTC funds. The City of Rome continues to partner with redevelopment efforts in the South Rome Redevelopment area.

City of Rome Community Work Plan Comprehensive Plan 5-Year Update

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
H.3	Continue housing and infrastructure rehabilitation programs.	X	X	X	X	X	Community Dev.	\$1 million	CDBG; CHIP Fund	Minor/moderate repair programs, and sidewalk improvements to low-income areas. Community Development administers two housing rehabilitation programs (exterior paint, roof replacement) using our CDBG funds for low/mod. Income, owner occupied residents that meet program requirements. The programs continue to be funded annually.
H.4	Review the results of the recent housing inventory to identify homes that are dilapidated and warrant removal and need to be renovated.	X	X				Planning Dept., Community Dev., Rome - Floyd Dev. Auth., private developers	Staff time		

**City of Rome Community Work Plan Comprehensive Plan 5-Year Update**

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
H.4	Partner with Floyd County and Rome/Floyd Development Authority to conduct a housing study to identify workforce housing solutions	X	X	X			Rome - Floyd Dev. Auth., Planning Dept.	\$50,000	RFCDA	
<b>SOLID WASTE</b>										
S.1	Cooperate with the City of Floyd County in operating a joint sanitary landfill facility.	X	X	X	X	X	Rome, Floyd County	Varies by year	General Fund	
S.2	Support Floyd County's continued operation of the recycling center	X	X	X	X	X	Rome, Floyd County	Varies by year	General Fund	
<b>ECONOMIC DEVELOPMENT</b>										
ED.1	Continuously market the federal opportunity zone downtown and south of downtown to investors.	X	X	X	X	X	Chamber of Commerce	Staff time	Chamber budget	
ED.1	Determine additional areas within the city that may qualify for the state opportunity zone program and apply for designation.	X	X	X	X	X	Community Dev.	Staff time		
ED.2	Find new tenants for the former G.E. property for commercial or light industrial use.	X	X				Rome - Floyd Dev. Auth.; Chamber of Commerce	Staff time	General Fund	

City of Rome Community Work Plan Comprehensive Plan 5-Year Update

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
ED. 3, ED.4	Complete Battey Business Complex environmental cleanup, demolition, and redevelopment.	X	X	X	X	X	Rome - Floyd Dev. Auth.	\$6.5 million	EPA, HUD, ARC, sale of property, EDA	
ED.3, T.7	Complete water and sewer extension for Enterprise Corner industrial site.	X	X	X	X	X	Rome - Floyd Dev. Auth. Rome, Floyd County	\$12 million	SPLOST	
ED.3, T.7	Complete natural gas line crossing at North Floyd Industrial Park.	X	X	X	X	X	Rome - Floyd Dev. Auth., Rome, Floyd County	\$2 million	EIP	
ED.5, T.2, T.5	Install digital touchscreen wayfinding signage along the ECO Greenway Trail near downtown sites to enhance the user experience for tourists.	X	X	X			Visitors & Convention Bureau	\$4,000/sign	City funds	
ED.5	Construct covers over six pickleball courts at downtown tennis center to assue year round play and attract more tournaments.	X	X	X	X	X	Visitors & Convention Bureau	\$2 million	City funds	

**City of Rome Community Work Plan Comprehensive Plan 5-Year Update**

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
ED.5	Construct a rooftop patio on the roof of the Rome Area History Center for tourism unique rental opportunities.	X	X	X	X	X	Visitors & Convention Bureau	\$350,000	Capital fund	
ED.5	Construct six additional covered courts with office space and physio area at Rome Tennis Center to attract more larger indoor tournaments.	X	X	X	X	X	Visitors & Convention Bureau	\$5 million	bond	
ED.5	Construct additional locker space, lounge, showers, and restrooms at Rome Tennis Center to enhance the user experience and attract more tournaments.	X	X	X	X	X	Visitors & Convention Bureau	\$3.5 million	bond	
ED.4	Partner with Floyd County and area property owners to pursue the redevelopment of the Celanese Mill for mixed use.	X	X	X	X	X	RCFDA, Planning Dept., Floyd County, private partners	\$50,000	General Fund, possible grant	Phase one will include a redevelopment master plan
ED.6	Develop minority business grants program.	X	X	X	X	X	Chamber of Commerce	\$5,000	Chamber budget	Research in 2024, impliment in 2025 and beyond. Will cost \$5,000 per year to implement. Grant amount to be decided based on 2024 research.

**City of Rome Community Work Plan Comprehensive Plan 5-Year Update**

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
ED.6	Expand workforce initiatives including website, college and CCA partnerships/sponsorships.	X	X	X	X	X	Chamber of Commerce, Rome, Floyd County	\$5,000/year	Chamber budget	
ED.6	Expand opportunities for business education in the community, including certifications and/or bringing in experts in various fields.	X	X	X	X	X	Chamber of Commerce, Rome, Floyd County	\$5,000/year	Chamber budget	
<b>NATURAL &amp; CULTURAL RESOURCES</b>										
NC.1	Continually market the Clean Community and Adopt-A-Stream/Wetland/Highway/Lake programs, and conduct special events, workshops, and educational programs.	X	X	X	X	X	Keep Rome/Floyd Beautiful	Staff time	General Fund	
NC.2	Analyze the ULDC for impacts upon historic properties.	X	X	X	X	X	Planning Dept.	Staff time	General fund	
NC.3	Analyze ULDC for impacts on conservation areas, wetlands, wildlife habitats, and forestry.	X	X	X			Planning Dept.	Staff time	General Fund	
NC.4	Develop a plan for additional public art in public places.	X	X				DDA., Community Dev., Planning Dept.	Staff time	grants	

**City of Rome Community Work Plan Comprehensive Plan 5-Year Update**

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
NC.5	North Broad Youth Center renovations.	X	X				Rome/Floyd Parks & Recreation Authority	\$600,000	SPLOST	Initial project discussions are to replicate the facility that will be built in Parks Hoke Park. Conceptual design is underway as of Spring 2023
NC.6	Provide scholarships for 50% off recreational fees for all foster children and scholarship program	X	X	X	X	X	Rome/Floyd Parks & Recreation Authority	\$100,000	Dept. budget	
NC.5	Partner with Floyd County to construct a pump track at Ridgeferry Park	X	X	X	X		Planning Dept., Rome/Floyd Parks & Recreation Authority	\$400,000	General Fund, possible grant	
NC.5	Partner with Floyd County to develop a passive park and boardwalk between Rideferry Park and Jackson Hill	X	X	X	X	X	Planning Dept., Rome/Floyd Parks & Recreation Authority, Public Works	\$2 million	SPLOST	

City of Rome Community Work Plan Comprehensive Plan 5-Year Update

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
NC.4	Construct a gallery area at the Forum for artists to display their work and engage with the varied customer base that are attending events.	X	X				Visitors & Convention Bureau	\$12,500	General Fund, possible grant	
NC.7	Develop a tram for tours and transportation to Fort Norton to increase its usage as an event facility.	X	X	X	X		Visitors & Convention Bureau	\$30,000	grants	

# CITY OF CAVE SPRING

## LAND USE POLICIES

LU.1 Promote and grow downtown and a live/work/play community and our economic epicenter.

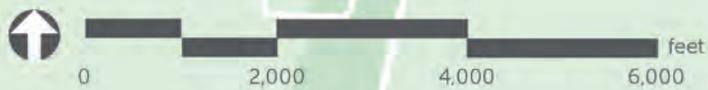
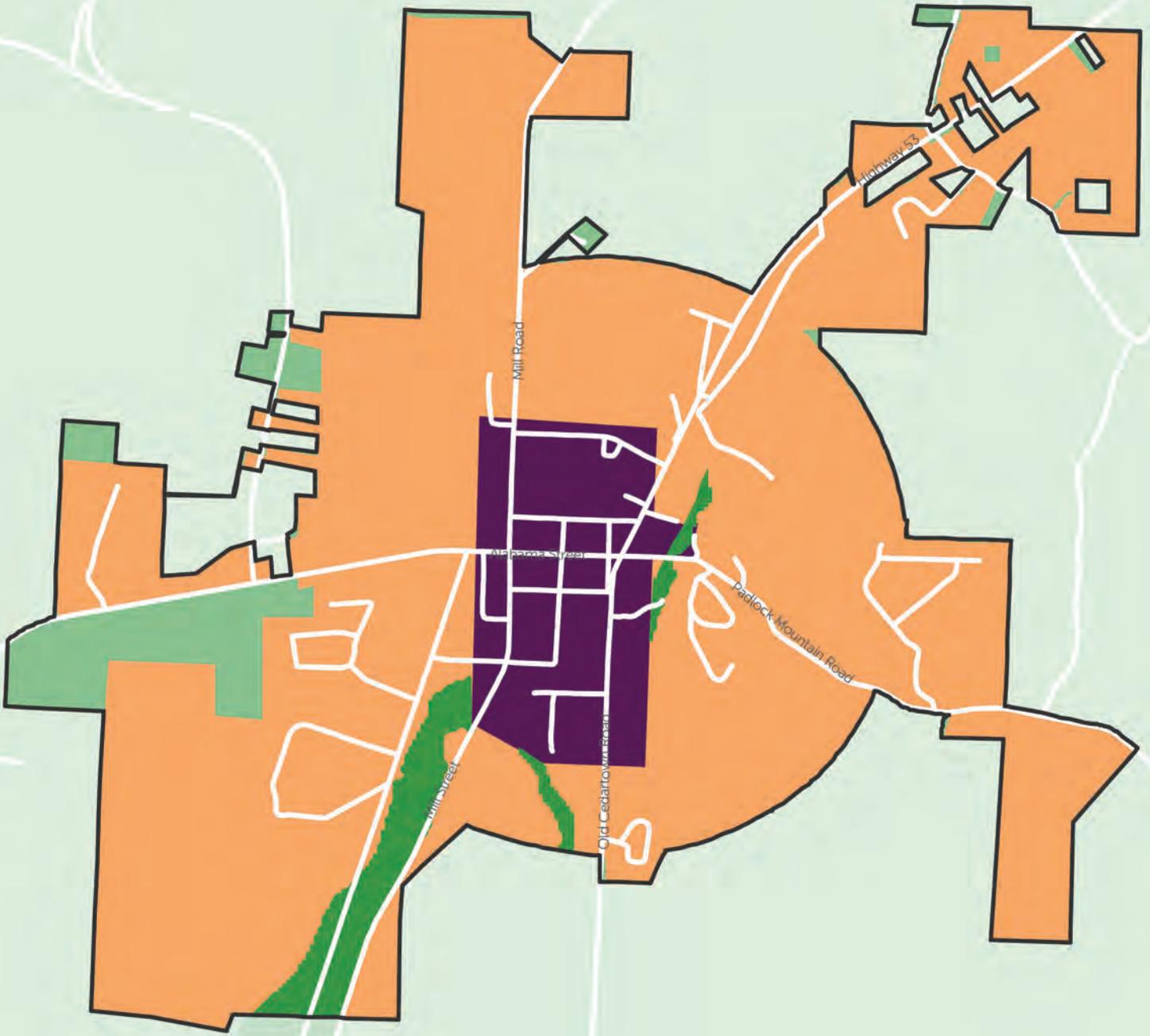
LU.2 Encourage future development and redevelopment that preserves our natural resources including our mature tree canopy and mitigates flooding.

LU.3. Encourage sustainable development growth.

LU.4 Periodically re-evaluated zoning ordinance and comprehensive plan to ensure it stays relevant and steering use towards our accomplishing our development goals.

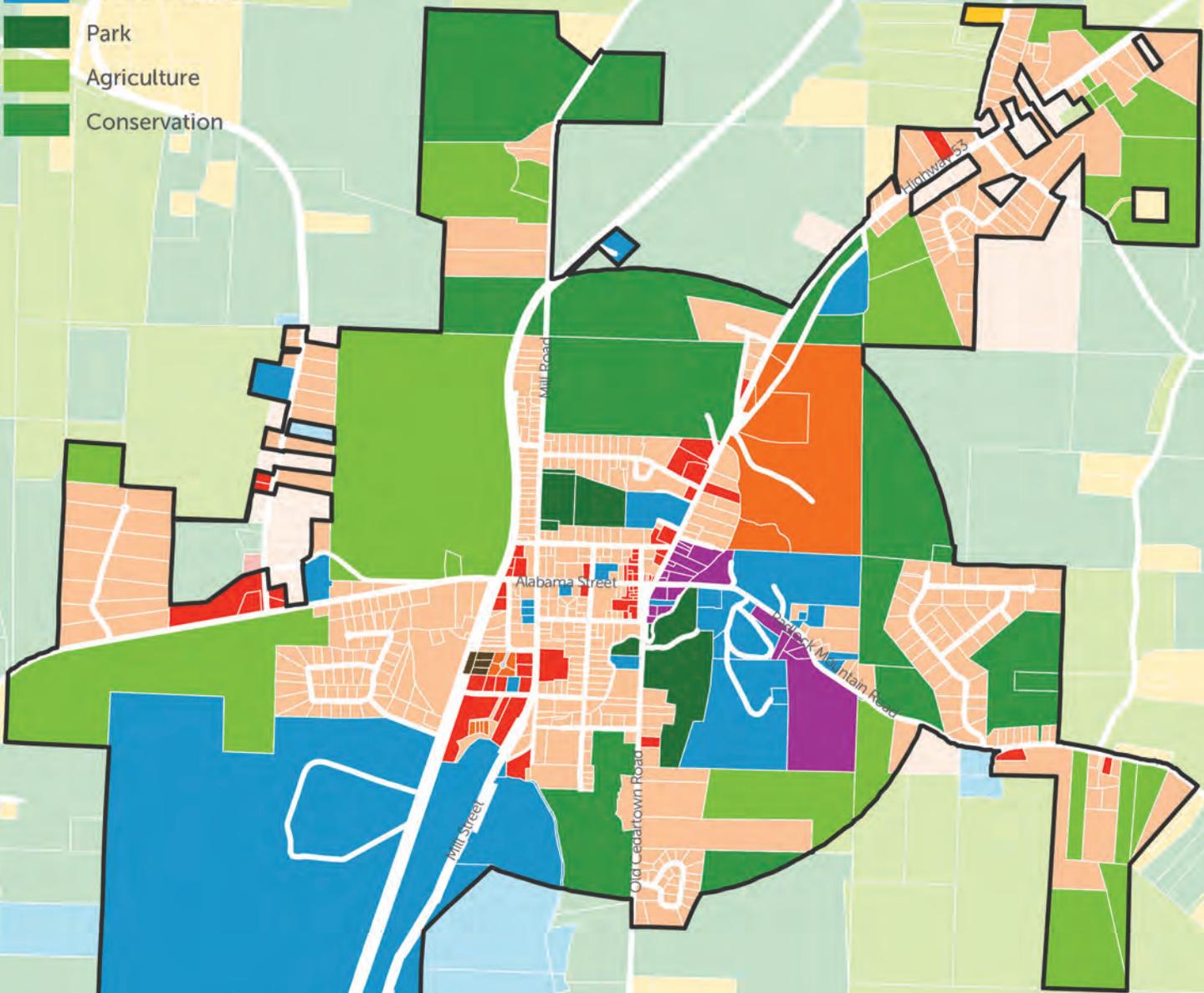
# LEGEND

- Conservation
- Rural Area
- Urban Area
- Historic Cave Spring



# LEGEND

- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Public/Institutional
- Park
- Agriculture
- Conservation



# TRANSPORTATION & INFRASTRUCTURE

## POLICIES

T.1 Collaborate with Federal Highway Administration (FHWA) and the Georgia Department of Transportation (GDOT) to resurface poorly-rated roadways.

