PLAN 2040

REGIONAL RESOURCE PLAN

ATLANTA REGIONAL COMMISSION

PLAN 2040

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ATLANTA REGIONAL COMMISSION

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PLAN 2040 Resource Plan Executive Summary

The Purpose. Pursuant to Rules of the Department of Community Affairs, Chapter 110-12-4, Regionally Important Resources are defined as *"any natural or cultural resource area identified for protection by a Regional Commission following the minimum requirements established by the Department."* The Regional Resource Plan is designed to

- Enhance the focus on protection and management of important natural and cultural resources in the Atlanta region.
- Provide for careful consideration of, and planning for, impacts of new development on these important resources.
- Improve local, regional, and state level coordination in the protection and management of identified resources.

The Process. The public nomination process resulted in over 150 nominations from local governments, non-profit agencies, and private citizens. Many of these nominations included multiple resources, resulting in the consideration of hundreds of individual resources. Beyond the nomination process, numerous opportunities were created for stakeholder input through plan briefings and presentations. After reviewing all nominations, researching the work of other local, state, and federal agencies, and considering input from regional stakeholders, three categories of resources were identified.

- Areas of Conservation and/or Recreational Value
- Historic and Cultural Resources
- Areas of Scenic and/ or Agricultural Value

Using DCA's Rules for Regionally Important Resources, as well as six criteria approved by the ARC Board, resources were evaluated in regard to their *Value and Vulnerability* within the context of the Atlanta Region. Consideration is also given to *Guidance for Appropriate Development Practices* and *General Policies and Protection Measures* to promote the stewardship of these resources. To this end, ARC has identified general *Management Strategies* to guide its involvement in the stewardship of these resources and support the work of local governments in developing their community green infrastructure network.

The Plan. Ultimately, the plan will be used to *"…coordinate activities and planning of local governments, land trusts and conservation or environmental protection groups' activities in the region, and state agencies toward protection and management of the identified Regionally Important Resources.*[1]*"* In addition to the work that ARC has done with mapping the Region's Greenspace Inventory and developing a Green Infrastructure Toolkit, the Regional Resources Plan furthers the work being done on the local, regional, state and federal levels to preserve environmental resources, historic sites, and unique cultural landscapes. With the articulated goal of fostering a continuous green infrastructure network[2], the Regional Resource Plan promotes balanced growth and sustainable development practices to enhance the quality of life in communities throughout the region.

[1] Rules of the Department of Community Affairs, Chapter 110-12-4, *Regionally Important Resources*, §110-12-4-.01(2)(d)
[2] Ibid., §112-12-4-.02(2)(a)5

Summary of Resources

Areas of Conservation and/ or Recreational Value

- Water Supply Watersheds
- Groundwater Recharge Areas
- Wetlands
- River Corridors
- Mountain Protection
- Regional Reservoirs
    - Lake Allatoona
    - Lake Lanier
- National Park Service Sites
    - Chattahoochee River National Recreation Area
    - Kennesaw Mountain National Battlefield Park
    - Arabia Mountain National Heritage Area
    - Panola Mountain National Natural Landmark (also State Park)
- State Parks and Other Recreation Areas
    - Panola Mountain State Park
    - Sweetwater Creek State Park
    - Stone Mountain
    - Wildlife Management Areas: Allatoona, Pine Log and McGraw Ford
    - Lake Allatoona USACE Property

- Regional Greenways and Multi-Use Trails
    - Big Creek Greenway
    - Jester Creek Greenway
    - Lionel Hampton Greenway Trail
    - Suwanee Creek Greenway
    - Ivy Creek Greenway
    - Camp Creek Greenway
    - Western Gwinnett Greenway
    - Silver Comet Trail
    - Atlanta Beltline
    - Stone Mountain Trail/ Freedom Park
    - Arabia Mountain Trail

Historic and Cultural Resources

- National Historic Landmarks
    - MLK National Historic Site and District
    - Sweet Auburn Historic District
    - Herndon Mansion
    - Wren's Nest – the Joel Chandler Harris House
    - Fox Theatre
    - Dixie Coca Cola Bottling Plant
- National Historic Districts (80 total)
- Olympic Legacy/ Centennial Olympic Park
- Georgia Centennial Farms
    - AW Roberts Farm
    - Lake Laura Gardens
    - Moss Clark Farm
    - Fieldstone Farm
    - Rolling Acres Farm
    - Gresham Galt Farm
    - Mabry Farm
    - Alfarminda Farm

Summary of Resources

- Civil War Battlefields and Sites
    - Atlanta Campaign
    - Ezra Church/ Battle of the Poor House
    - Jonesborough
    - Kennesaw Mountain
    - Lovejoy's Station
    - Marietta
    - Peachtree Creek
    - Utoy Creek
    - Nash Farm Battlefield Park
    - Shoupades/ Johnston River Line
- Soapstone Ridge, Fort Daniel, Oakland Cemetery and Other Archaeological Resources

Areas of Agricultural or Scenic Value

- North Fulton County
    - Milton
- South Fulton County
    - Chattahoochee Hill County
    - South Fulton Scenic Byway
- Gwinnett County
    - Chattahoochee River Character Area
    - Rural Estate Character Area
- Cobb County
- North Cherokee County
    - Rural Places Character Area
    - Etowah River Corridor
- West Douglas County
    - Dog River Watershed/ Reservoir
- South Fayette County/ Clayton County Panhandle
    - Flint River Basin

Introduction

Background

The Atlanta Regional Commission (ARC) is the regional planning and intergovernmental coordination agency created by the local governments in the Atlanta region pursuant to legislation passed by the Georgia General Assembly. As an area of greater than 1,000,000 in population, ARC has authority under state laws as both a Metropolitan Area Planning and Development Commission (MAPDC) and Regional Commission (RC).

ARC engages in a continuous program of research, study and planning of numerous matters affecting the Atlanta region. As a Regional Commission, ARC must prepare and adopt a Regional Plan to meet both federal transportation planning rules and also minimum standards and procedures for regional planning developed by the Georgia Department of Community Affairs (DCA). In 2008, DCA adopted revisions to Chapter 110-12-6, Standards and Procedures for Regional Planning, "Regional Planning Requirements." ARC's Regional Plan seeks to anticipate and apply comprehensive approaches to accommodate economic and population growth that will occur in the Atlanta region during the next 25 years.

Purpose of Identifying Regionally Important Resources

The Georgia Department of Community Affairs established new rules and procedures for the identification of Regionally Important Resources (RIR).[1] The rules require the development of a plan for protection and management of regional resources and review of activities potentially impacting these resources. ARC is the agency charged with developing a Regional Resource Plan and RIR Map for the 10-county area of the Atlanta region (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale Counties). In support of other agency initiatives ARC is also interested in resources identified in the additional 10 counties within the non-attainment area for air quality (Barrow, Bartow, Carroll, Coweta, Forsyth, Hall, Newton, Paulding, Spalding, and Walton Counties). Generally, the focus of the plan is on the core 10-county area served by the ARC, with the exception of limited multi-jurisdictional resources that overlap the core boundary.

Designation of Regionally Important Resources

Pursuant to Rules of the Department of Community Affairs, Chapter 110-12-4, Regionally Important Resources are defined as *"any natural or cultural resource area identified for protection by a Regional Commission following the minimum requirements established by the Department."* The Regional Resource Plan is designed to

- Enhance the focus on protection and management of important natural and cultural resources in the Atlanta region.
- Provide for careful consideration of, and planning for, impacts of new development on these important resources.
- Improve local, regional, and state level coordination in the protection and management of identified resources.

This plan will identify the methodology and process involved in selecting Regionally Important Resources. It will include a map of Regionally Important Resources, a brief narrative relating the values and vulnerabilities of each resource, as well as guidance for appropriate development practices and general policies, protection measures, and management strategies for identified resources. Ultimately, the plan will be used to *"…coordinate activities and planning of local governments, land trusts and conservation or environmental protection groups' activities in the region, and state agencies toward protection and management of the identified Regionally Important Resources.*[2]*"*

To meet state regional planning requirements, the Regional Resource Plan must include, at minimum, a Regionally Important Resources Map, Guidance for Appropriate Development Practices, and General Policies and Protection Measures (described in detail in *Identification of Regionally Important Resources* section). [3]

Methodology and Process

The process for identifying Regionally Important Resources included a comprehensive approach, described below.