T.2 Maintain and expand the existing network of on-street and off-street pedestrian and bicycle facilities to provide more equitable alternatives to driving.

T.3 Connect into both the county's and region's trail network, most notably the ECO Greenway Trail network and the Silver Comet Trail.

T.4 Explore opportunities to connect to the City of Rome's transit service.

T.5 Ensure that our infrastructure is prepared to provide continued quality of life and future development growth.

**T.1**

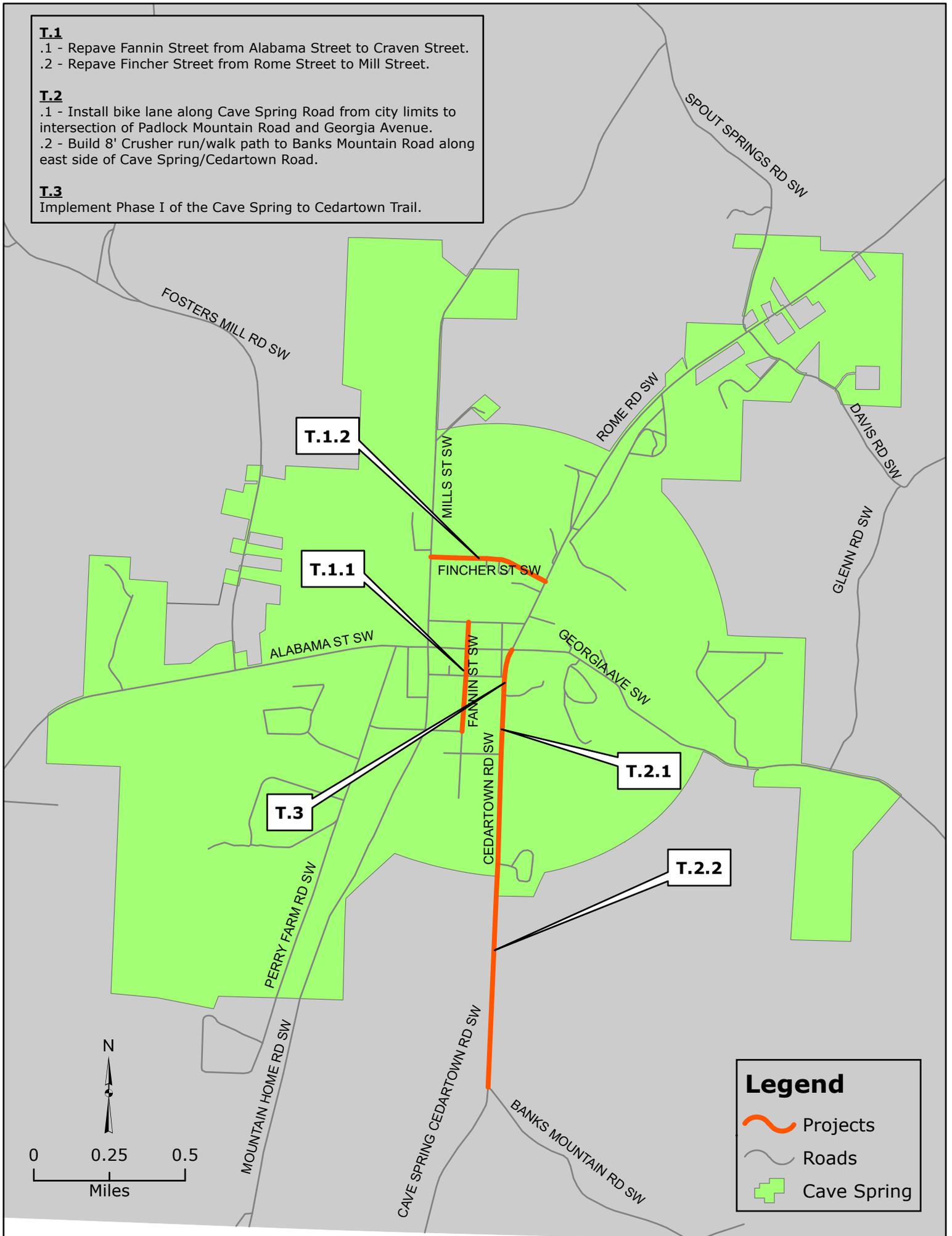
- .1 - Repave Fannin Street from Alabama Street to Craven Street.
- .2 - Repave Fincher Street from Rome Street to Mill Street.

**T.2**

- .1 - Install bike lane along Cave Spring Road from city limits to intersection of Padlock Mountain Road and Georgia Avenue.
- .2 - Build 8' Crusher run/walk path to Banks Mountain Road along east side of Cave Spring/Cedartown Road.

**T.3**

Implement Phase I of the Cave Spring to Cedartown Trail.



# HOUSING

## POLICIES

H.1 Promote quality housing options for people of all ages, incomes, and housing preferences.

H.2 Maintain affordable cost of living to attract new residents and help existing residents prosper.

H.3 Periodically re-evaluate our zoning ordinance to ensure that it doesn't have any unintended barriers to affordable housing.

## ECONOMIC DEVELOPMENT POLICIES

ED.1 Continuously seek out incentives to recruit new businesses and industry.

ED.2 Promote Cave Spring's many potential tourism opportunities.

ED.3 Develop proper signage to support tourism and economic development efforts.

ED.4 Develop plan for future use of Cave Spring Elementary School and the Georgia School for the Deaf.

ED.5 Periodically update our comprehensive plan to ensure its relevance and that it is steering us towards our gals.

## NATURAL & CULTURAL RESOURCES

### POLICIES

NCR.1 Promote and expand heritage and cultural tourism opportunities.

NCR.2 Promote outdoor recreation opportunities in conjunction with Floyd County.

NCR.3 Encourage development that promotes the preservation of our mature tree canopy and mitigates further flooding.

NCR.4 Promote environmental sustainability through trash recycling efforts.

NCR.5 Protect our natural resources through effective and reliable water and sewer infrastructure.

City of Cave Spring Community Work Plan Comprehensive Plan 5-Year Update

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
<b>GENERAL GOVERNMENT</b>										
	Develop a more equitable method of cost sharing based on level of service in accordance with the Service Delivery Strategy Act of 1997	x	x	x	x	x	City of Cave Spring, Floyd County, City of Rome	Staff time	General fund	Cave Spring works in conjunction with Floyd County and Rome to develop the SDS cost sharing.
	To support the Cave Spring Learning Center and its efforts toward the creation of a charter school	x	x				City of Cave Spring	Staff Time	N/A	As Floyd County School District has closed Cave Spring Elementary, the City seeks to support local efforts to meet the needs of local children.
<b>LAND USE</b>										
LU.1	Create a master plan for historic Cave Spring that will focus on economic development, urban design, and housing.	x	x	x			Cave Spring DDA	\$50,000	General fund; DDA; Grant	A study committee will be formed in 2023 to formulate a Master Plan to be completed in 2026
LU.2	Review and develop specific plans for implementation of the Flood Plain Mitigation Plan for Cave Spring.	x	x	x	x	x	City of Cave Spring	Staff time	General fund	

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
LU.3	Create and implement an annexation plan	x	x	x	x	x	City of Cave Spring	Staff time	General fund	An annexation plan will be developed in 2023 and completed in 2024 for continued use.
LU.4, H.3, NC.3	Conduct a five-year review of our zoning ordinance				X		City of Cave Spring	Staff time	General fund	
<b>TRANSPORTATION</b>										
T.1, T.5	Repave Love St from Cedartown Street to GA 100	x					City of Cave Spring	\$500,000	LMIG	
T.1, T.5	Repave Fannin Street from Alabama Street to Craven Street	x					City of Cave Spring	\$750,000	LMIG	This will require more work as there is a need for more extensive grinding of the current roadbed.
T.1, T.5	Repave Fincher Street from Rome Street to Mill Street.	x					City of Cave Spring	\$750,000	LMIG	
T.2, T.3, T.5	Build 8' Crusher Run/Walking path to Banks Mountain Road, along east side of Cave Spring Cedartown Road.	x					City of Cave Spring; Floyd County; GDOT	TBD	General fund	By building this on the east side, along existing utility right-of-way, less cost will be incurred due to power lines. Still waiting on cost estimate.

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
T.2, T.5	Pursue outside funding (grants) of the Cave Spring to Cedartown Trail	x	x	x	x	x	City of Cave Spring; Rome-Floyd Planning & Zoning	Staff time	General fund	Funding will need to be re-evaluated as previous efforts have not generated the required funds.
T.2, T.3, T.5	Implement Phase I of the Cave Spring to Cedartown Trail	x	x				City of Cave Spring; Floyd County; Polk County; GDOT	\$1,500,000	General Fund; Floyd County; Polk County; Grant	Funding is still the main issue at this point.
T.2, T.3, T.5	Bike lane: Cave Spring Trail (along Cave Spring Road from city limits to intersection of Padlock Mountain Road and Georgia Ave)	x					City of Cave Spring	\$180,000	General Fund; GDOT	Funding from GDOT was postponed until 2024 at the earliest.
T.2, T.5	Develop plan and implement for sidewalk repairs and development	x	x				City of Cave Spring	Staff time	General Fund	
T.4	Cooperate with the City of Rome on a feasibility study on expanding the Rome Transit Department's services into Cave Spring.	x					City of Cave Spring; City of Rome	Staff time	General Fund	This project is scheduled for beginning in 2023 and to take until 2024 for implementation.

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
T.5	Complete required sewer system repairs to the collection system, Water Pollution Control Plant, and Inflow Infiltration in order to meet the requirements set forth by the Georgia Environmental Protection Division, as well as continuing to improve and upgrade all aspects of the sewer system.	x	x				City of Cave Spring	\$1,700,000	SPLOST; USDA	Several aspects of this have been completed and new phases are now underway.
T.5	Identify and replace water lines as required within Cave Spring City limits.	x	x	x			City of Cave Spring	TBD	General Fund	Ongoing maintenance of existing lines and water loss.
T.5	Identify and replace water lines as required within Floyd County areas serviced by the City of Cave Spring.	x	x	x			City of Cave Spring	TBD	General Fund	Ongoing maintenance of existing lines and water loss.

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
T.5	Study the long-term needs of the City water supply, both in terms of improvements and additional sources	x	x	x			City of Cave Spring	TBD	General Fund	Current projections of both water available, GEPD regulations, and water consumption require this as future proofing our water supply.
<b>HOUSING</b>										
H.1	Participate in county-wide housing inventory that will identify age, condition, and value of homes to determine unique housing needs for each part of Floyd County	x	x				City of Cave Spring	Staff Time	N/A	Anticipated completion of the County's efforts will be 2024, at which time the City can work on the implementation thereof.
H.2	Identify areas within the city to construct senior housing units.	x	x	x	x	x	City of Cave Spring	Staff Time	General Fund	Plan completion is targeted for 2024. Implementation to follow.
H.3	Create provisions for the construction of market-rate affordable dwelling units, for a wide variety of socio-economic levels.	x	x	x	x	x	City of Cave Spring	Staff Time	N/A	Plan completion is targeted for 2024. Implementation to follow.

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
ECONOMIC DEVELOPMENT										
ED.1	Create tax incentives to attract new businesses	x	x	x	x	x	City of Cave Spring	Staff Time	General Fund	While Cave Spring does not currently have a property tax, this will continue to be a part of any such discussions.
ED.2	Develop and implement a marketing campaign to attract more tourism to Cave Spring	x	x	x	x	x	City of Cave Spring; Cave Spring DDA	\$25,000	General Fund; Grant	The City is working with the DDA to implement the plan introduced in 2020.
ED.3	Replace gateway signage at the western port to the city	x	x				City of Cave Spring	\$35,000	General Fund	While signage was constructed in 2019, destruction of the western port needs to be replaced.

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
ED.5	Work in conjunction with the Rome Floyd County Development Authority, the DDA , and the citizens of Cave Spring to develop and implement a comprehensive plan for the best uses of the Cave Spring Elementary facilities for the enhancement of Cave Spring, its economic impact, and the culture of Cave Spring.	x	x	x	x	x	City of Cave Spring; Rome-Floyd County Development Authority; Cave Spring DDA	Staff time	General Fund	Town Hall Meeting will be held January 31st, 2023 as a kickoff for this task, which will be ongoing since the City acquired the School facilities.
ED.4	Prepare for and work with the State of Georgia regarding potential future uses for the properties of Georgia School for the Deaf, including the the Perry Farm Road campus and athletic facilities.	x	x	x	x	x	City of Cave Spring; Georgia Department of Education	Staff Time	General Fund	
<b>NATURAL &amp; CULTURAL RESOURCES</b>										

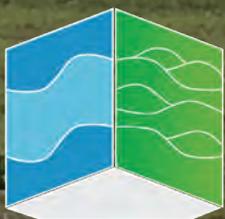
ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
NC.1	Work with the DDA in securing funding from TPD for a variety of tourism specific projects as proposed by and potentially funded by the Tourism Product Development Team of the Georgia Department of Economic Development.	x	x	x	x	x	City of Cave Spring	TBD	TPD	Based on the findings and recommendations of the Tourism Product Development (TPD) Resource Team, from December 2019.
NC.1	Preserve Fairview/E.S. Brown School	x	x	x	x	x	City of Cave Spring	TBD	General Fund	Ongoing reservation efforts continue with the addition of a grant from the Appalachian Regional Commission. Completion is anticipated in 2026, with ongoing programming and support thereafter.