Nomination and Evaluation. ARC held a nomination process for potential resources to be included as Regionally Important Resources beginning in the fall of 2009. ARC made significant efforts to encourage local governments, non-profit organizations, citizens and the State of Georgia to submit nominations for potential inclusion in the Regionally Important Resources (RIR) map. (A list of all public briefings and presentations on the Regional Resource Plan is included in Appendix E.)

A nomination form was distributed to local governments and active non-profits engaged with issues related to potential regional resources (e.g. historical societies, land trusts, etc.). Additionally, ARC developed a specific nomination form that was hosted on the ARC web site that was geared toward generating nominations from the general public. This tool also allowed for the submission of photographs in support of nominations. A list of all stakeholders who were invited to nominate resources is included in Appendix D.

The public nomination process was opened on August 3, 2009 and remained open through the end of September 2009. Over **150 nomination forms** were submitted. Many individual nomination forms referred to multiple resources, meaning that several hundred resources had been identified by stakeholders and citizens in the region. Nominations were considered against the criteria established by DCA and ARC as well as other factors. To reinforce the local support within a community, emphasis was placed on including resources that were nominated by a local government or other agency within their community. Certain **types** of resources were nominated throughout different communities, therefore the determination was made to include specific types of resources (i.e. all State and National Parks, all National Register Historic Districts, etc) throughout the region, even if not specifically nominated by a local agency.

There were instances in which it was difficult to classify a resource within a broad typology or rationalize how its inclusion could be equitably justified among the 10-county region. Without diminishing their local significance, ARC determined that rather than designate them as a Regionally Important Resources at this time, they could be included in the regional Greenspace Inventory. Since 2005, ARC has documented publicly accessible greenspace as a part of their overall regional planning efforts. This inventory includes many of the local sites, such as parks and historic features, nominated by local governments through this process. Individually, these resources may not rise to the level of classifying them as regionally important, however collectively, they may play a role in connecting the larger green infrastructure network throughout the region and state. The Greenspace Inventory is included in Appendix B as a reference.

Appendix C also includes a complete listing of all resources nominated through this process. An explanation clarifies whether the resource was included in the Plan as a Regionally Important Resource; included within the boundaries of a Regionally Important Resource; or not included as a Regionally Important Resource.

[2] Rules of the Department of Community Affairs, Chapter 110-12-4, Regionally Important Resources, §110-12-4-.01(2)(d)
[3] Ibid., §110-12-4-.01(2)(b)

Research and Data Collection. The rules promulgated by the Department of Community Affairs gave general direction in identifying potential resources.

1. Accept nominations by any individual, interested organization, local government/ government agency
2. Consider resources identified by the Georgia Department of Natural Resources as State Vital Areas
3. Consider natural or cultural resources that are already preserved by an existing conservation mechanism
4. Consider natural or cultural resources identified by other state agencies and/or environmental protection organizations

GIS data used for conservation mapping was collected and analyzed as the foundation of the Regionally Important Resources Map. ARC staff also reviewed existing state and federal programs that document and manage significant natural and cultural resources, as well as activities undertaken by a variety of non-profit organizations working to further conservation goals of the natural and built environment.

Criteria for Determining Value of Regionally Important Resources. In addition to guidelines established within the DCA Rules, the ARC Board adopted six criteria to provide guidance in selecting resources that should be considered priorities.

1. Preserves water quality and quantity by protecting drainage, flood control, recharge areas, watersheds, buffers, etc.
2. Creates or preserves active or passive greenspaces including trails, gardens and informal places of natural enjoyment in areas currently underserved by greenspace
3. Protects wildlife habitat by creating, buffering, preserving habitat areas and corridors
4. Preserves areas that have historical or cultural value by virtue of history, place or time period represented
5. Preserves significant working agricultural or forest resources and/or creates opportunities for local food production activities
6. Areas that contribute to region-wide connections between existing and proposed regional resources

A Value Matrix was developed for each area identified as a Regionally Important Resource (Table 1). The Value Matrix measures the criteria proscribed by ARC and DCA against each category of Regionally Important Resource. This matrix will assist in prioritizing conservation activities by identifying which resources meet multiple criteria.

Identification of Vulnerability of Regionally Important Resources. The criteria for determining Regionally Important Resources allows for a concise snapshot of the value of each resource to the Atlanta Region. In recognizing the value of these resources, consideration is also given to their potential vulnerabilities. Nominations included descriptions of the resource's vulnerabilities and the degree to which the resource is threatened or endangered. Review of the nominations for each resource provided a similar snapshot in regard to vulnerability. Generally, threats to resources fell within three broad categories.

- *Development Pressures*
    - Threatened by destruction of subsurface resources, such as archaeological sites
    - Fluctuations in land values threatens economic viability of current use
    - Threatened by adjacent development that is incompatible in terms of design, scale or land use
    - Threatened by destruction of significant viewshed

- *Environmental Degradation*
    - Potential adverse impact on wildlife/ loss of biodiversity
    - Subject to damaging pollutants and/ or contaminants
    - Threatened by erosion and/ or stormwater run-off flows
    - Threatened by over-use of resource (i.e. inappropriate recreational use, too much traffic, etc)
- *Resource Management*
    - Lack of protection through adequate regulations or easements
    - Lack of enforcement of existing regulations
    - Lack of financial resources for appropriate stewardship
    - Lack of long-term ownership plan/ transitional ownership

A Vulnerability Matrix was developed to identify the principle threat, or combination of threats, to each resource (Table 2). This matrix will help to organize mitigation measures for resources contending with multiple threats.

Stakeholder Review. Subsequent to determining the final draft plan of Regionally Important Resources, ARC convened five meetings across the region to discuss nominated resources and to gather additional input as to how resources should be evaluated. All parties that nominated resources were invited to attend the consultation meetings, as well as any local government that was impacted by a nomination. (A list of all stakeholder consultation meetings on the Regional Resource Plan is included in Appendix E.)

The Regional Resource Plan was reviewed and approved internally by ARC's Land Use Coordinating Committee and Environment and Land Use Committee prior to being approved by the ARC Board with a Resolution to transmit the Plan to DCA for review.

Identification of Regionally Important Resources

After giving consideration to the criteria for Regionally Important Resources identified by DCA and the ARC Board, as well as nominations for individual resources, the following categories were designed to broadly bracket the resources identified as regionally important.

- **Areas of Conservation or Recreational Value**. This broad classification identifies the core natural resources within the Atlanta Region, as well as sites that provide unique opportunities for environmental conservation, heritage preservation and recreation. Consideration was given to areas under management by state or federal agencies, and those that serve populations extending through the region and beyond. In general, this category focuses on large-scale amenities, whose boundaries are often multi-jurisdictional. Local parks and some trails are assumed to be of local significance and best preserved by action at the local level, and not included as a regional resource. However, many of these local resources are maintained on ARC's Greenspace Inventory, which is managed separately from the Regional Resources Plan. The Greenspace Inventory is included in Appendix B as a reference.

- **Historic and Cultural Resources**. This broad classification focuses primarily on those resources that meet the benchmarks established by the Secretary of the Interior's Standards, as well as other resources identified through State agencies that represent the unique history and heritage of Georgia. In general, individually identified historic or cultural resources are assumed to be of local significance, and best preserved by action at the local level. Individually identified resources that were nominated and supported by a local government or other nominating party have been included in the Plan when it was found they represented unique or transcendent historic or cultural value to the region.

- **Areas of Agricultural and Scenic Value**. Though the Atlanta Region primarily includes urban and suburban patterns of development, the fact remains that many areas still reflect the character and aesthetic qualities of Georgia's agrarian roots. Local communities have recognized character areas within their communities that are intended to balance growth pressure with opportunities for rural preservation. Increasing demand for organic and locally grown food production creates new opportunities for agricultural land to remain economically viable without conversion to a more intensive use. These factors, as well as the pace of past development and the potential of future development, have made the recognition of these areas a priority. Unlike conservation or recreation areas, or historic and cultural resources, this category does not include as many site specific resources. Rather it focuses on broad boundaries of distinctive character within the Atlanta Region.

The **Regionally Important Resources Map** (Figure A) includes all of the resources in the region identified as having regional importance as defined by the criteria established by DCA and ARC. It is a compilation of all resources and identified at the regional scale. Individual resources are shown on the county-level detail maps in the **Map Index**. In addition to the map, Tables 1 and 2 provide a snapshot of the value and vulnerability of these resources, which are further explored in its supporting narrative. An illustration of the resource within the context of the larger Atlanta Region is provided for easier identification. **Guidance for Appropriate Development Practices** and **General Policies and Protection Measures** for Regionally Important Resources are included within the narrative.

- *Guidance for Appropriate Development Practices* is a listing of best practices to be considered by developers for designing new developments located within one mile of any area included on the Regionally Important Resources Map. The recommendations included within the *Guidance* section reflect broad management practices, but may not be appropriate for every type of development. ARC staff will use professional judgment to determine whether recommendations are applicable to a project under review within one mile of a Regionally Important Resource.

- *General Policies and Protection Measures* are targeted toward local governments that make decisions which affect Regionally Important Resources. Policy recommendations are supported by model ordinances, which are included in Appendix I.

To better qualify the role of ARC in supporting the long range development of the regional green infrastructure network, **Management Strategies** have been defined. ARC will adopt a system of advocacy whereby we either 1) continue to support existing programs and regulations for the management of the resource or 2) continue to support existing programs and regulations for the management of the resource, but will also actively work to facilitate appropriate conservation mechanisms and provide technical assistance for resource management and enhancement.

The Plan concludes with an Appendix of supporting material to further elaborate on the Process and Methodology and reinforce the determinations made for Regionally Important Resources.

Regionally Important Resources

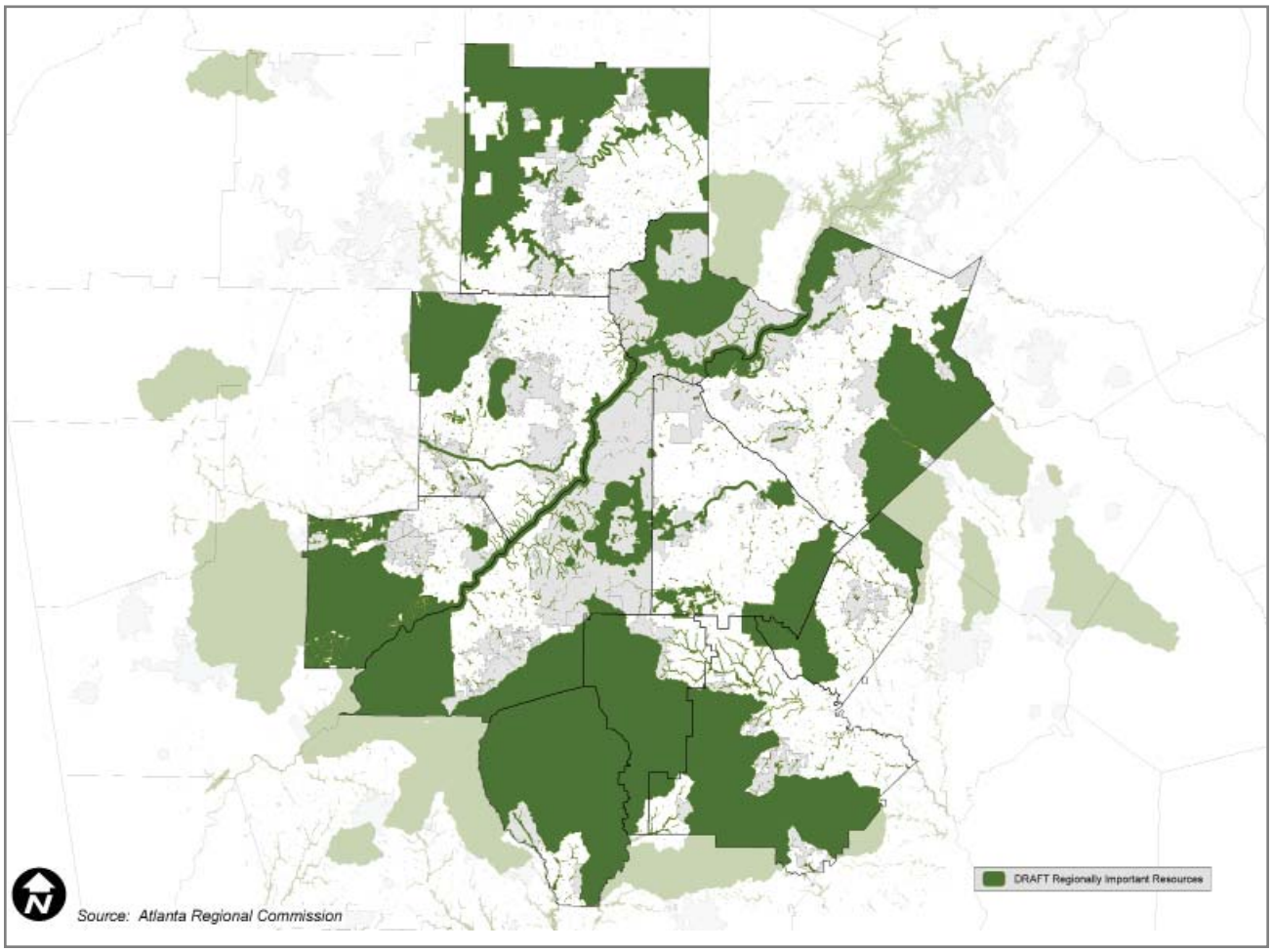


Figure A: Regionally Important Resources Map

Maps depicting Regionally Important Resources by County are provided for illustration purposes and listed before the Appendix. Appendix A lists all identified Regionally Important Resources, including Resource Type and Location.

Value Matrix

Table 1 Value Matrix for Regionally Important Resources	DCA Rules for Identification of Regionally Important Resources				Additional Criteria Adopted by ARC Board					
RESOURCE	Resource Nominated by an Individual, Interested Organization, Local Government/ Governmental Agency	Resource Identified by the Georgia Department of Natural Resources as a State Vital Area	A Natural or Cultural Resource that is Already Preserved by an Existing Conservation Mechanism	A Natural or Cultural Resource Identified by Other State Agencies and/ or Environmental Protection Organization	Preserves Water Quality and Quantity by Protecting Drainage, Flood Control, Recharge Areas, Watersheds, Buffers, Etc.	Creates or Preserves Active or Passive Greenspaces, Including Trails, Gardens, and Informal Places of Natural Enjoyment in Areas Currently Underserved by Greenspaces	Preserves Wildlife Habitat by Creating, Buffering, Preserving Habitat Areas and Corridors	Preserves Areas That Have Historical or Cultural Value by Virtue of History, Place or Time Period Represented	Preserves Significant Working Agricultural or Forest Resources and/ or Creates Opportunities for Local Food Production Activities	Areas that Contribute to Region-wide Connections Between Existing and Proposed Regional Resources
AREAS OF CONSERVATION AND/ OR RECREATIONAL VALUE										
Water Supply Watersheds	X	X		X	X		X			X
Groundwater Recharge Areas										
Wetlands		X		X	X					X
River Corridors	X	X		X	X		X			X
Mountain Protection	X	X	X	X			X			X
Regional Reservoirs	X		X	X	X	X	X			X
Regional Greenways and Multi-Use Trails	X		X		X	X	X	X		X
National Park Service Sites	X		X	X		X	X	X	X	
State Parks and Other Recreation Areas	X		X	X		X	X		X	
HISTORIC AND CULTURAL RESOURCES										
National Historic Landmarks	X			X				X		
National Register Historic Districts	X			X				X		X
Olympic Legacy/ Centennial Olympic Park	X							X		
Georgia Centennial Farms				X		X		X	X	X
Civil War Battlefields and Sites	X			X				X		X
Soapstone Ridge, Fort Daniel, Oakland Cemetery and Other Archaeological Resources	X		X			X		X		X
AREAS OF AGRICULTURAL AND/ OR SCENIC VALUE										
North Fulton County						X	X		X	X
South Fulton County	X					X	X		X	X
Gwinnett County						X	X		X	X
West Cobb County						X	X		X	X
North Cherokee County						X	X		X	X
West Douglas County	X					X	X		X	X
South Fayette County/ Clayton County Panhandle	X					X	X		X	X

The Resource Narratives of this plan provide a description and additional information on the value and vulnerability of each Regionally Important Resource.