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
NC.2	Develop a parks and recreation plan with Rome and Floyd County to take inventory of existing parks and infrastructure, examine current level-of-service and determine needed level-of-service, site new parks and recreation centers, and create a capital improvement program.	x	x				City of Cave Spring	\$15,000	General Fund	County-wide plan including Cave Spring and Floyd County started in 2022 and expected in 2023, with implementation to follow.
NC.1	Support the Welcome Center	x	x	x	x	x	City of Cave Spring	TBD	General Fund	This is an ongoing activity. Budget varies by year.
NC.4	Cooperate with the City of Rome and Floyd County in operating a joint sanitary landfill facility.	x	x	x	x	x	City of Cave Spring	Staff Time	N/A	This is an ongoing review, as the City has been utilizing a private company which utilizes landfills located outside of Floyd County.

ID#	Project	2024	2025	2026	2027	2028	Responsible Party	Estimated Cost	Funding Sources	Notes
NC.4	Conduct study about expanding recycling program	x	x	x	x	x	City of Cave Spring	Staff Time	N/A	This is an ongoing review, as the City has been utilizing a private company which utilizes landfills located outside of Floyd County.

# A.1 REPORTS OF ACCOMPLISHMENTS

This section of the Appendix shows the reports of accomplishment for the 2008-2012 Short Term Work Program and the 2013-2017 Short Term Work Program.



ROME-FLOYD  
CAVE SPRING  
2040



ID#	Community Work Plan Comprehensive Plan 5-year update	Completed	Underway	Postponed	Dropped	Notes
<b>FLOYD COUNTY</b>						
<b>GENERAL GOVERNMENT</b>						
G.1	The governments will develop a more equitable method of cost sharing based on level of service in accordance with the Service Delivery Strategy Act of 1997.		X			Ongoing. This will be a neverending task.
<b>LAND USE</b>						
LU.1	Make revisions to the ULDC to support the goals and policies of the Comprehensive Plan		X			ULDC currently under review and revision by the Planning and Zoning Department. Predicted Completion Spring 2023.
LU.2	Create a redevelopment plan for the Lindale Mill area that incorporates existing plans for the mill, and considers effects on adjacent properties.				x	Lindale Mill has been purchased by a private company in 2018. Mill was transformed into a wedding venue and filming site for movies.
<b>TRANSPORTATION &amp; INFRASTRUCTURE</b>						
<b>ROADWAY</b>						
TI.1	Repaving of SR-53 from Rome city limits to SR-140	X				M005722 was completed in January 2020
TI.2	Bridge replacement at Booger Hollow Road at Lake Creek	X				GDOT PI# 0015429 Project completed in June 2022 This bridge was replaced under the GDOT LIBP (Low Impact Bridge Program)
TI.3	Bridge replacement at SR-293/Kingston Highway at Dykes Creek - ROW acquisition		X			PI 0015544 – Project in December letting – ROW was authorized June 2021 – 1 parcel remaining
TI.4	Resurfacing of SR-293/Kingston Highway from SR-1/East Rome Bypass to county line	X				M005452 was complete in November 2018
TI.5	Widening of SR-140 from SR-53/New Calhoun Highway to county line		X			PI 004915 – about 90% complete – expected completion date of May 2024
TI.6	Construct the Rome-Cartersville Development Corridor		X			0013238 – Public meeting PHOH is September 8. Working toward October ROW authorization
TI.7	Construction of South Rome Bypass (from US-27/Six Mile to SR-101)		X			PI 621600 - Working on new schedule. Not on schedule for July 2023 let date about 24 months behind.
TI.8	Construction of Southeast Rome Bypass (from SR-101 to US-411)		X			662420 - Project has a Let date of January 2025
TI.9	Improve Huffaker Road from Fouche Gap Road to Big Texas Valley Road	X				Per County Engineering, project is complete
TI.10	Implement road resurfacing projects		X			There is yearly, ongoing resurfacing projects happening in the county through LMIG and other funding sources
<b>TRANSIT</b>						
TI.11	Cooperate with the City of Rome on a feasibility study on expanding the Rome Transit Department's services into unincorporated Floyd County		X			Discussions have taken place, but nothing concrete has been established as of now.
<b>AIRPORT</b>						
TI.12	Complete economic development plan for Richard B. Russell Field		X			In progress, no completion date set.
TI.13	Construct new T-hangars at airport as needed		X			In progress on as needed basis.
TI.14	Extend runway 1/19 by 1,000 feet		X			Extension will be 1,004 feet total. Phase 1 completed (grading & drainage). Expected completion date is early Fall 2023.
TI.15	Install edge lighting on runway 7/25		X			In progress, no completion date set.
<b>BICYCLE &amp; PEDESTRIAN</b>						
TI.16	Lindale Mill Trail (from city limits to S. 1st Street)		x			Planning and design is already underway for construction of the Lindale Trail that will connect to the Silver Creek Trail.
TI.17	Etowah River Trail (from Rome city limits to Etowah River Trail Connector)			X		No work performed during 2019-2023 work plan. This is still a priority of TRED. The City will work with TRED during the next 5 year work plan to make progress on this goal.
TI.18	Etowah River Trail Connector (from Etowah River Trail to Wayside Road)			X		No work performed during 2019-2023 work plan. This is still a priority of TRED. The City will work with TRED during the next 5 year work plan to make progress on this goal.
TI.19	Oostanaula River Trail (from Armuchee Connector to Old Dalton Road)				X	Bike lane installed on the armuchee connector, but no specific pedestrian trail
TI.20	Shannon Connector Trail (from Oostanaula River Trail to Gaines Road)				X	No known plans for this project within the County or with TRED
TI.21	Armuchee Trail (from Oostanaula River Trail to Floyd Springs Road)				X	No known plans for this project within the County or with TRED
TI.22	Berry College Trail Connector (from Hurtin' Gator Trail to Little Texas Valley Road via Texas Valley Road)				X	The Hurtin Gator connection to Texas Valley has been in existence for some time, but it is a private property road/trail that is posted and not open to public access.
TI.23	Coosa River Trail (from Walker Mountain Road to the Pinhoti Trail)				x	County has no knowledge of funding or work done for this project. Potential wishlist item
TI.24	Cave Spring to Cedartown Trail (from Cave Spring city limits to county line)		X			Designated trail markings along road, no designated trail
TI.25	Bike lane: Cave Spring Trail (along Cedartown Highway from Eden Valley Road to Cave Spring city limits)		X			Designated trail markings along road, no designated trail
TI.26	Sharrows: Walker Mountain Road (from Cave Spring Trail to Coosa River Trail)			X		No work performed during 2019-2023 work plan. This is still a priority of TRED. The City will work with TRED during the next 5 year work plan to make progress on this goal.
TI.27	Sharrows: Lindale Mill Trail Connector (from Lindale Mill Trail to Walker Mountain Road)		x			Planning and design is already underway for construction of the Lindale Trail that will connect to the Silver Creek Trail.
<b>TRANSPORTATION &amp; INFRASTRUCTURE (CON'T)</b>						
<b>INFRASTRUCTURE &amp; SERVICES</b>						
TI.28	Retain experienced officers within the police department		X			Ongoing. This will be a neverending task.
TI.29	Update the Local Emergency Operations Plan.		X			Ongoing. We are continually updating our plans.
TI.30	The Fire Department will continue to relocate the existing stations as the joint facility study indicates when funds are available.	X				Completed. Fire tower renovations completed in 2020 for \$180,000. Burn building completed in 2021.

TI.31	Renegotiate water and sewer purchase contract between Floyd County and the City of Rome		X			Negotiations underway are currently underway between the City and County. Negotiations will depend on LOST agreements.
TI.32	Improve the existing water system and extend lines on a cost per customer basis		X			Ongoing. This will be a neverending task.
TI.33	The County will continue to seek the best prices for its water supply		X			Ongoing. This will be a neverending task.
TI.34	The County will review its water system operating and materials standards		X			Ongoing. This will be a neverending task.
TI.35	Review billing cycles periodically		X			Ongoing. This will be a neverending task.
TI.36	Study water rate structures and minimum billing amounts		X			Ongoing. This will be a neverending task.
TI.37	Replace 12 miles of 2-inch water distribution lines		X			Ongoing. Currently in the process of replacing lines.
TI.38	Explore new groundwater sources in southern Floyd County		X			Ongoing. This will be a neverending task.
TI.39	Complete projects within the current Short-Term Work Program in the Joint Comprehensive Solid Waste Management Plan		X			The Joint Comprehensive Solid Waste Management Plan is currently being re-written and should be completed within 6-8 months.
TI.40	Design, permit and construct new phases of the landfill as needed	X				Phase 8 was completed and received a construction permit from the EPD on July 6, 2020. Assessment for next Phase is underway.
HOUSING						
H.1	Collaborate with Cave Spring to create a housing inventory that keeps record of the type, age, condition, value, and tenure of each housing unit within the county to: (1) determine which units are vacant and dilapidated and warrant removal, (2) determine which units should be targeted for renovation, (3) seek code violations; and (4) determine which units are candidates for historic preservation.			X		A housing inventory is needed within all of Floyd County, to include Rome and Cave Spring. However, this large effort has been postponed due to COVID and will need all government agencies to agree and participate financially.
H.2	Continue working with the Lindale, Shannon, and Riverside communities on neighborhood-level issues, and other communities as issues and opportunities arise.		X			Ongoing. Working with Code Enforcement to clean up blight in Lindale, Shannon, and Riverside Community.
H.3	Review and adapt the ULDC to encourage the development of housing that is diverse in type and pricing using inclusionary housing policies, and remove administrative barriers to the creation of market-rate affordable dwelling units		X			The ULDC is currently being updated. The document will be reviewed when available.
ECONOMIC DEVELOPMENT						
ED.1	Continue to implement new software program for marketing, recruitment and support of existing businesses	x				Floyd County will continue to support new and existing business through the implementation of new and updated software.
ED.2	Attract a catalytic development for the Lindale Mill site to jump start development.	x				Lindale Mill purchase in 2018 and turned into a wedding venue and filming location.
ED.3	Continue to market parcels slated for industrial development near the Lowe's Distribution Center to prospective industries looking to locate in Floyd County.		x			On-going. No deadline as this is continuous. Work continues with the Rome Floyd County Development Authority to identify and acquire property for economic development.
ED.4	Marketing and promotion of the Forum			X		DDA advised that this project is actually under Tourism, reached out to Tourism 8/12/22. Since the county is using the Forum for a courthouse, we have not been able to promote the Forum for meeting space. I don't know the county's five-year plan for the Forum, but I do know they plan to use it as a courthouse for the near future. A federal American Rescue Plan Act grant is allowing Superior Court Chief Judge John "Jack" Niedrach to direct \$25,000 a month in rent to the county. We do promote events that happen on the outside grounds of the Forum including the Rome Shakespeare Festival and First Fridays. We plan to continue promoting these events. Promotion points include: 1) Production of a TV spot that airs annually on Peachtree TV CBS 46 during the August Corky Kell High School Kickoff and high school football. View commercial Commercial is also posted on the Georgia's Rome Facebook page, Georgia's Rome You Tube Channel, Georgia's Rome Website, Comcast Channel 4, SHRL TV (appletv, firetv & ROKU) 2) Events are included in fulfillment of media requests for event information including NW Georgia Living, Georgia Magazine, and Explore Georgia (state tourism website) 3) Georgia's Rome social media: Facebook, Instagram, Tiktok 4) Georgia's Rome email newsletter 5) Georgia's Rome online event calendar on our website. The county has allowed some limited use of the facility for events. We still include it in our Events Facility Guide, which provides county contact information for the Forum. Given the fact that we can't guarantee event rental space, even with a contract; we don't actively seek out meetings and events for the facility at this time.
ED.5	Determine areas within the county that may qualify for the state Opportunity Zone program and apply for designation				x	Georgia Opportunity Zone expired, uneligible for application.
ED.6	Determine areas within the county that may qualify for the federal Opportunity Zone program and apply for designation				x	No movement by Floyd County has been made towards this goal.
NATURAL & CULTURAL RESOURCES						
NC.1	Continue participation in the Clean Community and Adopt-a Stream/Wetland/Highway/Lake programs; and conduct special events, workshops, and educational programs		X			Ongoing. Continual participation by Keep Rome Floyd Beautiful and ECO Center
NC.2	Analyze ULDC for impacts upon conservation areas, wetlands, wildlife habitats, and forestry		X			Ongoing. Planning and zoning working with ECO Center during ULDC revision. ULDC currently under review and revision by the Planning and Zoning Department. Predicted Completion Spring 2023.
NC.3	Support for the Sara Hightower Regional Library		X			Ongoing.