Vulnerability Matrix

Table 2:

Vulnerability Matrix for Regionally Important Resources

RESOURCE	Development Pressures				Environmental Degradation				Resource Management			
	Threatened by destruction of subsurface resources such as archaeological sites	Fluctuations in land values threatens economic viability of current use	Threatened by adjacent development that is incompatible in terms of design, scale or land use	Destruction of significant viewshed	Adverse impact on wildlife/ Loss of biodiversity	Subject to damaging pollutants and/ or contaminants	Threatened by erosion and/ or stormwater run-off flows	Threatened by overuse of resource (i.e. inappropriate recreational use, too much traffic, etc)	Lack of protection through adequate regulations and/ or easements	Lack of enforcement of existing regulations	Lack of financial resources for appropriate stewardship	Lack of long term ownership plan/ transitional ownership
AREAS OF CONSERVATION AND/ OR RECREATIONAL VALUE												
Water Supply Watersheds					X	X	X			X		
Groundwater Recharge Areas												
Wetlands					X	X	X		X	X		
River Corridors					X	X	X		X	X		
Mountain Protection	X	X		X			X		X			
Regional Reservoirs					X	X	X				X	
Regional Greenways and Multi-Use Trails		X			X			X	X		X	X
National Park Service Sites	X		X	X	X		X	X			X	X
State Parks and Other Recreation Areas			X	X	X			X			X	X
HISTORIC AND CULTURAL RESOURCES												
National Historic Landmarks		X	X								X	X
National Register Historic Districts		X	X	X					X			
Olympic Legacy/ Centennial Olympic Park											X	
Georgia Centennial Farms		X	X	X					X			X
Civil War Battlefields and Sites	X								X		X	X
Soapstone Ridge, Fort Daniel, Oakland Cemetery and Other Archaeological Resources	X		X						X	X		X
AREAS OF AGRICULTURAL AND/OR SCENIC VALUE												
North Fulton County			X	X	X				X			
South Fulton County			X	X	X				X			
Gwinnett County			X	X	X				X			
West Cobb County			X	X	X				X			
North Cherokee County			X	X	X				X			
West Douglas County			X	X	X				X			
South Fayette County/ Clayton County Panhandle			X	X	X				X			

The Resource Narratives of this plan provide a description and additional information on the value and vulnerability of each Regionally Important Resource.

Resource Narratives: Areas of Conservation and Recreational Value

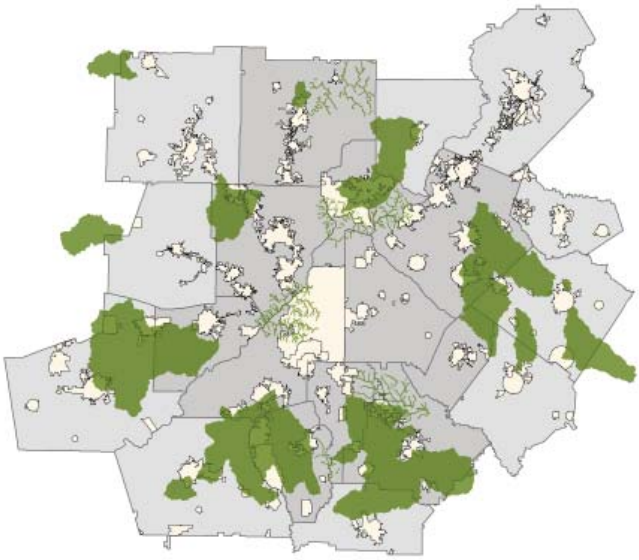
Communities throughout the Atlanta Region place emphasis on the importance of conservation and recreation areas to maintain quality of life, health, and welfare. Within this plan, the foundation of natural resources planning has been the *Environmental Planning Criteria* for State Vital Areas. Defined in compliance with the 1989 Georgia Planning Act, *Minimum Planning Requirements*, these requirements govern water supply watersheds, groundwater recharge areas, wetlands, river corridors and mountains. Development limitations mandated by the State provide a level of protection for these resources; several communities in the Atlanta Region have voluntarily adopted more stringent protections for water features than the minimum required by the state.

Beyond State Vital Areas, other natural resources have been managed in ways that provide conservation and recreation value to the region. Regional river greenways include river corridors that have been enhanced by improvements (such as trails or greenways) and protections (such as easements). Lake Allatoona and Lake Lanier are two regional water reservoirs that are indentified for the multiple roles they have for conservation and recreation (smaller water reservoirs are generally encompassed within water supply watersheds). National and State Parks, and other recreational and multi-use trails round out this category.

Local, state and non-profit organizations have invested in parks, trails, and recreational amenities that have begun to lay the foundation of an interconnected green infrastructure system in the region. Given the scale of development throughout the Atlanta Region, the investment in these resources may exceed that of other regions in the state. The need to protect and enhance natural and recreational resources has been bolstered by the connection to economic vitality within a community. Access to parks, trails and greenspace adds value to real property, and conservation of natural resources protects environmental quality and can deter expensive mitigation measures or fines for environmental degradation. Beginning in 2005, ARC began an inventory of publicly accessible greenspace in the Atlanta Region. These include resources such as community parks and trails, as well as larger areas such as state parks and wildlife management areas. Though these resources may not individually meet the criteria for Regionally Important Resources, collectively the ARC Greenspace Inventory is included in the Appendix as a resource for future green infrastructure planning.

Water Supply Watersheds

In compliance with the Georgia Planning Act of 1989, *Minimum Planning Requirements*, the Department of Natural Resources defined *Environmental Planning Criteria* for the protection of water supply watersheds, which fall under the classification of a **State Vital Area.** Water supply watersheds are identified within the context of regional river basins. The *Criteria* for water supply watersheds protect community drinking water sources through the imposition of land use restrictions such as impervious surface limitations and minimum required buffers along stream channels. These development limitations provide a degree of protection for these resources, but several communities with the Atlanta Region have voluntarily adopted more stringent protections for water features within these watersheds than the minimum requirement mandated by the State. Table 3 identifies where water supply watershed protections are in place for water sources in the Atlanta Region.



Land areas within small water supply watersheds as well as the extent of large water supply watershed buffers

The protection of water supply watersheds is a multi-jurisdictional responsibility. Developments that affect a water supply watershed may be located in an adjacent city or county from the intake point, thus their stewardship qualifies as a regional issue. The *Criteria* for water supply watersheds distinguish between small watersheds (less than 100 square miles) and large watersheds (greater than 100 square miles), and different rules are imposed for the critical area within a 7 mile upstream radius of the intake point. Within small water supply watersheds, RIR mapping includes the entire impacted land area, however within the large water supply watersheds, only buffer zones along impacted streams are mapped.

Several agencies play diverse roles in water planning and conservation in the Atlanta Region. It is the goal of the Regional Resource Plan to reinforce the recommendations of existing agencies and enhance the guidance set out in other planning documents of these agencies. The recommendations of the Metropolitan North Georgia Water Planning District's (MNGWPD) *Water Supply and Water Conservation Management Plan* were resources for developing *Guidance for Appropriate Development Practices* and *General Policies and Protection Measures* of this Plan. The Georgia Water Stewardship Act (Senate Bill 370) was passed by the Georgia General Assembly in 2010, and it extends many of the provisions of the MNGWPD plans statewide and also directs local governments to work to support existing statewide water conservation campaigns, specifically identifying Conserve Water Georgia, a clearinghouse for information on water conservation. This organization cites additional resources, including *Georgia's Water Conservation Implementation Plan* published by the Georgia Environmental Protection Division, that provide good direction for best management practices for individuals, private sector entities, and local governments. The specific recommendations for *Guidance* and *Policies* in regard to watershed protection in the Regional Resource Plan focus mostly on broad best management practices in deference to specific implementation strategies of other regional water quality plans.

Water Supply Watersheds

Value	Vulnerability
• Nominated by an individual, interested organization, local government/ government agency • Identified by the Georgia Department of Natural Resources as State Vital Areas • Natural or cultural resources identified by other state agencies and/or environmental protection organizations • Preserves water quality and quantity by protecting drainage, flood control, recharge areas, watersheds, buffers, etc. • Protects wildlife habitat by creating, buffering, preserving habitat areas and corridors	• Potential adverse impact on wildlife/ loss of biodiversity • Subject to damaging pollutants and/ or contaminants • Threatened by erosion and/ or stormwater run-off flows • Lack of protection through adequate regulations or easements • Lack of enforcement of existing regulations • Subject to differing regulations over a multi-jurisdictional area
ARC Management Strategies	
ARC will continue to support existing programs and regulations for the management of water supply watersheds but will also actively work to facilitate appropriate conservation mechanisms and provide technical assistance for resource management and enhancement. This includes promoting regulations that comply with the Rules for Environmental Planning Criteria and the plan recommendations of the Metropolitan North Georgia Water Planning District, which consider requirements of the Federal Clean Water Act, Federal Safe Drinking Water Act, Federal Flood Protection Programs, and Federal Endangered Species Act, and similar requirements under Georgia law. ARC will also work to promote low-impact development practices; promote infill development and redevelopment; advocate development of a regional Transfer of Development Rights program; protect river greenways; and promote new ordinances for programs such as conservation subdivision guidelines, alternative site design elements, and stormwater utilities that will positively impact water quality. ARC will work proactively to encourage local government plans to comply with regional planning initiatives, including aligning local comprehensive plan elements with regional planning goals to the extent practical.	
Guidance for Appropriate Development Practices	
• Adhere to all local, state and federal regulations for the protection of State Vital Areas • Use alternative designs and materials to minimize the use of impervious surface to the greatest practical extent • Where possible, utilize natural features on site for stormwater management • Install rain gardens, vegetated swales or other enhanced water filtration design within the landscape of the project to enhance the quality of stormwater run-off • Where possible, retain existing vegetation and topography • Where practical, exceed minimum required buffers from protected areas • Locate structures and impervious areas as far away as possible from water resources, including wetlands and flood prone areas on the development site	
General Policies and Protection Measures	
• Meet or exceed all state and federal regulations for the protection of State Vital Areas • Adopt model ordinances (or their equivalent) as recommended by the Metropolitan North Georgia Water Planning District • Ensure local development review process adequately addresses protections for areas that are important to water quality and ensure that local ordinances do not preclude site design standards that improve water quality • Promote the redevelopment of existing sites and address any prior water quality impacts at the time of redevelopment • Adopt a conservation subdivision/ cluster subdivision option where appropriate; review and revise existing conservation subdivision/ cluster subdivision ordinances to ensure they accomplish conservation goals • Within the context of a community green infrastructure plan, develop watershed improvement projects that will enhance the health of watersheds in the local community • Work cooperatively to develop a regional TDR program • Implement a conservation easement donation program for the public holding of easements and/or explore options for the fee simple ownership of greenspace by local governments	

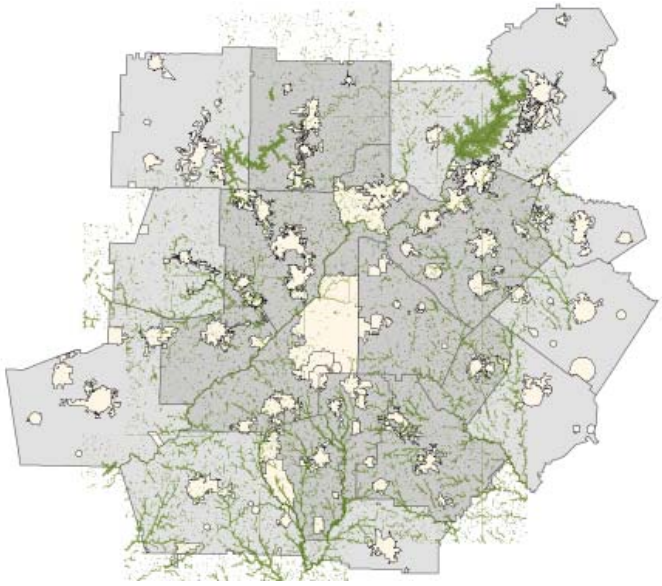
Water Supply Watersheds

Table 3: Summary of Rivers/ Reservoirs that Serve as Community Water Supplies for the 10-County Region	
Chattahoochee River Basin	
Chattahoochee River	Cobb County-Marietta Water Authority
	DeKalb County
	City of Atlanta
	Atlanta-Fulton County Water Resources Commission
Lake Lanier	Gwinnett County
	City of Buford
Bear Creek	Douglasville-Douglas County Water and Sewer Authority
Dog River	Douglasville-Douglas County Water and Sewer Authority
Big Creek	City of Roswell
Sweetwater Creek	City of East Point
Cedar Creek (Fulton County)	City of Palmetto
Coosa River Basin	
Etowah River	City of Canton
Yellow Creek/ Etowah River	Cherokee County Water and Sewerage Authority
Allatoona Lake	Cobb County/ Marietta Water Authority
Hickory Log Creek	City of Canton
	Cobb County-Marietta Water Authority
Flint River Basin	
Flint River	Clayton County Water Authority
	Fayette County Water System
Shoal Creek	Clayton County Water Authority
Whitewater Creek	City of Fayetteville
Lake Kedron	Fayette County Water System
Lake Peachtree (Flat Creek)	
Lake Horton	Fayette County Water System
Whitewater Creek	Fayette County Water System
Lake McIntosh	Fayette County Water System
Ocmulgee River Basin	
Little Cotton Indian Creek	Clayton County Water Authority
Pates Creek	Clayton County Water Authority
Walnut Creek	City of McDonough
Indian Creek	Henry County Water and Sewerage Authority
Long Branch	Henry County Water and Sewerage Authority
Towaliga River	Henry County Water and Sewerage Authority
Tussahaw Creek	Henry County Water and Sewerage Authority
Big Haynes Creek	Rockdale County

Groundwater Recharge Area

In compliance with the Georgia Planning Act of 1989, *Minimum Planning Requirements*, the Department of Natural Resources defined *Environmental Planning Criteria* for the protection of groundwater recharge areas, which fall under the classification of a **State Vital Area.** The *Criteria* for groundwater recharge areas protect those areas that are particularly suitable for the penetration of water into the aquifers that hold the groundwater supply. Using the DRASTIC methodology, a standardized system for evaluating groundwater pollution potential, it has been determined that there are no areas meeting the criteria for high pollution susceptibility groundwater recharge areas in the Atlanta Region. There are areas of soils that are susceptible to the infiltration of pollutants, which are also governed by the *Environmental Planning Criteria*, however these areas do not meet the specifications identified within the Rules for identifying Regionally Important Resources. More information on the DRASTIC methodology can be found in the Rules for Environmental Planning Criteria through the Georgia Department of Community Affairs website at www.dca.state.ga.us/development/planningqualitygrowth/programs/downloads/EPC.pdf

Wetlands



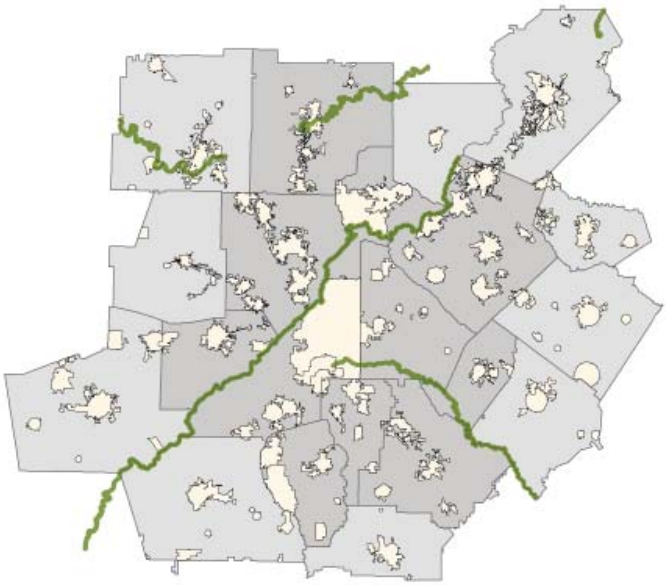
Wetlands throughout the Atlanta Region

In compliance with the Georgia Planning Act of 1989, *Minimum Planning Requirements*, the Department of Natural Resources defined *Environmental Planning Criteria* for the protection of wetlands, which fall under the classification of a **State Vital Area.** The *Criteria* for wetlands protect land areas adjacent to surface water bodies that sustain vegetation typically found in areas with saturated soil conditions. These areas support a variety of ecosystems that make dynamic environmental contributions and are important to sustainable planning and practice. Wetlands are generally found along or adjacent to stream corridors in this region. To mitigate their disturbance, communities have incorporated them into trails and greenways, thus still preserving a sensitive habitat while creating a community amenity. Preserving the diversity of wildlife supported by wetlands further lends to creating a recreational and educational amenity on otherwise undevelopable land. In instances where alteration or degradation of wetlands is unavoidable, federal regulations generally require "no net loss of wetlands," therefore the creation of wetlands banks have become more widespread. The disturbance of wetlands is permitted through the US Army Corps of Engineers and governed by Section 404 of the Clean Water Act.