NC.4	Develop a parks and recreation plan with Rome and Cave Spring to take inventory of existing parks and infrastructure, examine current level-of-service and determine needed level-of-service, site new parks and recreation centers, and create a capital improvement program.		x			County and City are working together to determine status of current parks county wide. Ridge Ferry Park Playground has been completed. Parking lot paving will be completed this coming season. In-house engineering has begun work on the covered pavilion and basketball courts at Parks Hoke Park and should be completed by Fall 2022. Parks & Recreation has recently completed the following upgrades: Ridge Ferry Park playground, Ridge Ferry North and tot lot, Banty Jones Park, Parks Hoke Park, and Tolbert Park.
NC.5	Continue to provide 50% off recreational program fees for all foster children and scholarship program		x			Ongoing.
<b>CITY OF ROME</b>						
<b>GENERAL GOVERNMENT</b>						
G.1	The governments will develop a more equitable method of cost sharing based on level of service in accordance with the Service Delivery Strategy Act of 1997.		x			Ongoing.
G.2	Update service delivery through incorporation of technology in city offices	x				Updated and submitted to DCA in 2020. PDF kept in Planning Department. Maps kept on in office GIS app.
<b>LAND USE</b>						
LU.1	Make revisions to the ULDC to support the goals and policies of the Comprehensive Plan		x			ULDC currently under review and revision by the Planning and Zoning Department. Predicted Completion Spring 2023.
LU.2	Complete the master plan for the River Arts District	x				GMC did the project conceptual planning. Initial concepts were unveiled at a public input gathering session in September 2020. Pond & Company did the engineering.
LU.3	Update the Downtown Rome Master Plan			x		Completed in 2012. This has not been updated at this time. A capital budget request was not approved but we will try again for 2023.
LU.4	Assist the South Rome Redevelopment Corporation in updating their master plan		x			The City of Rome continues to partner with South Rome regarding redevelopment in the area. This is on-going with no predicted end date. Additionally, South Rome Redevelopment Authority is in the process of hiring a new executive director - work on a master plan will continue after a director is hired.
LU.5	Create a master plan for the North Rome neighborhood that would examine redevelopment of the recycling center site, housing policies, and corridor improvements to North Broad Street		x			In the process of applying for an NPS underrepresented community grant to list North Rome on the National Register of Historic Places - this project is slated for 2023-2025. Regarding recreation - Initial project discussions are to replicate the facility that will be built in Parks Hoke Park and a conceptual design is underway. City is in the process of placing a TAD in North Rome. This is slated for approval in Fall 2022.
LU.6	Create a redevelopment plan for the Mount Berry Mall site			x		2017 TAD redevelopment plan was completed; however, a full redevelopment is forthcoming.
LU.7	Begin the implementation of the Northwest Georgia Regional Hospital redevelopment plan		x			Work continues with the Rome Floyd County Development Authority to identify and acquire property for economic development. NW Regional Hospital purchased in 2022. Area rezoned to HI in 2022. In the process of subdividing parcel and selling to industrial businesses.
<b>TRANSPORTATION &amp; INFRASTRUCTURE</b>						
<b>ROADWAY</b>						
TI.1	Upgrade the Turner McCall Boulevard bridge over the Etowah River		x			PI 0013718 – replace SR 1 / US 27 Bridge over Etowah River and NS Railroad. -Funding is in FY 2026 for construction and FY 2023 for ROW - (LET date is January 2024 but plans are prepare for shelf- don't want to build this project the same time as PI 650540).
TI.2	Replace bridge at SR-1/US-27 at Big Dry Creek.		x			PI 0013937 – ROW is certified – Let date is March 2023 (FY 2023)
TI.3	Intersection improvement for Chulio Road at US-411			x		Priority will be given to this intersection due to existing and future housing developments that have been approved to be built along Chulio.
TI.4	SR-101/Rockmart Road interchange with SR-1/SR-20/SR-53/US-411 - ROW acquisition				x	PI 632760 – Per GDOT, project was canceled. However, project may resurface in future work plans as funding and interest become available.
TI.5	North 2nd Avenue improvements		x			PI 650540 – SR 1/ SR101 from Oostanaula River to North of SR 20 - Project is in the September 2022 letting
TI.6	Repaving of SR-53/Calhoun Highway from Dale Street to city limits	x				M005722 was completed in January 2020
TI.7	Turn lane extensions at SR-1 at SR-53/Calhoun Highway		x		x	Preliminary approvals are underway for expansion of the Turner McCall Bridge. This project is part of that Project and will be completed alongside the bridge completion.
TI.8	Extend left turn lane at SR-1/Veterans Memorial Highway at Riverside Parkway		x			Submitted on the FY22 FORD Program. Waiting for approval. Everything was approved FY21 and we expect it will be this year as well
<b>ROADWAY (CON'T)</b>						
TI.9	Intersection modification at Riverside Parkway and Braves Boulevard			x		City has hired a consultant to study this intersection as well as the intersection at Riverside and Chatillon.
TI.10	Placement of highway signs, striping, and pavement markings		x			As LMIG money is granted and projects are allocated, the city is continually restriping, placing signs, and pavement markings throughout the city as needed.
TI.11	Replacement of bridge joints at Turner McCall Boulevard over Norfolk Southern railroad and SR-1 over Norfolk Southern railroad			x		If this is PI# M006202 - there is not any information to share at this time
TI.12	Resurfacing of Turner McCall Boulevard from Norfolk Southern railroad to US-27/Martha Berry Boulevard and US-27/Martha Berry Boulevard to SR-1/North Rome Connector	x				M005631 was completed April 2019
<b>TRANSIT</b>						

TI.13	Create and implement 2020-2023 Transit Department Capital Projects Schedule		X			Underway, some received, some still to be completed
TI.14	Replace transit coaches, when possible		X			9 new buses ordered, slated to be received Q4 2022
TI.15	Replace tools and equipment for transit department		X			Always ongoing as needed
TI.16	Continue capital maintenance parts program		X			Always ongoing as needed
TI.17	Purchase fare boxes				X	On hold, while Transit is offering free fare
TI.18	Replace transit department equipment, as needed		X			Always ongoing as needed
TI.19	Renovate bus shelters		X			Ongoing, working to get additional installed.
TI.20	Develop a study that examines the feasibility of expanding the Rome Transit Department into relevant areas unincorporated Floyd County and Cave Spring		X			Discussions have taken place, but nothing concrete has been established as of now. No timeline as of when this will be completed. Capital budget will need to be approved first.
<b>CORRIDOR IMPROVEMENTS</b>						
TI.21	Maple Avenue Corridor Study			x		This is part of the Rome-Floyd Adopted Bicycle Pedestrian Plan. Initial discussion are occurring; however, these are long term projects and will remain on the work plan until completed.
TI.22	Turner McCall Boulevard beautification project			x		This is part of the Rome-Floyd Adopted Bicycle Pedestrian Plan. Initial discussion are occurring; however, these are long term projects and will remain on the work plan until completed.
TI.23	Shorter Avenue beautification project			x		This is part of the Rome-Floyd Adopted Bicycle Pedestrian Plan. Initial discussion are occurring; however, these are long term projects and will remain on the work plan until completed.
TI.24	Martha Berry Boulevard beautification project			x		This is part of the Rome-Floyd Adopted Bicycle Pedestrian Plan. Initial discussion are occurring; however, these are long term projects and will remain on the work plan until completed.
<b>BICYCLE &amp; PEDESTRIAN</b>						
TI.25	Seek local matches for the 2008 (Redmond Trail) and 2011 (Connectivity and Accessibility) TE grant	x				The nonprofit TRED, formed to partner with Floyd County on building the Redmond Trail, raised approximately \$75,000 to cover a shortfall in the local match needed to accept a state grant. The county had initially budgeted \$500,000 for the project, but when they put the project out to bid in the spring of 2021, the lowest bid, from Lewallen Construction, was \$300,000 over that initial budget. Contributions from TRED, Rome City Commission, Floyd County Commission and the Georgia Department of Transportation, they were able to officially break ground on the project in 2021. Redmond Trail was installed and finished in 2022.
TI.26	Implement sidewalk improvement program	x				sidewalk improvement project on Riverside pkwy SPLOST project almost complete. & sidewalks throughout the city/county are continually being upgraded to meet ADA compliance
TI.27	Cantrell Connector (from Kingfisher Trail to Morningside Drive)	x				Trail completed in 2020.
TI.28	Redmond Trail Phase II (from Technology Parkway to Charlton Drive)	x				Bridge crossing Big Dry Creek was placed in late summer 2022 finishing this trail system!
TI.29	Berry College to the River -North (from Remembrance Road to Oostanaula River)				X	Berry College does not anticipate this being a publicly accessible trail.
TI.30	Levee Trail Extension (from Armuchee Connector to Levee Trail)		x			As of 2022, in the process of issuing the contract to connect the trail to the Armuchee Connector. 2023-2025 will issue construction of trail system.
TI.31	Berry College/Shorter University Rail-to-Trail (from Redmond Circle Trail Connection to Thornwood Trail at Shorter University)				X	Berry College, internal staff and TRED have no knowledge of work done on this project.
TI.32	Berry College Trail Connection				X	Overall Berry College is private property. The only trail project Berry College has considered doing regarding public trails is the River-North trail (T.29). However the college does not foresee it being a publicly accessible trail
TI.33	Glenn Milner Boulevard Rail-to-Trail Conversion (from 1st Avenue to 8th Avenue)				x	This is an active rail line.
TI.34	Etowah River Trail (from Glenn Milner Boulevard Rail-to-Trail Conversion to E. Rome Bypass)			x		No work performed during 2019-2023 work plan. This is still a priority of TRED and on the trail install list for TRED and the City of Rome. The City will work with TRED during the next 5 year work plan to make progress on this goal.
TI.35	Jackson Hill Trail Connection (from Jackson Hill Trails to North Broad Street via Vaughn Drive and Harvey Street)				X	No new trail infrastructure has been added nor is needed on to Jackson Hill. Trail connections complete.
TI.36	Lindale Mill Trail (from Floyd County Health Department to city limits)		x			Planning and design is already underway for construction of the Lindale Trail that will connect to the Silver Creek Trail.
TI.37	Bike lane: East 1st Avenue Connector (from Broad Street to 4th Street)	x				A sharrow was placed in 2018 instead of a bike lane.
TI.38	Bike lane: Redmond Trail Phase I (from Charlton Drive to Levee Trail)				X	Bike lane no longer needed. Trail complete and will be utilized as the bike trail
TI.39	Bike lane: Braves Boulevard (from Chieftans Trail to Armuchee Connector)			x		No work performed during 2019-2023 work plan. This is still a priority of TRED. The City will work with TRED during the next 5 year work plan to make progress on this goal.
TI.40	Bike lane: Broad Street (from 6th Avenue to MLK Jr)			x		No work performed during 2019-2023 work plan. This is still a priority of TRED. The City will work with TRED during the next 5 year work plan to make progress on this goal.
TI.41	Bike lane: North Broad Street (from MLK Jr to North Avenue)				X	Dropped. Planning and Zoning will be working with Public Works to install sharrows within the adjacent neighborhoods to serve as an alternate route. This will provide the same access from Calhoun Avenue to Riverside Parkway but is a safer option.

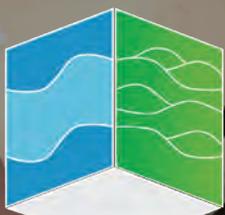
TI.42	Bike lane: North Avenue/Chatillion Road (from Calhoun Avenue to Riverside Parkway)				X	Road too narrow. Dropped. Planning and Zoning will be working with Public Works to install sharrows within the adjacent neighborhoods to serve as an alternate route. This will provide the same access from Calhoun Avenue to Riverside Parkway but is a safer option.
TI.43	Bike lane: Riverside Parkway (from Turner McCall Boulevard to MLK Jr)				X	No work was performed during this 5-year work plan. This is still an option with the redevelopment of Celanese mill. Project will be dropped and postponed until more movement is made on mill redevelopment.
<b>TRANSPORTATION &amp; INFRASTRUCTURE (CON'T)</b>						
<b>BICYCLE &amp; PEDESTRIAN (CON'T)</b>						
TI.44	Bike lane: 6th Avenue (from Broad Street to Glenn Milner Boulevard Rail-to-Trail Conversion)	X				Bike Lane on E 1st Ave from Glen Milner to Broad Street. Not a rail-to-trail conversion
TI.45	Bike lane: Maple Avenue (from railroad tracks to 19th Street)				X	The Lindale Trail upon completion will serve as the bike lane; therefore, a bike lane will not need to be installed along Maple Street.
TI.46	Bike lane: Technology Parkway				X	No work performed during 2019-2023 work plan. This is still a priority of TRED. The City will work with TRED during the next 5 year work plan to make progress on this goal.
TI.47	Buffered bike lane: Technology Parkway				X	No work performed during 2019-2023 work plan. This is still a priority of TRED. The City will work with TRED during the next 5 year work plan to make progress on this goal.
TI.48	Buffered bike lane: Riverside Parkway (from Braves Boulevard to Turner McCall Boulevard)				X	No work performed during 2019-2023 work plan. This is still a priority of TRED. The City will work with TRED during the next 5 year work plan to make progress on this goal.
TI.49	Buffered bike lane: East 2nd Avenue Bridge				X	No bike lane will be installed. Bridge too narrow. Bridge replacement will need to address first.
TI.50	Sharrow: 12th Street (Silver Creek Trail Extension to Dean Avenue)				X	No work performed during 2019-2023 work plan. This is still a priority of TRED. The City will work with TRED during the next 5 year work plan to make progress on this goal.
TI.51	Sharrow: 19th Street (Silver Creek Trail Extension to Dean Avenue)				X	No work performed during 2019-2023 work plan. This is still a priority of TRED. The City will work with TRED during the next 5 year work plan to make progress on this goal.
TI.52	Develop and adopt a Complete Streets Policy				X	Discussed, but no policy adoption. This will be made a priority during the 2024-2028 work plan.
<b>INFRASTRUCTURE &amp; SERVICES</b>						
TI.53	Continue contract with Floyd County to provide fire protection.				X	We have an ongoing joint agreement.
TI.54	Replace small water mains along streets, as needed				X	This is an annual on-going project that will continue for years to come.
TI.55	Carry out water tank maintenance.				X	This is an ongoing operations activity. Currently tank maintenance is provided by Veolia Inc.
TI.56	Construct new Etowah River pumping station.				X	This project is currently in the design phase.
TI.57	Conduct water rate study	X				The last study was conducted in 2021 by Stantec Inc. The next study is scheduled for 2023.
TI.58	Carry out individual maintenance and improvement projects listed on the Water and Sewer Department 5-Year Plan.				X	Work described in the 5-year CIP is completed on an annual basis. The 5-year CIP is a fluid approach to the future and is updated annually.
<b>INFRASTRUCTURE &amp; SERVICES</b>						
TI.59	Construct Woodbine Avenue sewer main.				X	This project has not been completed and is currently on hold.
TI.60	Construct Wilshire Road sewer main.				X	This project has not been completed and is currently on hold.
TI.61	Construct Possum Technology Parkway Station.	X				Refurbishments and upgrades have been made to this station and a full replacement is no longer needed.
<b>ECONOMIC DEVELOPMENT</b>						
ED.1	Continue to develop a Revolving Loan Fund with capital assets of one million dollars.				X	No longer a function of Community Development or Chamber of Commerce, will have to be revisited at a future date.
ED.2	Find new tenants for the former General Electric property for commercial or light industrial use				X	City is advertising an adjacent parcel to GE property to encourage redevelopment of the area. This is on-going as General Electric is not interested in selling the property as of now.
ED.3	Create incentives to attract affordable fresh food vendors to food deserts within Rome, specifically in areas where transit service and walkability are high				X	This has been discussed, but no movement has been made on this as of yet. This will be moved to the 2024-2028 short term work plan. The Planning Department will meet with the Transit Department and City Management to begin brainstorming incentives.
ED.4	Reapply for designations for current Georgia Opportunity Zone in the city				X	Georgia Opportunity Zone expired, ineligible for reapplication.
ED.5	Market the Georgia Opportunity Zone in North Rome to attract developers and potential employers				X	There is no Georgia Opportunity Zone in North Rome. The Rome City Commission is considering creating a TAD for this area to assist with needed development.
ED.6	Market the federal Opportunity Zone downtown and south of downtown to investors				X	Community Development staff provide any requested information on Federal OZ as available.
ED.7	Determine additional areas within the city that may qualify for the state Opportunity Zone program and apply for designation				X	We stay abreast of available programs offered throughout the state and will apply for additional OZ as warranted.
ED.8	Determine additional areas within the city that may qualify for the federal Opportunity Zone program and apply for designation				X	These areas were designated by the Federal Government and did not receive any local input or suggestions of areas.
<b>HOUSING</b>						

H.1	Review and adapt the ULDC to encourage the development of housing that is diverse in type and pricing using inclusionary housing policies, and remove administrative barriers to the creation of market-rate affordable dwelling units		x			The UDLC is currently under revision by the Planning and Zoning Department. Predicted completion is Spring 2023. The Planning and Zoning Department is taking guidance from the American Planning Associations recommendations regarding <i>Housing For All</i> . The use chart is being revised to allow for more housing types in all residential districts. Administrative variances will also be available.
H.2	Build a targeted 200 new market-rate affordable single family housing units as infill development in existing residential neighborhoods.		X			The City of Rome in partnership with the Rome/Floyd Land Bank Authority and other non-profit housing developers will continue to construct single family housing on infill lots <u>inside the city limits of Rome.</u>
H.3	Continue to work with developers to create a mix of housing in South Rome based on the Master Plan.		X			The City of Rome continues to partner with redevelopment efforts in the South Rome <u>Redevelopment area.</u>
H.4	Continue housing and infrastructure rehabilitation programs.		X			The City of Rome Community Development Dept administers two housing rehabilitation programs (Exterior Paint, Roof Replacement) using our CDBG funds for low/mod income, owner occupied residents that meet other program requirements. These programs <u>continue to be funded annually.</u>
H.5	Review the results of the recent housing inventory to identify homes that are dilapidated and warrant removal and need to be renovated.			X		No housing inventory has been completed at this time, unaware of current timeline on project.
<b>NATURAL &amp; CULTURAL RESOURCES</b>						
NC.1	Continue participation in the Clean Community and Adopt-a Stream/Wetland/Highway/Lake programs; and conduct special events, workshops, and educational programs		X			Ongoing. Continual participation by Keep Rome Floyd Beautiful and ECO Center
NC.2	Analyze ULDC for impacts upon historic properties		X			ULDC currently under review and revision by the Planning and Zoning Department. Predicted Completion Spring 2023.
NC.3	Create solutions for problems that impact historic properties, such as code enforcement		X			Ongoing. Continual effort between Historic Preservation Staff and Code Enforcement Staff
NC.4	Analyze ULDC for impacts upon conservation areas, wetlands, wildlife habitats, and forestry		X			Ongoing. Planning and zoning working with ECO Center during ULDC revision. ULDC currently under review and revision by the Planning and Zoning Department. Predicted Completion Spring 2023.
NC.5	Seek out grants for cultural arts funding		x			On-going. This will be continuous as we are always looking for cultural grants.
NC.6	North Broad Youth Center renovations		X			Initial project discussions are to replicate the facility that will be built in Parks Hoke Park. <u>Conceptual design is underway as of Fall 2022.</u>
NC.7	Barron Stadium improvements	X				The artificial turf has been replaced with FieldTurf, press box renovations, new scoreboard installed, and repairs to the track have all been completed.
NC.8	Develop a parks and recreation plan with Floyd County to take inventory of existing parks and infrastructure, examine current level-of-service and determine needed level-of-service, site new parks and recreation centers, and create a capital improvement program	x				Parks & Recreation has recently completed the following upgrades: Ridge Ferry Park playground, Ridge Ferry North and tot lot, Banty Jones Park, Parks Hoke Park, and Tolbert Park. Ridge Ferry Park Playground has been completed. Parking lot paving will be completed this coming season. In-house engineering has begun work on the covered pavilion and basketball courts at Parks Hoke Park and should be completed by Fall 2022.
NC.9	Continue to provide 50% off recreational program fees for all foster children and scholarship program		X			Ongoing. Provided by Parks and Recreation Department.
<b>CAVE SPRING</b>						
<b>GENERAL GOVERNMENT</b>						
G.1	Continue Capital Improvement Program for budgeting large capital improvement items		x			on-going. This will be continuous with no predicted timeline.
G.2	Comply with the Americans with Disabilities Act handicapped access requirements as required by law		x			American with Disabilities Act activities and compliance is ongoing
G.3	Develop a more equitable method of cost sharing based on level of service in accordance with the Service Delivery Strategy Act of 1997		x			SDS Act cost sharing is ongoing
G.4	Collaborate with the Floyd County Board of Education to address the impacts of annexation		x		x	Has been dropped since the Cave Spring Elementary school has been closed. Cave Spring residents will attend county schools.
<b>LAND USE</b>						
LU.1	Create a master plan for historic Cave Spring that will focus on economic development, urban design, and housing.			x		Currently not financially feasible, will reassess in next five year.
LU.2	Develop zoning ordinance and design standards	x				Land Use Code and zoning implemented in Spring 2022. Design Guideline development is in process.
LU.3	Create and implement an annexation plan		X			On-going. Cave Spring has recently developed zoning. This is next in the process.
<b>TRANSPORTATION &amp; INFRASTRUCTURE</b>						
<b>ROADWAY</b>						
TI.1	Repave Mills Road from Alabama Street to county line		x			Project has been implemented.
<b>BICYCLE &amp; PEDESTRIAN</b>						
TI.2	Secure outside funding (grants) of the Cave Spring to Cedartown Trail		x			on-going
TI.3	Implement Phase I of the Cave Spring to Cedartown Trail		X			On-going
TI.4	Bike lane: Cave Spring Trail (along Cave Spring Road from city limits to intersection of Padlock Mountain Road and Georgia Ave)		x			On-going
<b>TRANSIT</b>						
TI.5	Cooperate with the City of Rome on a feasibility study on expanding the Rome Transit Department's services into Cave Spring.		X			Discussions have taken place, but nothing concrete has been established as of now.
<b>TRANSPORTATION &amp; INFRASTRUCTURE (CON'T)</b>						
<b>INFRASTRUCTURE &amp; SERVICES</b>						

TI.6	Complete required sewer repairs to the collection system and Water Pollution Control Plant in order to meet the requirements set forth by the Georgia Environmental Protection Division, and continue to improve and upgrade all aspects of the sewer system.	x				Completed, at this time infiltration and inflow work and review will be continuous.
TI.7	Support the Community Day Care Center for children		x			This will be an on-going project with no predicted time line. The day care operation has re-opened and expanded under a private for profit business
TI.8	Support the Welcome Center				x	<b>This is better suited as a policy rather than a project.</b>
ECONOMIC DEVELOPMENT						
ED.1	Create tax incentives to attract new businesses					Ongoing
ED.2	Develop a marketing campaign to attract more tourism to Cave Spring		x			Ongoing efforts by the Cave Spring DDA.
ED.3	Design and place gateway signage in key entry points into the city	x		x		Gateway signage on all entry points into cave spring as well as downtown has been installed.
ED.4	Research potential sites to house new medical facilities	x				A new medical facility has opened in the annex of the United Community Bank Building
HOUSING						
H.1	Participate in county-wide housing inventory that will identify age, condition, and value of homes to determine unique housing needs for each part of Floyd County					Ongoing
H.2	Identify areas within the city to construct senior housing units.					Ongoing
H.3	Create provisions for the construction of market-rate affordable dwelling units		x			Ongoing efforts continue in conjunction with the Northwest Georgia Housing Authority
SOLID WASTE						
SW.1	Cooperate with the City of Rome and Floyd County in operating a joint sanitary landfill facility.		x			Ongoing
SW.2	Expand recycling program					Ongoing
NATURAL & CULTURAL RESOURCES						
NC.1	Complete preservation efforts on the Cherokee Cabin	x				Completed by the Cave Spring Historical Society
NC.2	Preserve Fairview/E.S. Brown School		x			Ongoing preservation efforts continue with the addition of a grant from the Appalachian Regional Commission
NC.3	Develop a parks and recreation plan with Rome and Floyd County to take inventory of existing parks and infrastructure, examine current level-of-service and determine needed level-of-service, site new parks and recreation centers, and create a capital improvement program.		x			On-going with Floyd County.
NC.4	Evaluate the condition and potential future use of the GSD Old Girl's Dormitory				x	The GSD Old Girl's Dormitory condition was evaluated and determined to be unsuitable for redevelopment. The building was demolished. Additional green space was added.

# A.2 PUBLIC PARTICIPATION PLAN

This section of the Appendix details the methods and tools used to collect input from the general public, and the results of those efforts.



ROME-FLOYD  
CAVE SPRING  
2040

On January 23, 2023, The Rome City Commission held a public hearing at their regularly scheduled city commission meeting to kick off the beginning of the process of conducting a five-year update to our joint comprehensive plan with the City of Cave Spring and Floyd County. There was no one present to speak in favor or opposition.

Planning staff conducted Open House Meetings at the following locations, purposefully focusing on areas that were not included in the previous 10—year update. Those areas included:



*Figure 1 ECO Open House - Photo credit - Brice Wood*

The ECO Center – 335 Riverside Parkway, Rome, GA 30161

The Thornton Center – 102 North Floyd Park Road, Rome, GA 30165

The Gilbreath Center – 110 Garden Ave SE, Lindale, GA 30147

Cave Spring City Hall – 10 Georgia Ave, Cave Spring, GA 30124

During these meetings the public was allowed to review the current plan and participate in a strengths, weaknesses, opportunities, and threats, analysis. All these meetings were advertised in the Rome News Tribune as well as on the various respective local government’s social media accounts. Flyers advertising these meetings were also placed in government offices.



Figure 2 Gilbreath Center Open House - Photo credit - Brittany Griffin

Planning staff also prepared an online survey seeking the public's opinions regarding things like current infrastructure and services and which types of development that they would like to see more, less, or the same amount of. The survey also asked citizens to rank their priorities for future planning efforts, as seen in the questions below. The survey received 55 responses from throughout Floyd County and even some citizens who live outside of Floyd County.

The survey questions and results can be found below.

The Rome/Floyd Planning Department ran a public hearing notice in the Rome News Tribune on November 14, 2023, advertising a 30-day comment period on the rough draft of the 5-year joint comprehensive plan. The 30-day comment period culminated on December 14, 2023, when a final public hearing was held at 9:00 AM at Rome City Hall.

**PUBLIC HEARING NOTICE**  
**FLOYD COUNTY AND THE MUNICIPALITIES OF ROME AND CAVE SPRING**  
**UPDATE OF JOINT COMPREHENSIVE PLAN**

Floyd County and the Municipalities of Rome and Cave Spring have prepared an update to the Joint Comprehensive Plan according to the 2018 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989.

Accordingly, a joint public hearing is scheduled for the County and Cities to accept comments on the Draft Joint Comprehensive Plan for Floyd County and the Municipalities of Rome and Cave Spring, for the period 2024 – 2028. This draft plan was prepared by Floyd County and the Municipalities of Rome and Cave Spring with broad public participation and with guidance from a Steering Committee of public and private sector individuals. After the public hearing and receipt of public comment, the draft plan will be submitted for review by the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs. Plan approval by October 31, 2023, is required to maintain Qualified Local Government (QLG) status for each local government per the Georgia Planning Act of 1989 allowing continued eligibility for State loans, grants, or permits for another five years.

**The public hearing on the draft plan will be held on December 14, 2023 at 9:00 AM at City Hall, 601 Broad Street, Rome, GA 30161.**

**Copies of the draft plan will be available for review at City and County offices, or on the Northwest Georgia Regional Commission website, [nwgrc.org](http://nwgrc.org).**

## Public Survey Questions and Results

### Question #1

**Where do you live?** Rome, Floyd County, Cave Spring, outside of Floyd County.

Rome – 27

Floyd County – 16

Cave Spring – 6

Outside of Floyd County – 6

### Question #2

**When in Floyd County, where do you spend the most time?** The options were Rome, Floyd County, or Cave Spring.

Rome - 38

Floyd County - 8

Cave Spring - 8

### **Question #3**

**Please rank the following items in order of importance to you for Floyd County's development over the next decade, housing, economic development, land use regulations, environmental/natural resources, community facilities and services, transportation, and historic & cultural resources.**

The survey respondents ranked the categories in the order below, starting with housing as the most important item.

Housing – Most important

Community Facilities & Services

Economic Development

Environmental & Natural Resources

Land Use Regulation

Transportation

Historical & Cultural Resources – least important

### **Question #4**

**Would you like to see more, the same, or less agricultural land use?**

More – 24

Same – 25

Less – 5

### **Question #5**

**Would you like to see more, the same, or less suburban residential land use?**

More – 22

Same – 24

Less – 7

### **Question #6**

**Would you like to see more, the same, or less low-density residential land use?**

More – 18

Same – 18

Less – 18

**Question #7**

**Would you like to see more, the same, less medium density residential land use?**

More – 9

Same – 27

Less – 18

**Question #8**

**Would you like to see more, the same, or less amount of high-density residential land use?**

More – 13

Same – 16

Less – 25

**Question #9**

**Would you like to see more, the same, or less of Retail use as seen in a small-scale, mixed-use setting like on Broad Street?**

More – 36

Same – 13

Less – 5

**Question #10**

**Would you like to see more, the same, or less of Office land use as seen in a small-scale, mixed-use setting like on Broad Street?**

More – 14

Same – 30

Less – 10

**Question #11**

**Would you like to see more, the same, less industrial land use?**

More – 12

Same – 16

Less – 24

**Question #12**

**Would you like to see more, the same, or less of mixed-use land use, aka places to eat, work, play and live like Broad Street?**

More – 42

Same – 11

Less – 1

**Question #13**

**How satisfied are you with our transportation network?**

Satisfied – 7

Neutral – 25

Dissatisfied – 22

**Question #14**

**What is the greatest transportation issue in your area?**

The conditions of our roads are terrible. We need more paving, more often. The signage on our roads are worn and need updates in specific areas. When visitors come into our town, these are a few things that leave a lasting impression. This is something we need to take care of.

It needs to cover more areas.

We are in need of more transportation in the county.

Fixing Traffic Lights, back ups on Turner McCall and Shorter Ave. Need better access to Trail System.

Signage, expansion of trails etc...

Public

The lack of Public Transportation.

I mean, there isn't any transportation other than taxis or my own car.

Traffic delays

People can't afford it and it doesn't cover all of Rome. Only downtown area.

No transportation in the county. No necessarily for me, but for the families that need it.

Interstate 75 connection.

The lack of ride share availability/options. I think there are only one or two Uber Drivers in our area.

There is no transportation.

No public transportation in Lindale/Silver Creek.

Middle turn lane needed on 2nd Ave!

We need replacing in south Rome.

Need a better system for people without transportation. Also roads in general need major updates- why is that terrible intersection by Floyd Hospital still there? So dangerous!

Traffic.

Non-automobile transportation infrastructure - Rome *could* be an easily bikeable or walkable city due to its density and trail network, but too many main roads and connecting roads (Turner McCall and Shorter obviously, but also 2nd Ave, 5th Ave, Martha Berry Blvd, North Broad St, Dean Ave, Riverside Pkwy, Riverbend Dr, Division St, etc.) are too dangerous for pedestrians and bikers to allow for widespread adoption of non-automobile transportation.

Traffic on Shorter Avenue.

Parking.

The layout of how the streets are made. They are dangerously structured which can cause for many accidents to happen.