Wetlands

Value	Vulnerability
• Identified by the Georgia Department of Natural Resources as State Vital Areas • Natural or cultural resources identified by other state agencies and/or environmental protection organizations • Preserves water quality and quantity by protecting drainage, flood control, recharge areas, watersheds, buffers, etc. • Protects wildlife habitat by creating, buffering, preserving habitat areas and corridors • Areas that contribute to region-wide connections between existing and proposed regional resources.	• Potential adverse impact on wildlife/ loss of biodiversity • Subject to damaging pollutants and/ or contaminants • Threatened by erosion and/ or stormwater run-off flows • Lack of protection through adequate regulations or easements • Lack of enforcement of existing regulations
ARC Management Strategies	
ARC will continue to support existing programs and regulations for the management of wetlands. This includes regulations complying with the *Rules for Environmental Planning Criteria.* Wetlands are also protected under Section 404 of the Federal Clean Water Act, administered by the U.S. Environmental Protection Agency and the U.S. Army Corps of Engineers.	
Guidance for Appropriate Development Practices	
• Adhere to all local, state and federal regulations for the protection of State Vital Areas • Use alternative designs and materials to minimize the use of impervious surface to the greatest practical extent • Where possible, utilize natural features on site for stormwater management • Install rain gardens, vegetated swales or other enhanced water filtration design within the landscape of the project to enhance the quality of stormwater run-off • Where possible, retain existing vegetation and topography • Where practical, exceed minimum required buffers from protected areas • Locate structures and impervious areas as far away as possible from water resources, including wetlands and flood prone areas on the development site • Where possible, link wetlands along river corridors to existing greenways or establish a conservation mechanism for future greenway development	
General Policies and Protection Measures	
• Meet or exceed all state and federal regulations for the protection of State Vital Areas • Ensure that current development ordinances limit or prohibit the location of structures in flood prone areas • Within the context of a community green infrastructure plan, develop a local greenway management plan that considers both conservation and recreational uses of wetlands • Examine the feasibility of establishing a PDR program that focuses on land acquisition along stream banks and floodplains • Work cooperatively to develop a regional TDR program • Implement a conservation easement donation program for the public holding of easements and/or explore options for the fee simple ownership of greenspace by local governments • Establish a wetlands/ streambank mitigation bank along a greenway • Ensure local development review process adequately addresses protections for areas that are important to water quality and ensure that local ordinances do not preclude site design standards that improve water quality • Within the context of a community green infrastructure plan, develop watershed improvement projects that will enhance the health of watersheds in the local community.	

Protected River Corridors



Protected River Corridors in the Atlanta Region

In compliance with the Georgia Planning Act of 1989, *Minimum Planning Requirements*, the Department of Natural Resources defined *Environmental Planning Criteria* for the protection of rivers, which fall under the classification of a **State Vital Area.** The *Criteria* for protected river corridors focus on preserving the land adjacent to rivers to support a diversity of wildlife, recreational interests, and water quality. Land adjacent to rivers is also subject to periodic inundation due to flooding and other changes in water currents. Limiting development along river corridors enhances the environmental quality within a community and protects investments in real property from damage due to flooding. Within the area served by ARC, several counties have been identified as having protected River Corridors. The **Etowah River** flows through Cherokee County. The **Chattahoochee River** flows through Cobb, Fulton, Douglas and Gwinnett Counties. And the **South River** flows through Henry, Rockdale, DeKalb, and Fulton Counties.

Pursuant to the *Criteria* "river corridor" refers to areas of a protected river and being within 100 feet on both sides of the river as measured from the river banks. A "protected river" is distinguished by exceeding a threshold for average annual flow as determined by the U.S. Geological Service.

In 1973, the Georgia General Assembly passed the Metropolitan River Protection Act. The initial Act, and a later amendment in 1998, establishes a 2,000 foot corridor along the Chattahoochee River through the Atlanta Region, beginning at Buford Dam and extending through Douglas County. Pursuant to the regulations of the Act, ARC oversees the process whereby all land disturbing activity within the corridor is reviewed, approved and certified for consistency with Corridor Standards.

The Chattahoochee River is a critical natural and recreational resource.

The Endangered Species Act of 1973 allows for the creation of Habitat Conservation Plans to protect endangered wildlife species. The Etowah River Habitat Conservation Plan was initiated by the local governments within the Etowah River Basin, and after several years of planning, a document was submitted to the U.S. Fish and Wildlife Service for review and comment. Once the review is complete, local governments can adopt and implement the provisions of the HCP, furthering the protection of a sensitive natural resource and wildlife that depends upon it.

Protected River Corridors

Value	Vulnerability
• Nominated by an individual, interested organization, local government/ government agency • Identified by the Georgia Department of Natural Resources as State Vital Areas • Natural or cultural resources identified by other state agencies and/or environmental protection organizations • Preserves water quality and quantity by protecting drainage, flood control, recharge areas, watersheds, buffers, etc. • Protects wildlife habitat by creating, buffering, preserving habitat areas and corridors • Areas that contribute to region-wide connections between existing and proposed regional resources.	• Potential adverse impact on wildlife/ loss of biodiversity • Subject to damaging pollutants and/ or contaminants • Threatened by erosion and/ or stormwater run-off flows • Lack of protection through adequate regulations or easements • Lack of enforcement of existing regulations • Subject to differing regulations over a multi-jurisdictional area

ARC Management Strategies

ARC will continue to support existing programs and regulations for the management of protected river corridors. This includes regulations complying with the *Rules for Environmental Planning Criteria* (www.dca.state.ga.us/development/planningqualitygrowth/programs/downloads/EPC.pdf) and the *Metropolitan River Protection Act* (www.atlantaregional.com/environment/water/mrpa-chattahoochee-corridor-protection). When adopted, the provisions of the *Etowah Habitat Conservation Plan* will provide additional recommendations for the stewardship of this resource. River corridors have particular value for water quality protection, preservation of wildlife habitat, and forming connections along regional river greenways.

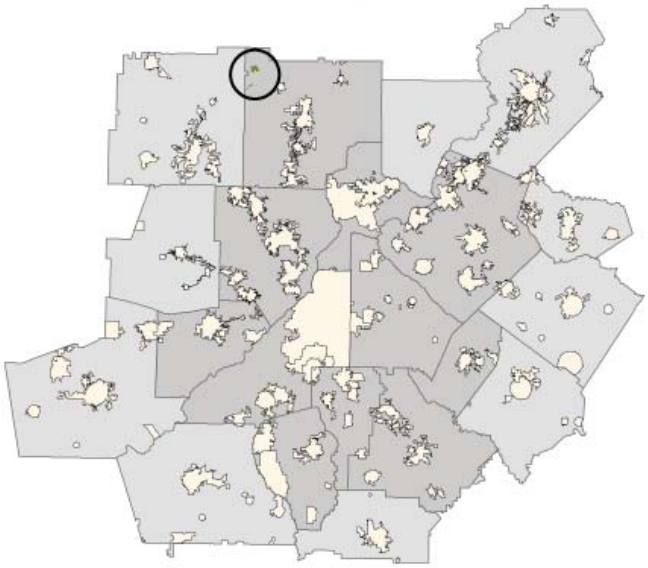
Guidance for Appropriate Development Practices

- Adhere to all local, state and federal regulations for the protection of State Vital Areas
- Use alternative designs and materials to minimize the use of impervious surface to the greatest practical extent
- Install rain gardens, vegetated swales or other enhanced water filtration design within the landscape of the project to enhance the quality of stormwater run-off
- Where possible, retain existing vegetation and topography
- Where practical, exceed minimum required buffers from protected areas
- Locate structures and impervious areas as far away as possible from water resources, including wetlands and flood prone areas on the development site
- Where possible, link areas along river corridors to existing greenways or establish a conservation mechanism for future greenway development
- Undertake stream restoration or streambank stabilization for any compromised areas of a stream or river

General Policies and Protection Measures

- Meet or exceed all state and federal regulations for the protection of State Vital Areas
- Ensure that current development ordinances limit or prohibit the location of structures in flood prone areas
- Within the context of a community green infrastructure plan, develop a local greenway management plan that considers both conservation and recreational uses of flood prone areas
- Examine the feasibility of establishing a PDR program that focuses on land acquisition along stream banks and floodplains
- Work cooperatively to develop a regional TDR program
- Implement a conservation easement donation program for the public holding of easements and/or explore options for the fee simple ownership of greenspace by local governments
- Establish a wetlands/ streambank mitigation bank along a greenway
- Ensure that local development review process adequately addresses protections for areas that are important to water quality and ensure that local ordinances do not preclude site design standards that improve water quality
- Establish criteria to identify potential corridors that possess unique natural, scenic, or cultural value

Mountain Protection



Areas of Protected Mountains in the Atlanta Region

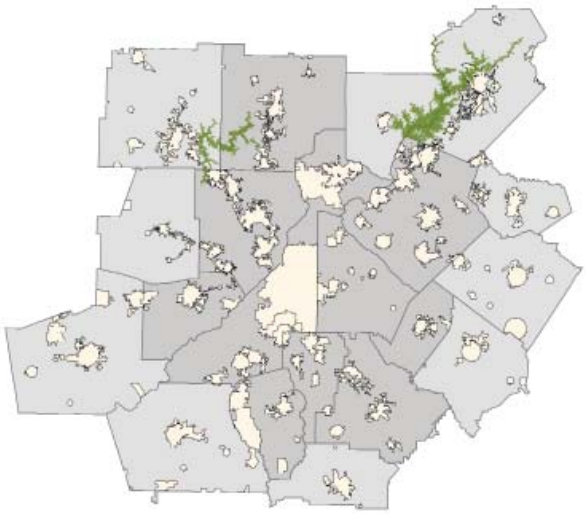
In compliance with the Georgia Planning Act of 1989, *Minimum Planning Requirements*, the Department of Natural Resources defined *Environmental Planning Criteria* for the protection of mountains, which fall under the classification of a **State Vital Area.** The *Criteria* for protected mountains are designed to limit development activities on sensitive mountain slopes to protect the general health, safety and public welfare of a community. Located at the convergence of the Blue Ridge and Piedmont Regions of the state, limited areas of Protected Mountain resources are found within the Atlanta Region.

Mountains contain unique natural and topographic features that support a diversity of wildlife and contribute to the scenic qualities of a community. However, those same features can be fragile and can threaten water quality, real property investments and public welfare. Within the area served by ARC, mountain protection requirements have been established in Cherokee County in proximity to Kennesaw Mountain and Pine Log Mountain. Much of Pine Log Mountain is leased by Georgia DNR as a Wildlife Management Area. Garland Mountain, also in Cherokee County, has not been identified as a Protected Mountain by the State criteria, but Cherokee County does own a large portion of the site.

Value	Vulnerability
• Nominated by an individual, interested organization, local government/ government agency • Identified by the Georgia Department of Natural Resources as State Vital Areas • Natural or cultural resources identified by other state agencies and/or environmental protection organizations • Natural or cultural resources that are already preserved by an existing conservation mechanism • Protects wildlife habitat by creating, buffering, preserving habitat areas and corridors	• Fluctuations in land values threatens economic viability of current use • Threatened by destruction of significant viewshed • Potential adverse impact on wildlife/ loss of biodiversity • Threatened by erosion and/ or stormwater run-off flows • Lack of protection through adequate regulations or easements • Increasing pressure for residential development within scenic mountain areas has resulted in the fragmentation of forest habitats.
ARC Management Strategies	
ARC will continue to support existing programs and regulations for the management of protected mountains. This includes regulations complying with the *Rules for Environmental Planning Criteria.*	
Guidance for Appropriate Development Practices	
• Adhere to all local, state and federal regulations for the protection of State Vital Areas • Install rain gardens, vegetated swales or other enhanced water filtration design within the landscape of the project to enhance the quality of stormwater run-off • Where possible, retain existing vegetation and topography • Consider impact to viewsheds and take appropriate steps to mitigate impacts	
General Policies and Protection Measures	
• Meet or exceed all state and federal regulations for the protection of State Vital Areas • Document significant features that contribute to the scenic viewshed of mountain areas and develop design guidelines to mitigate the visual impact of new development in these areas • Adopt a conservation subdivision/ cluster subdivision option that concentrates development away from areas that will impact scenic mountain viewsheds • Work cooperatively to develop a regional TDR program • Implement a conservation easement donation program for the public holding of easements and/or explore options for the fee simple ownership of greenspace by local governments	

Regional Reservoirs

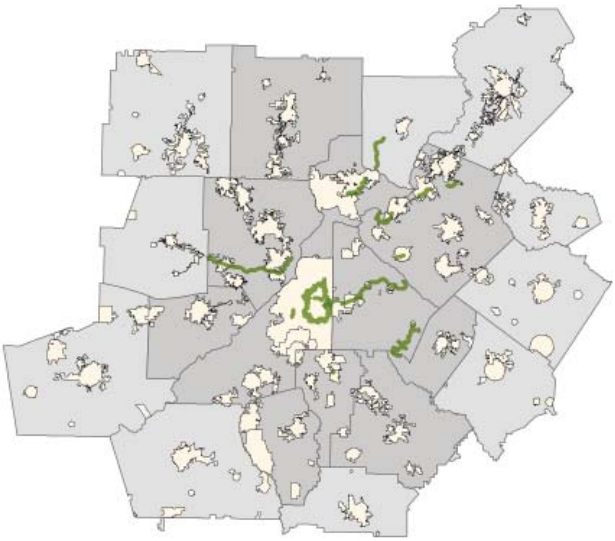
Major Lakes in the region serve multiple purposes, including preservation of wildlife habitat, recreational amenities and critical drinking water supplies. **Lake Allatoona** is located with Bartow, Cherokee and Cobb Counties and is managed by the U.S. Army Corps of Engineers. It is an integral part of the system of rivers, lakes and reservoirs that provide drinking water to the Atlanta region. The shoreline of the lake includes numerous recreation facilities that are open to the public. The lake is also buffered by greenspace that is not open to the public, but is nonetheless critical to maintaining the lake and providing species habitat. **Lake Lanier**, located mostly within Forsyth and Hall County beyond the 10-county region, is a significant resource for the Atlanta Region. It serves as a source of drinking water, power generation, and flood control, as well as a recreational and economic development amenity for the Atlanta Region. The construction of Buford Dam and the subsequent creation of Lake Lanier was a significant force in shaping the region and marking Atlanta as an emerging major metropolitan area.