Traffic and construction.

Red lights especially in downtown and East Rome cause traffic and collisions.

Pot holes.

Traffic is a huge issue. The roads are too cluttered and busy. There are too many cars and not enough space.

I see a lot of people walking to places, so there should be more taxis or other transportation methods.

Congestion with limited availability as to where public transportation goes. I believe many people would opt for public transportation if there were more areas of availability as well as more frequent routes across the county overall.

Road maintenance is horrendous on the county roads for which the taxes that I pay. Traffic around Home Depot needs other options.

The roads are very dangerous.

Roads and traffic.

Ubers and Lyfts are needed.

Transportation only exists downtown.

The morning traffic around Martha Berry Blvd and the connector over to Rome High is still an issue. It would be helpful to extend the right turn lanes (when traveling from Redmond toward Rome High) to allow some of the morning traffic to clear out more quickly.

Not pedestrian friendly.

Car dependent.

State of main roads (ie, potholes on Shorter Avenue).

Traffic regulation on old GA 100. Finishing the perimeter around Rome.

Coverage.

None at all.

There isn't any public/affordable transportation to and from Cave Spring to locations for recreational or work opportunities for the disabled or any person without a license.

That the City of Cave Spring does not have a HAZMAT action plan.

There is no transportation in cave Spring.

Better road conditions. Wider shoulders for rural roads. When repairs are made - the roads are better not worse.

Traffic in congested areas. Would prefer to see more investment in alternative transportation methods, including walkability, bike safety, and public transit.

Roads near Model Middle (Barron Rd) and Johnson Elem. (Deland Rd) are not adequate for school buses and school traffic.

The buses need to run longer and add more routes! Perhaps buy bigger buses too!

## **Question #15**

**Please indicate the condition you believe existing water infrastructure and services in your area to be.**

Excellent – 1

Satisfactory – 6

Average – 33

Poor – 14

**Question #16**

**How affordable do you believe housing to be?**

Very Affordable – 0

Somewhat Affordable – 1

Just Right – 5

Somewhat Unaffordable – 7

Very Unaffordable – 40

**Question #17**

**Would you like to see more, the same, or less amount of “big box” retail businesses in your area?**

More – 6

Same – 30

Less – 9

**Question #18**

**Would you like to see more, the same, or less locally owned businesses in your area?**

More – 47

Same – 7

Less – 0

**Question #19**

**Would you like to see more, the same, or less specialty stores businesses in your area**

More – 29

Same – 25

Less – 0

**Question #20**

**Would you like to see more, the same, or less fast food and chain restaurants in your area?**

More – 12

Same – 20

Less – 23

**Question #21**

**Would you like to see more, the same, or less non-chain restaurants in your area?**

More – 40

Same – 13

Less – 1

**Question #22**

**Would you like to see more, less, or the same amount of grocery stores in your area?**

More – 31

Same – 43

Less – 9

**Question #23**

**Would you like to see more, the same, or less medical offices in your area?**

More – 6

Same – 43

Less – 9

**Question #24**

**Would you like to see more, the same, or less hotels and inns in your area?**

More – 18

Same – 28

Less – 8

### **Question #25**

**Would you like to see more, the same, or less bars, breweries, and distilleries in your area?**

More – 31

Same – 17

Less – 7

### **Question #26**

**Is there anything else you would like the Planning Team to know as they move forward in the planning process?**

We don't need a lot of new construction. We need to utilize the existing eye sores in our communities and have a town makeover, if you will. We need to think of impressions made on our visitors who come into town -- from the signs coming into and leaving town, to the potholes in our roads, and community events and entertaining we offer.

Keep the poor and those with mental illness a high priority.

We need more family friendly places.

Yes. Please fix the city government structure. We have too many city commissioners who vote for things or make deals with others to solely benefit themselves. They are narrow-minded individuals who want to keep Rome like it was in the 1980s. Times have changed! We need to change the mindset. Rome has a high amount of regulations and restrictions with it comes to new businesses, restaurants and bars. The alcohol permit process and cost, the alcohol ordinances and tax on alcohol is utterly absurd. Why would an entrepreneur want to come start a business or restaurant/bar in Rome when we have these regressive policies? We need Roof -Top Bars. We need Open Container 7 days a week. The Citizens of Rome and Floyd County are responsible. However, the City Commission is a joke, unethical, and incapable of carrying out duties or having a vision for the future of this great city. They get in the way of progress because they love to control everything.

You're all awesome!!! Let's stop letting gas stations and car washes use up all the valuable locations, the businesses around the rome Braves stadium are so visually unappealing and a waste of decent space. We could have had a mini battery like space with restaurants and bars! Missed opportunity for sure.

Please spread out and utilize the rest of the county and stop allowing everything to go on Turner McCall.

Cave spring deserves to have the land that was deeded to floyd county to be reverted back to cave spring community. The school is the backbone and community supported it as well. Floyd BOE needs to be fined for closing of cave spring school as it's numbers were booming. Rome ga traffic is getting to be

horrible-does no one work anymore or do they all live with parents and complain about free life. Get a job!!!

Transportation in the county is a serious need and should be one of the first priorities

I live in an apartment on Broad Street, and we have a beautiful downtown! Keep up the good work and good luck!

I so appreciate all of the work the planning team has put in to rewrite our ULDC. Once implemented, I think it will allow for exponential growth to happen in Rome and Floyd County.

Something needs to be done in West Rome to attract a grocery store. With Walmart being the only choice it is not much of a choice for fresh food and produce. GMC is a small family owned store but is very costly. Get a national grocery store for the people of West Rome.

I would to see any development in Southern Floyd County that would bring more people to the Pepperell Area. Restaurants near GHC and GNTC (come on, Chick-fil-A!), industry with jobs, mid level houses for families, improvements in rental properties in Lindale/code enforcement , a specialty restaurant and lodging near the Lindale Mill venue, connecting to trail system, updated Rec facilities are Wolfe Park and Gilbreath Center. In Rome, we would love to see a Trader Joe's! We would also love more indoor family activities- trampoline park, climbing gym, go karts, etc. I think the mall would be an excellent place for this. We drive out of town to spend money at these types of places. Thank you for asking for our input!

I like the area around the stadium and the development there- this should be expanded. Also NO MORE strip malls until all of the ones we have are filled. We don't need more, we need to fill the ones we have! Re-develop the mall into homeless housing the way other places have, and make sure that all new low-income housing is mixed. Also RPD MUST do something about the gangs. There is a reason these kids are bringing guns to school and it is because they are scared of stuff in the neighborhood- this has to be addressed! It's an embarrassment to our city.

Y'all are doing a great job, I know this project is a TON of work on top of an already big workload!

We need a target!!

Do more green stuff.

The potholes create a lot of damages to cars.

Try to grow the economy as much as you can without cluttering up the community.

It seems on the outside looking in that many of the decisions are made as independent factors separate from one another when they are all linked. The businesses are intertwined with each other and the communities.

More recycling options i.e. plastics, glass, etc. I have to travel to 3 locations to recycle items.

One idea we have for the future Mt. Berry Mall is a mixed use development - with housing, restaurants, shops and other amenities in the complex. Also, West Rome really, really needs more decent restaurants.

Prudent planning of festivals and events can bring tax dollars into the county without over taxing resources.

Need a better clearing house of activities and information about what is happening, how people can get involved, where they can stay, etc. Too many assumptions that "everyone knows"...when they don't. The lists are too insular.

More diversity in local politics, more experts before actions are taken to help community to grow with green spaces and more smart growth. People who buy property aren't always welcomed at City Council and Downtown Development with current members aren't helping downtown growth.

Sustainability, native vs non native. Encouraging the growth of trees and bushes and flowers which after establishment are self sufficient for the most part. Increase planting of trees on a cycle so that old growth trees when it comes time to be removed do not leave the landscape barren. Preserve wildlife areas, spaces for children to exercise and see reap nature in a safe environment. Encourage the neighborly, caring and sharing philosophy instead of 'me and mine'.

- to value the historical significance of Floyd County, Rome, NW Ga. to value farms, farm land & farmers in all areas of agriculture. to work toward & maintain Quality of life in our area.

Thank you for your work and dedication.

There is a great need for more black owned businesses, it's boring around here, more entertainment is needed, livable wage jobs, etc...

#### **Question #27**

**Do you believe that Rome/Floyd County could benefit from alternative stormwater management options?**

Yes – 23

No – 25

#### **Question #28**

**Would you like to see another landfill established in Floyd County, as the existing one is nearing the end of its life?**

Yes – 23

No – 25

#### **Question #29**

**Would you like to see explorations into alternative options for solid waste management?**

Yes – 48

No – 2

### **Question #30**

**Do you think Rome/Floyd would benefit from investing in more bicycle and pedestrian infrastructure, such as trails and sidewalk improvement?**

Yes – 43

No – 7

### **Question 31**

**Would Rome/Floyd benefit from investing in parks and recreation infrastructure?**

Yes – 45

No – 6

### **Question #32**

**Would you like to see more green initiatives for developments or sustainability-focused development and incentives in Rome/Floyd?**

Yes – 45

No – 5

### **Question #33**

**If you answered “yes” to the previous question, please provide any feasible ideas or thoughts you have on the matter.**

Need more use for River access in and near downtown for recreation, outdoor drinking and dining etc. Need to allow buildings and structures to be built in and near floodplains. Need to allow activities like Zip-lines to be on the water in Downtown.

Better/more efficient recycling system that actually leads to a high percentage of items actually being recycled. Auburn, AL set up an awesome system, involving the ability to throw your recyclables at targets. A city composting system. Stop allowing developers to grade and level land!!! It's HORRIBLE for our rivers, causing ground water contamination and runoff.

Offer recycling with trash service for FREE and perhaps a discount to county residents if they participate in recycling.

Would love to see sustainable food use.

Yes, as long as regulations and restrictions do not hamper development like the previous ULDC did.

An incentive program for economic development recruitment purposes would be beneficial in attracting industries/companies to our area. For example, if a company proves its processes have little to no environmental impact, there could be some kind of local grant/incentive in place for the company.

I don't have any specific ideas, but I would love for Floyd County to work with experts in that field to move us forward in this area.

Definitely need more regulation for industry on pollution, maybe incentives for green initiatives for industry. I would love to see every warehouse have solar panels, for one!

Clean ups, better roads, taking care of fair grounds.

incentives for higher density commercial/mixed-use developments with reduced parking requirements; incentives for in-fill development; grants or reimbursement incentives for homeowners, landlords, or developers to improve insulation or switch to heat pump systems in homes; municipal bike or e-bike share/rental program.

I would like to have more land and less industries.

Focusing efforts on alternative waste management.

All we are doing is destroying our town we need to fix it.

Better air quality and more land and habits for organism and animals to live and make a habit.

Solar panels, recycling, planting more trees, choosing cardboard or paper instead of styrofoam, cutting of the lights, introduce more reusable bags instead of plastic bags in stores.

There should be more places for recycling; plastic is everywhere.

Tax breaks exemptions for recycling; offer competitions between the schools in Rome and Floyd County for most amount recycled (as Bartow County Schools) incentivize recycling by making it more expensive for having more trash that has recyclables, create a green space with the in which ALL parts have been made in part or in whole by recycled materials; host a recycling "Arts Fest" where artists volunteer to demonstrate what can be made with recycled materials and collaborate with schools to provide field trips to see this first hand and potentially make their own crafts.

Better recycling program / composting programs throughout the county to reduce landfill waste.

Roof solar panels.

Solar farming, as well as green recycling.

More Land Conservation, Sustainable Growth Program - better planning, enabling community to grows, without damaging water and Pinhoti trail, welcoming hiking community, offering lodging places and conserve what we have, halting excessive logging.

Guides for businesses to make land surrounding their property more appealing.

Would love incentives for minimizing disturbed areas, leaving existing vegetation, restoring native prairies and forests on part a certain percentage, etc. Would love to see anything that prevents mass-

grading/moon scaping/wholesale destruction of a property. I would also love a City/County Wide compost program to reduce solid waste (not sure this fits in this answer, but I'd love it).

more community gardens, so the food can be given away for free, more solar powered businesses, more greenspace.

#### **Question #34**

**If you answered “no” to the previous question, explain why.**

Green is a bunch of bs we have enough resources on USA land to provide to all that live here from trillion years or more.

No unless the acreage includes GE property.

The current “green” options are not sustainable. The power grid can't hold what we use now so adding electric cars will be a disaster. Just watch those dummies in cali.

#### **Question #35**

**Would you like to see more sustainable development along the rivers?**

Yes – 44

No – 5

#### **Question #36**

**What sort of development should be avoided along the rivers and what sort would you like to see?**

Avoid Manufacturing on the Water. everything else should be fair game. Please allow breweries, mixed-use housing, hotels, bars and restaurants, green space expansion etc along the rivers.

Anything industrial, parking, gas stations, car washes, ugly buildings should all be avoided. Basically everything that just popped up around the rome Braves stadium is an example of what should not have gone there. Mixed use living, dining and entertainment is what should be surrounding our rivers. Walkable shops, dining, bars, coffee shops, more ethnic dining options, shops, arts, breweries, distilleries, outdoor movies, anything social!!

Gas stations should be avoided for environmental reasons across the board. If the county got involved in kayak and boat rentals there could be a lot of profit that the county could use to maintain the docks at the lock and levy.

See: Family oriented recreation, restaurants with outdoor seating when weather permits. Avoid: run down areas where homeless gather, unsafe areas.

As a kayaker, I love to see the trees and wildlife, I don't want to see buildings or hear cars. We are so fortunate to have our rivers and they should be left as natural as possible. I rope-swing 'park' would be fun!

More live, work, play options along the rivers. Rooftop restaurants/bars would THRIVE downtown and along the rivers.

Anything that causes runoff into rivers and streams.

More leisure areas.

PROTECT the rivers!!!

Industrial use of rivers should not be used. Anything else is good.

Definitely avoid carpet factories, it turns out; would like to see more restaurants/retail that face rivers downtown; would also like to see more public amenities beyond trails along rivers (Ridge Ferry is a great hub for activity along the river, but we could use several smaller parks with amenities along the rivers as well).

Shops, restaurants, activities.

Avoid infrastructure, I would like to see easier access to rivers.

Stuff to help the life along and in the rivers and trash clean up from the river.

Tourism.

I would like it to be more like Chattanooga.

No housing along the rivers because it would cause more pollution. Very few, if any businesses along the river. Maybe a restaurant on the river would be nice.

There should be less factories and other commercial buildings near the rivers. There should be more development of recycling centers and programs to help keep parks clean.

Don't have businesses for the sake of having businesses. Select companies that have ties or would use the river as part of their business. Offer tax breaks/incentives for companies who contribute to the maintenance and cleaning of the rivers (such as CRBI); multi use spaces where the public could enjoy the river with LEED certified buildings in a work/play setting.

Manufacturing/Industrial.

More public access but stricter policy on littering.

**AFFIDAVIT OF BRICE WOOD**

1. My name is BRICE WOOD. I am over 18 years of age, am *sui juris*, and have personal knowledge of the facts stated herein and know them to be true.
2. I am the Director of the Rome-Floyd County Planning Department, and am an employee of the City of Rome, Georgia.
3. I have over 5 years of experience in the Rome-Floyd County Planning Department, and before that I worked with the Regional Planning commission and the Georgia Department of Revenue.
4. I am familiar with the requirements of Georgia Department of Community Affairs (DCA) for any and all municipalities to maintain an approve comprehensive plan to maintain Qualified Local Government (QLG) status.
5. As part of the process to develop the five year plan a joint plan between the City of Rome, the City of Cave Spring, and Floyd County was outlined and developed.
6. On January 23, 2023, the initial public hearing was held at a regularly scheduled meeting of the Rome City Commission. I am attaching a copy of the RCC agenda as Exhibit A to establish that the public hearing was held. The project manager for this task, a former employee of the Rome/Floyd County Planning Department inadvertently forgot to run the required advertisement announcing the initial public hearing in the local legal organ.
7. As part of the process, we produced postcards showing that public participation was being sought. We noted Public Participation Events from 5:30 – 7 PM on the following dates and at the respective locations: November 1 – ECO Center, November 10 – Gilbreath Center, November 17 – Thornton Center, November 15 – Cave Spring City Hall, and Open House Review 5:30-7 PM on the following 2023 dates and the respective locations: January 12 – ECO Center, January 16 – Thornton Center, January 17 – Gilbreath Center, and January 26 – Cave Spring City Hall.

8. These postcards were created, printed, and spread throughout Rome City Hall, The Carnegie Building, the Floyd County Administration Building, and Cave Spring City Hall.

9. The Comprehensive Plan has been publicized on social media, and with the City of Rome information director stating that, "We had 3 Comprehensive Plan posts between October 14 and January 3, starting back from September 2022." A copy of Facebook posts is attached hereto marked as Exhibit A.

10. Rome held an initial public hearing on January 23, 2023.

11. Floyd County has maintained a page on the county website dedicated to the comprehensive plan process, which included a link to a survey for citizen input. A copy is attached hereto marked as Exhibit C. Additionally the county posted on December 14, 2023, an update; a copy is attached hereto marked as Exhibit D.

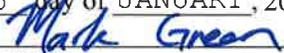
12. We prepared an advertisement to run in the local legal organ for the last public hearing held on December 18, 2023. Attached is a copy of the advertisement marked as Exhibit E.

13. The Rome City Commission announced that a public hearing would be held on December 18, 2023; it was on the agenda and a public hearing was conducted. Attached are copies of the agenda and minutes for the December 18, 2023, meeting marked as Exhibit F and G, respectively.

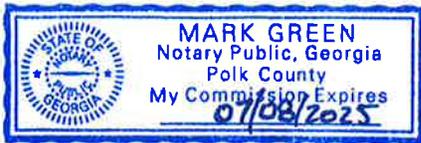
FURTHER AFFIANT SAYETH NOT.

  
BRICE WOOD

Sworn to and subscribed before me  
this 5 day of JANUARY, 2024.

  
Notary Public

My Commission Expires: 07/08/2025



## **ROME CITY COMMISSION**

**Monday, January 23, 2023**

The Rome City Commission met at 6:45 p.m. this date in the City Commission Chambers of City Hall, 601 Broad Street. Mayor Stevenson presided with Mayor Pro Tem Cochran, and Commissioners Bojo, Beeman, Doss, Quick, Askew, Collins, and McDaniel present. Commissioner Doss opened the meeting with prayer and led in the salute to the flag.

### **Minutes – January 9, 2023**

The Minutes of the January 9, 2023, meeting, as submitted in writing by the Secretary, were approved by unanimous consent.

### **Optimist Day**

Commissioner Bojo presented a joint City/County proclamation, proclaiming the first Thursday in February as Optimist Day in our community. This proclamation was presented to 9 members of the local Optimist Club. Mr. Daniel Bosarge spoke about the mission of the Optimist Clubs.

### **US Small Business Administration – Disaster Loans**

Mr. Matt Fulmer representing the US Small Business Administration was present and addressed the City Commission regarding the availability of disaster loans in Floyd County. Mr. Fulmer explained that in September 2022 there was extensive flooding in Chattooga County, GA and as a result of this disaster declaration, counties contiguous to Chattooga County are able to apply for disaster loans. The loan types available are home loans, business loans, and those for non-profit organizations. Businesses are also able to apply for economic injury loans.

### **Maggie Plammer**

Ms. Maggie Plammer of Shorter Heights addressed the Commission. Ms. Plammer began her comments with a brief scripture reading and then announced that she was speaking regarding the City of Rome's water rate hike increase that was implemented in 2022. The majority of Ms. Plammer's comments surrounded Rome's issue with "forever chemicals". Ms. Plammer reminded the Commission that the City of Rome has acknowledged that the Oostanaula River is contaminated with PFAS chemicals from upstream polluters and that a lawsuit is now underway along with plans to build a reverse osmosis water filter plant. Ms. Plammer questioned why the public was not notified sooner and asked how long the Oostanaula River has been used as Rome's primary water intake with the knowledge of the PFAS chemicals present.

Ms. Plammer also directed some of her comments toward the Etowah River. Noting that Two Run Creek is a tributary of the Etowah River and maybe contaminated from industrial and commercial pollution contributing to contaminants in the Etowah River. Ms. Plammer questioned the viability of establishing a moratorium on construction until more research can be done regarding potential pollutants. Ms. Plammer referenced the planned battery factory scheduled for construction near Hwy 411 in Bartow County.

**Employee Service Pins**

City Manager Rich presented employee service pins to City employees who have attained 20, 25, 30, 35 or 40 years of service. The recipients were as follows:

Dept	First Name	Last Name	DOH	YOS
*Bldg Inspection	Jalene	Franks	9/4/2002	20
Bldg Inspection	Glen	Rubin	9/4/2002	20
Filter Plant	Steve	Baker	7/11/2002	20
*Fire	David	Fowler	7/8/2002	20
*Fire	Todd	Twilley	7/8/2002	20
*Fire	Steven	Williams	7/8/2002	20
*Human Resources	Kristy	Shepard	12/16/2002	20
*Street	Chad	Hampton	6/26/2002	20
Street	Danny	Marbury	5/6/2002	20
*Street	John	Mayfield	5/14/2002	20
*Commission	Bill	Collins	3/19/1997	25
Police	Rebecca	Martin	6/10/1997	25
*Solid Waste	Henry	Jackson	2/4/1997	25
Bldg Inspection	Brian	Roberts	9/8/1992	30
Engineering	Britt	Willingham	6/22/1992	30
Filter Plant	Earl	Whorton	9/30/1992	30
Police	Debbie	Burnett	2/28/1992	30
Police	Paul	Greene	2/28/1992	30
*Police	Mark	Tison	1/6/1992	30
W/S Operations	Richard	Penson	2/28/1992	30
*Water Billing	Tim	Wiggins	8/10/1992	30
*City Clerk	Joe	Smith	9/14/1987	35
Traffic/Electrical	Mark	Boozer	5/4/1987	35
*Water Reclamation	Jackie	Turpin	5/13/1987	35
Police	John	Walters	3/6/1982	40

\*present to accept pin

The City Commission congratulated these employees for choosing the City of Rome for their career.

**Education Accomplishments**

City Manager Rich acknowledged the following employees for their education accomplishments:

*Fire	Michael	Davis	Associate of Science, Fire Science
*Fire	Matt	McAdams	Associate of Fire Science
Fire	Richard	DeBello	Bachelor of Science
Municipal Court	Madison	Adams	Associate of Arts, Criminal Justice
Police	Dow	Turrentine	BS in Criminal Justice
Police	Brandon	Brown	BS in Criminal Justice

Police	Danny	Story	Associate of Applied Science
*Solid Waste	Tim	Garrett	Bachelor of Business Administration
*Transit	Courtney	Griffin	Master of Business Administration

\* present to accept pin

**Alcohol Ordinance Amendment – Small Bars**

Secretary Smith reported on the proposed alcohol ordinance amendment and the establishment of the small bar category of pouring license. Secretary Smith reviewed Rome’s current requirements regarding establishments that pour distilled spirits. Outside of private clubs, establishments that pour distilled spirits are required to meet Rome’s food/drink ratio. This ratio requires that establishments sell at least as much food as they do distilled spirits. This 50/50 ratio can be accomplished with products other than food if both the Alcohol Control Commission and the City Commission approve a variance. Currently, only the Old Havana Cigar Bar, 327 Broad Street, has this variance.

Smith stated that the ordinance before the commission tonight, would establish a category of small bars, which would be allowed to pour distilled spirits without needing to meet the food/drink ratio. These small bars would be subject to the following restrictions:

1. Contain a maximum of 1800 square feet of customer accessible interior space. If outdoor customer accessible space is provided, a maximum of 2200 square feet of total indoor/outdoor space is allowed.
2. These establishments may pour beer, wine, and liquor between the hours of 10:00 a.m. and 10:30 p.m. Monday through Saturday. These establishments are restricted from selling alcohol after 10:30 p.m. and must be closed, with customers off the premises, by 11:00 p.m. No Sunday alcohol sales could occur.
3. These establishments may not obtain permits to pour liquor off premises.
4. Any type of admission fee is prohibited.
5. The Alcohol Control Commission must approve all entertainment.

Commissioner McDaniel made a motion to approve this ordinance as presented by the Alcohol Control Commission and Commissioner Doss seconded.

Monica Shepard, Chair of the Alcohol Control Commission, was present to provide comments and answer questions. Commissioner Collins expressed his opposition to the restricted hours citing the same license fee system for small bars as other pouring establishments. After a brief discussion by the City Commission, Commissioner Collins presented an amending motion to remove the restricted hours requirement from the proposed ordinance. Commissioner Cochran seconded the amending motion. There was discussion by the City Commission, including Ms. Shepard, who stated that the intent of the Alcohol Control Commission is to create operational separation from the small bar proposal versus the existing pouring establishments. Commissioner Doss indicated that removing the hour restriction would

remove a key component of the proposal. With this discussion concluded, the amending motion failed by the following vote:

**YES: Cochran, Collins**

**NO: Bojo, Beeman, Doss, Quick, Askew, and McDaniel**

There was continued discussion regarding the original motion, with Ms. Shepard indicating that the Rome Police Department expressed no concerns regarding the proposed ordinance to the Alcohol Control Commission.

The original motion to adopt the small bar ordinance as presented by the ACC was defeated by the following vote:

**YES: Cochran, Doss, Quick, and McDaniel**

**NO: Bojo, Beeman, Askew, Collins, and Mayor Stevenson**

**Z23-01-02 Rezone 1148 North Broad Street**

Commissioner Quick presented rezoning file Z23-01-02 the request to rezone property located at 1148 North Broad Street, identified by Floyd County Tax Map Number J13O-037, from Community Commercial to Urban Mixed Use. The Planning Commission has recommended approval of the rezoning request subject to conditions. Rome/Floyd Planner Artagus Newell reviewed this file, display maps and photographs of the subject and surrounding property.

Mayor Stevenson called a public hearing to order. Speaking in favor of the rezoning request was Mr. Walt Busby, 333 West 9<sup>th</sup> Street. Mr. Busby stated that he would like to tear down the existing funeral home and build townhomes at this site. Mr. Busby displayed drawings of the planned development. With there no one else to speak regarding this matter, the public hearing was closed.

Commissioner Quick moved to approve the rezoning request from Community Commercial to Urban Mixed Use as submitted with the following conditions:

1. That the proposed development has no more than a 10-foot setback from any property line. This recommendation was changed to eliminate the 10-foot setback from Gibbons Street.
2. That the proposed development include street trees behind the sidewalk every 25 linear feet.
3. That the proposed development includes no frontage fences over 4 feet in height in an effort to prevent line of site issues.

Commissioner Bojo seconded the motion.

Commissioner Collins inquired regarding the 2017 SPLOST funds that had been designated for recreation improvements at this site. Mr. Rich stated that those funds will be used in another area of North Rome, yet to be determined. Mr. Rich suggested that the Redevelopment Committee discuss this issue. With there being no further discussion, the vote to approve the rezoning request was unanimously in favor.

### **Z23-01-03 Rezone 2781 North Broad Street**

Commissioner Quick presented rezoning file Z23-01-03 the request to rezone property located at 2781 North Broad Street, identified by Floyd County Tax Map Numbers K12Y-028 and K13X-066A, from High-Density Traditional Residential to Multifamily Residential.

Rome/Floyd Planner Artagus Newell reviewed this file, display maps and photographs of the subject and surrounding properties. Mr. Newell stated that the Planning Commission and staff have recommended denial of the request. The staff's primary objective is due to the density involved and because the compressive plan has called for low density residential and agricultural zoning in this area. The staff also recommends that should the City Commission choose to approve this rezoning request, the following conditions should be attached:

1. Enforcing the self-created larger setbacks along the property line with the adjacent neighborhood, as shown on the proposed site plan.
2. Requiring the maintenance of the landscape buffer, shown on the proposed site plan, within the previously mentioned setback.
3. Reducing the massive parking lots in favor of more street parking, neighborhood atmosphere.

Mayor Stevenson called a public hearing to order. Speaking in favor of the rezoning request, was Mr. Walt Busby, 333 West 9<sup>th</sup> Street. Mr. Busby stated that he has changed his development plan for this tract of property. He no longer would like to build single family homes but would now like to build multifamily dwellings. He stated he plans a maximum of 325 units and this project is expected to total approximately \$60 million. He also stated he has been working with the North Pointe residents and feels that a plan is now in place that is acceptable to him and the neighborhood.

Also speaking regarding the proposed rezoning, was Mr. Sam Evans, 3 Indian Trace Drive. Mr. Evans reminded the commission he has been at previous City Commission meetings to speak regarding proposed developments at this site. The previous concerns voiced were infrastructure, roads, and sewer/storm water capabilities. Mr. Evans stated their concerns are still present, but he feels the existing proposal is the best plan to date. He further mentioned that the neighborhood has a commitment from Mr. Busby to address the detention pond issues. The City of Rome has allocated funds in the 2023 budgets to improve the road in this area and he encouraged the City to do that in 2023 and not wait until 2024 or 2025 for this construction. Also speaking was Ms. Jane Slickman, 2663 North Broad Street Extension. Ms. Slickman stated that while the neighborhood would prefer no further development, she understands that will happen and wants the best plan possible. She expressed the primary concerns of the residents as safety and improving the terrible road conditions. Speaking next was Norma from Shorter Heights (104 Westmore Road). Norma stated that with 325 residences and an average of 2 persons per residence, she questioned if the sewer infrastructure could accommodate an additional 650 residents in this area. Mr. Rich responded that the City of Rome has an approximate 17 million gallons per day sewer capacity and currently approximately 9 million gallons is required on a busy day. Mr. Rich has no concerns regarding our sewer capabilities. With there being no further comments and Mr. Busby not using his rebuttal time, the public hearing was closed.

Commissioner Quick moved to approve the rezoning request for 2781 North Broad Street from High-Density Traditional Residential to Multifamily Residential as requested, with the staff recommend conditions as outlined by Mr. Newell. Commissioner Bojo seconded the motion.

There was lengthy discussion by the Commissioners concerning this proposal. Commissioner Cochran expressing concerns with the previous single-family residential development plan, stating that the City of Rome Engineering Department was requiring a 25-foot-wide street, however the Unified Land Development Code only stipulated a 24-foot-wide street. Mr. Cochran questioned Mr. Newell's staff recommendation that there now be more on street parking in light of the previous continuous issue regarding the street width. Mr. Newell stated that he cannot comment on the actions of the Engineering Department, however on street parking would allow better aesthetics with this development, including smaller parking lots.

Mr. Cochran spoke at length about his displeasure with the City of Rome Engineering Department, stating that they have allowed Mr. Busby's plans to languish in their department. He compared the City Engineering Department to the County Engineering Department, which he feels gives faster responses to developers and engineering related questions. Mr. Busby stated, during this meeting, that he waited for 4 months on a response from the City of Rome's Engineering Department regarding his development. Mr. Cochran continued to comment that the City Engineering Department is not carrying out the wishes of the Rome City Commission regarding developments and that shortcoming is delaying the construction of housing that the City Commission has expressed a desperate need for. Following Commissioner Cochran's continued comments regarding the Engineering Department, City Manager Rich interjected and stated that a City Commission meeting is not the appropriate venue to discuss a city department. Mr. Rich and Mr. Cochran had a difference in opinion regarding the appropriate venue for this type of discussion, however, Mr. Cochran did withhold further comments regarding the Engineering Department and the discussion regarding the specifics of this rezoning request continued. The other Commissioners made comments regarding our need for housing and their support for this project. They also expressed their concerns for the neighborhood and wanted the best possible solution for them as this development moves forward. There were also comments regarding the condition of the road and the pothole issues that exist and expressed their commitment to correct some of the infrastructure shortcomings in this area.

With the discussion concluded, Commissioner Quick's motion for rezoning approval with conditions was adopted by a unanimous vote.

**Z23-01-05 Rezone 303 East 1<sup>st</sup> Avenue 27:47**

Commissioner Quick presented rezoning file Z23-01-05 the request to rezone property located at 303 East 1<sup>st</sup> Avenue, identified by Floyd County Tax Map Number J14E-003, from Community Commercial to Urban Mixed Use.

Rome/Floyd Planner Artagus Newell reviewed this file, display maps and photographs of the subject and surrounding properties. The Planning Commission and staff have recommended approval.

Mayor Stevenson called a public hearing concerning the rezoning request. There was no one to speak in favor or opposition and the public hearing was closed.

Commissioner Quick moved to approve the rezoning request of 303 East 1<sup>st</sup> Avenue from Community Commercial to Urban Mixed Use. Commission Cochran seconded, and the vote was unanimously in favor.

**SUP23-01-01 – 117 East Main Street**

Commissioner Quick presented special use permit request file SUP23-01-01. The request for a special use permit to construct a duplex on property located at 117 East Main Street, identified by Floyd County Tax Map Number J14L-167, and zoned Low Density Traditional Residential.

Rome/Floyd Planner Artagus Newell reviewed this file, display maps and photographs of the subject and surrounding properties. The Planning Commission and staff have recommended approval of the request with the recommendation that at least one of the proposed duplex units fronts on Jervis Street.

Mayor Stevenson called a public hearing to order. There was no one speaking in favor or opposition to the request and the public hearing was closed.

Commissioner Quick moved to approve the special use permit request to construct the duplex at 117 East Main Street with the condition that at least one of the proposed duplex units fronts on Jervis Street. Commissioner Bojo seconded the motion, and the vote was unanimously in favor.

**SUP23-01-02 – 115 East Main Street**

Commissioner Quick presented special use permit request file SUP23-01-02. The request for a special use permit to construct a duplex on property located at 115 East Main Street and identified by Floyd County Tax Map Number J14L-166 and zoned Low Density Traditional Residential.

Rome/Floyd Planner Artagus Newell reviewed this file, display maps and photographs of the subject and surrounding property. Staff and the Planning Commission have recommended approval of the SUP with the condition that at least one of the proposed units on the parcels front on the property's frontage.

Mayor Stevenson called a public hearing to order. There was no one speaking in favor or opposition to the request and the public hearing was closed.

Commissioner Quick moved to approve the request for a special use permit for construction of a duplex at 115 East Main Street with the condition that at least one of the proposed units front on the property's frontage. Commissioner Askew seconded, and the vote was unanimously in favor.

**Re-Adopt Unified Land Development Code and Zoning Maps**

Commissioner Quick stated that once again, it is time for the annual practice of re-adopting the City of Rome's Unified Land Development Code and Zoning Maps. While the amendments to the ULDC and the Zoning Maps become effective during the year as adopted, the City Commission, traditionally, re-adopts those documents each year.

Mayor Stevenson called a public hearing to order concerning this process. There was no one to speak in favor or opposition and the public hearing was closed.

Commissioner Quick moved to re-adopt the Unified Land Development Code and Zoning Maps and Commissioner McDaniel seconded. Mr. Newell stated that there was a total of 85 applications during 2022, 5 of which were for annexation, 18 for special use permit request, and 62 rezoning request. Commissioner Quick's motion for approval was adopted by the following vote:

**YES: Bojo, Beeman, Doss, Quick, Askew, Collins and McDaniel**  
**NO: Cochran**

### **Short Term Work Plan Update**

Commissioner Quick stated that the City of Rome is scheduled to adopt the 5-year update to the Short-Term Work Plan found within the Rome/Floyd/Cave Spring Comprehensive Plan.

Artagus Newell reviewed this document and the 6 pages of updates to the Short-Term Work Plan.

Mayor Stevenson called a public hearing to order. There was no one to speak in favor or opposition to the proposal and the public hearing was closed.

Commissioner Quick moved to adopt the 5-year update to the Short-Term Work Plan found within the Comprehensive Plan. Commissioner Bojo seconded, and the vote was unanimously in favor.

### **City Manager Vehicle – Decal Exemption**

Secretary Smith reported that each year the City of Rome takes action to exempt the City Manager's vehicle from the State of Georgia decal requirement and a resolution has been prepared for 2023.

Mayor Stevenson called a public hearing to order concerning this matter. There was no one to speak in favor or opposition to this subject and the public hearing was closed.

Commissioner Collins moved to adopt the resolution to exempt the City Manager's vehicle from the State of Georgia decal requirement. Commissioner McDaniel seconded, and the vote was unanimously in favor.

### **Rome/Floyd County Development Authority**

Mayor Stevenson announced that the Rome/Floyd County Development Authority will have its Strategic Planning Session on Friday, January 27<sup>th</sup> from 8:00 a.m. to 4:00 p.m.

### **Joint Services Committee**

Mayor Stevenson announced that the Joint Services Committee will meet on Tuesday, February 7<sup>th</sup> at 9:00 a.m. at the Floyd County Administration Building.

### **Cities United Conference**

Mayor Stevenson announced that most of the City Commissioners attended the Georgia Municipal Association's Cities United Conference in Atlanta over the past weekend. Legislative updates and City Commissioner training are the key components of this conference. She expressed her appreciation to the City of Rome residents for allowing the Commissioners to attend this important training.

Commissioner Collins was recognized for achieving the Certificate of Dedication, which is the highest level of commissioner training achievement through the Georgia Municipal Association.

### **Rome Middle School – School Bonds**

It was noted that the City Commission spent extra time during caucus tonight to continue discussing the concept of the construction of a new Rome Middle School.

Commissioner Cochran made the following statement: **“I make a motion that we approve moving forward with the bond process to fund the local portion required by the School district to build the new middle school. Current estimates are for a \$119,735,000 project; State funding is projected to be \$16,097,783, leaving local funds required in the amount of \$103,637,217. We want the bond issue to maximize the principle to be paid off in the first 5 years (during ELOST VI). We understand we will design the first 5 years to leave a reasonable amount of “excess” SPLOST in each year for other Board of Education capital needs. In years 6 – 20, debt service (principle and interest) will be level. The plan will be to seek voter approval of continued ELOST, as necessary, to fully fund the project.”** Commissioner Collins seconded the motion. There were brief comments by the Commission including Commissioner Doss expressing his concerns regarding the potential difficulties and cost of constructing additional road access to the proposed middle school site (at the end of Three Rivers Drive). Mr. Doss also expressed concerns of a millage rate increase that will be necessary if future ELOST referendums are not approved. The need for Rome Middle School improvements/expansion are not disputed but the cost of the project is of a concern.

City Manager Rich and the Finance Department were thanked for their diligence regarding this project.

Commissioner Cochran’s motion was unanimously approved.

### **Transit Ribbon Cutting**

Commissioner Cochran announced that the Transit Department will have a ribbon cutting to launch the new bus fleet at the Midtown Transit Station on January 31<sup>st</sup> at 2:00 p.m.

### **Public Works/Traffic/Transit Committee**

Commissioner Cochran announced that the Public Works/Traffic/Transit Committee will meet on Wednesday, February 8<sup>th</sup> at 10:00 a.m. in the Sam King Room.

### **Water and Sewer Committee**

Commissioner Bojo announced that the Water and Sewer Committee scheduled to meet on Thursday, February 2<sup>nd</sup> at 8:30 a.m. has been rescheduled for later in the month.

### **North Rome Grant**

Commissioner Beeman announced that the City of Rome has received a grant in the amount of \$30,000 from the National Park Service. This grant will be used for research regarding the North Rome area and including the urban renewal redevelopment that occurred in the North Rome area in the late 1960’s. The City of Rome has 3 interns that will be assisting with this project.

**Library Grants**

Commissioner Beeman announced that the Rome/Floyd County Library has received 2 grants. The first grant in the amount of \$10,000 is to assist with the Story Walk that has been installed. The second grant in the amount of \$50,000 is to be used to help with financial literacy skills.

**Tourism Committee**

Commissioner Doss announced that the Tourism Committee will meet on Wednesday, January 25<sup>th</sup> at 11:45 a.m. at the Rome Area History Center.

**Development Oversight Committee**

Commissioner Quick announced that the Development Oversight Committee will meet on Tuesday, February 7<sup>th</sup> at 10:00 a.m. at the Floyd County Administration Building.

**Downtown Development Authority**

Commissioner Quick announced that the Downtown Development Authority will meet on Thursday, February 9<sup>th</sup> at 8:30 a.m. in the Carnegie Training Room.

**Solid Waste Commission**

Commissioner Askew announced that the Solid Waste Commission will meet on Tuesday, January 24<sup>th</sup> at 8:30 a.m. in the Sam King Room.

**Executive Session**

Mayor Stevenson announced that an executive session was held prior to the beginning of tonight's meeting, on a motion of Commissioner Doss and a second of Commissioner Bojo. Two property matters were discussed, no votes were taken. Commissioner Bojo moved to adjourn the executive session, Commissioner Quick seconded, and the vote was unanimously in favor.

**Adjourn**

With there being no further business, Mayor Stevenson adjourned the meeting at 8:45 p.m.

Joseph F. Smith  
City Clerk

*Rome-Floyd & Cave Spring  
is re-envisioning our approach to growth through a  
Work Plan update with our 2040 Comprehensive Plan!*



**Growth**

Guide future growth and development with in the city and county for the next 5-years



**Preparation**

Provide input on goals, programs, and policies needed for our diverse and dynamic community to thrive.



**Vision**

The plan is informed and shaped by you and your neighbors to be a road map of our community's future.

**Public Participation Event 5:30-7 PM**

ECO Center - November 1  
Thornton Center - November 17  
Gilbreath Center - November 10  
Cave Spring City Hall - November 15

**Open House Review 5:30-7 PM**

ECO Center - January 12  
Thornton Center - January 16  
Gilbreath Center - January 17  
Cave Spring City Hall - January 26



Search

## 2023 Comprehensive Plan Update

The Rome-Floyd-Cave Spring is beginning to develop a new 5-year work plan for our 2040 Comprehensive Plan. The Plan will set a cohesive vision for the community with a plan to provide the necessary infrastructure to support new development.

The 5-year work plan is intended to guide growth and development in an organized, efficient, and sustainable manner for the next 5-years. To do so, we look to the future to anticipate trends and issues that could impact how growth and development occur and plan our project accordingly.

The Comprehensive Plan is Rome-Floyd-Cave Spring's statement of how we want to grow and develop. The Plan guides where and how private development should occur. It guides how the Rome-Floyd-Cave Spring should provide public facilities and services to support future growth. The Plan is long-range in scope, focusing on the ultimate needs of the community rather than the pressing concerns of today.

Please complete the Community Input Survey by visiting <http://romega.us/559/2023-Comprehensive-Plan-Update> and participate in the SWOT activity. There are three options for the SWOT activity: Rome, Floyd

County, and Cave Spring. You are welcome to complete any or all SWOTS for Rome, Floyd County, and Cave Spring.

# Work Plan Review - Open House

**January Open House Dates have been canceled.  
New dates will be announced soon!**



## 2040 Comprehensive Plan

### SUPPORTING DOCUMENTS

 2023 Comprehensive Plan Updates - Important Dates (688 KB)



# Planning & Zoning

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## CONTACT INFORMATION

**Location:**

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Rome, GA 30161  
(706) 236-5022

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**City of Rome, GA - Government** ✓

Published by [Kristi Jones Kent](#) · October 14, 2022 · 🌐

The Comprehensive Plan is Rome-Floyd-Cave Spring's statement of how the community wants to grow and develop and we need your input on the work plan.

Share your input now:

<http://romega.us/559/2023-Comprehensive-Plan-Update>.

(Respond by November 15, 2022.)



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# 906

## Accounts Center accounts reached ⓘ

0% from boosted posts

906 organic

0 paid

# 15

## Post engagements ⓘ

**3 reactions**

1 on post

2 on shares

**2 shares**

2 on post

0 on shares

**0 Comment**

0 on post

0 on shares

**10 clicks**

2 photo clicks

8 link clicks

0 clicks to play

0 other clicks