Lake Allatoona and Lake Sidney Lanier are Regionally limportant Reservoirs in the Atlanta Region

Value	Vulnerability
• Nominated by an individual, interested organization, local government/ government agency • Natural or cultural resources identified by other state agencies and/or environmental protection organizations • Natural or cultural resources that are already preserved by an existing conservation mechanism • Preserves water quality and quantity by protecting drainage, flood control, recharge areas, watersheds, buffers, etc. • Creates or preserves active or passive greenspaces including trails, gardens and informal places of natural enjoyment in areas currently underserved by greenspace • Protects wildlife habitat by creating, buffering, preserving habitat areas and corridors	• Potential adverse impact on wildlife/ loss of biodiversity • Subject to damaging pollutants and/ or contaminants • Threatened by erosion and/ or stormwater run-off flows • On-going litigation among Alabama, Florida, and Georgia for the use of the water from Lake Lanier • Severe droughts cause drop in water level • Lack of financial resources for appropriate stewardship, particularly of parks and adjacent resources
ARC Management Strategies	
ARC will continue to support existing programs and regulations for the management of regional reservoirs. Both lakes are located mostly outside of boundaries of the 10-county region, and existing management structures and resources provide stewardship for these sites. Both lake environments are managed by the US Army Corps of Engineers and the *Rules and Regulations Governing Public Use of Water Resource Development Projects Administered by the Chief of Engineers* are found in C.F.R. Title 36 Chapter 3 part 327 and available at http://www.access.gpo.gov/nara/cfr/waisidx_01/36cfr327_01.html	
Guidance for Appropriate Development Practices	
• Install rain gardens, vegetated swales or other enhanced water filtration design within the landscape of the project to enhance the quality of stormwater run-off • Where possible retain existing vegetation and topography • Use alternative designs and materials to minimize the use of impervious surface to the greatest practical extent • Where practical, exceed minimum required buffers from protected areas	
General Policies and Protection Measures	
• Ensure local development review process adequately addresses protections for areas that are important to water quality and ensure that local ordinances do not preclude site design standards that improve water quality • Adopt a conservation subdivision/ cluster subdivision option where appropriate • Work cooperatively to develop a regional TDR program • Implement a conservation easement donation program for the public holding of easements and/or explore options for the fee simple ownership of greenspace by local governments	

Regional Greenways and Multi Use Trails



Regional Greenways and Trails

Both greenways and trails have been identified within the Region Resource Plan for their conservation value, as well as their function as points of connectivity within larger green infrastructure and transportation networks. As advocacy efforts for greenway and trail building have increased, numerous local governments have begun to identify and develop local greenway and trail systems within their own communities.

Greenways. The area adjacent to all rivers can be considered a greenway, but this plan focuses on those areas that are enhanced by active conservation measures and/ or recreational use of their greenways. Included in this are **Jester Creek Greenway Trail** (Clayton County); **Big Creek Greenway** (Fulton County); **Lionel Hampton Greenway Trail** (Fulton County); **Suwanee Creek Greenway** (Gwinnett County); **Ivy Creek Greenway** (Gwinnett County); **Camp Creek Greenway** (Gwinnett County) and the **Western Gwinnett Greenway** (Gwinnett County).

Multi-Use Trails. Trail systems can be combined with river greenways, but as often can be found utilizing other corridors such as city streets, public utilities, linear parks, or abandoned rail lines. Within the Atlanta Region, several projects exemplify this kind of adaptability. The **Silver Comet Trail** is a non-motorized trail that begins in Cobb County and runs 61 miles to the western state line with Alabama. It is a rails-to-trails project named for the famous engine that formerly ran this route. The **Atlanta Beltline** is a redevelopment project that includes multiple revitalization elements, but its inclusion as a Regionally Important Resource results primarily from its trail and greenspace concept. The 22-mile loop runs through well-established neighborhoods and commercial centers – many of which include historically and culturally significant resources – and includes 1200 acres of greenway and parkland.

Freedom Park Trail

Other multi-use trail projects connecting multiple venues include the **Stone Mountain Trail**, a 17 mile trail from the Martin Luther King Center to Stone Mountain Park, which also includes **Freedom Park** with six miles of bike and walking trails through eight intown Atlanta neighborhoods. The **Arabia Mountain Trail** is a 13-mile multi-use trail that runs through DeKalb and Rockdale Counties in proximity to the Arabia Mountain National Heritage Area.

Atlanta Beltline Artwork

Development of river greenways facilitates conservation and recreational amenities and is closely linked to the protection of river corridors and wetlands, enhancing the protection of water quality and water supply sources. Multi-use trails establish connectivity to parks, historic districts, and other cultural amenities and provide additional opportunities for community and economic development. If strategically planned, greenways and multi-use trails can provide alternate routes for transportation choice for both functional and recreational purposes.

Silver Comet Trail

Regional Greenways and Multi Use Trails

Value	Vulnerability
• Nominated by an individual, interested organization, local government/ government agency • Natural or cultural resources that are already preserved by an existing conservation mechanism • Preserves water quality and quantity by protecting drainage, flood control, recharge areas, watersheds, buffers, etc. • Creates or preserves active or passive greenspaces including trails, gardens and informal places of natural enjoyment in areas currently underserved by greenspace • Protects wildlife habitat by creating, buffering, preserving habitat areas and corridors • Preserves areas that have historical or cultural value by virtue of history, place or time period represented • Areas that contribute to region-wide connections between existing and proposed regional resources	• Fluctuations in land values threaten economic viability of current or proposed use • Potential adverse impact on wildlife/ loss of biodiversity • Threatened by over-use of resource (i.e. inappropriate recreational use, too much traffic, etc) • Lack of protection through adequate easements for part or all of the greenway • Lack of financial resources for appropriate stewardship • Lack of long-term ownership plan/ transitional ownership for portions of planned greenways

ARC Management Strategies

ARC will continue to support existing programs and regulations for the management of regional greenways and multi-use trails, but will also actively work to facilitate appropriate conservation mechanisms and provide technical assistance for resource management and enhancement. Much of the work being done in greenway and trail development results from initiatives of local governments and non-profit agencies. Greenways are typically under the stewardship of the local government in which they are located. The Parks and Recreation Department for Cobb County manages the portion of the Silver Comet Trail within its jurisdiction (www.silvercomet.com). The Atlanta Beltline is managed by Atlanta Beltline Inc. and its development is directed through both comprehensive master plans and zoning overlays (www.beltline.org). Stewardship of the Stone Mountain Trail, Freedom Park, and Arabia Mountain Trail all involve various groups, including the PATH Foundation (www.pathfoundation.org), the Freedom Park Conservancy (www.freedompark.org), and the Arabia Alliance (www.arabiaalliance.org) and are good examples of the strength of developing advocacy groups for a resource. ARC maintains a comprehensive inventory of bicycle lanes and trails, as well as greenspace amenities including local parks. Advocating for a regional effort to coordinate planning activities among local trail, greenway and greenspace amenities will foster greater connectivity throughout the regional and state green infrastructure network.

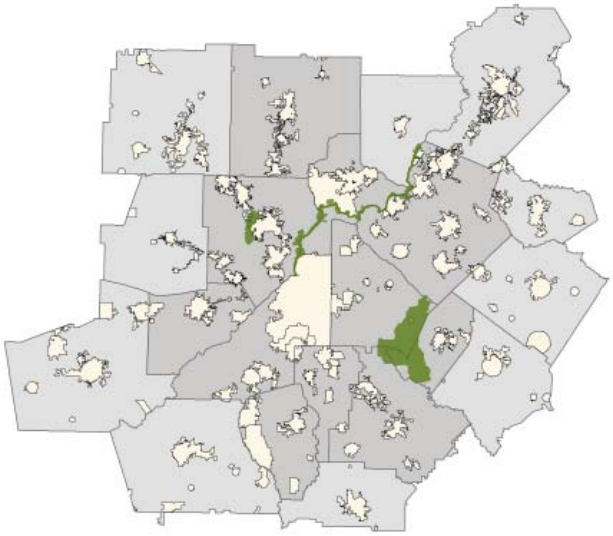
Guidance for Appropriate Development Practices

- Install rain gardens, vegetated swales or other enhanced water filtration design within the landscape of the project to enhance the quality of stormwater run-off
- Where possible, retain existing vegetation and topography
- Use alternative designs and materials to minimize the use of impervious surface to the greatest practical extent
- Where practical, exceed minimum required buffers where practical
- Encourage the voluntary set aside of land in a development that is part of conceptual greenway or trail connectivity plan
- Where possible, link areas along river corridors to existing greenways or establish a conservation mechanism for future greenway development
- Undertake stream restoration or streambank stabilization for any compromised areas of a stream

General Policies and Protection Measures

- Within the context of a community green infrastructure plan, develop a local greenway management plan that considers both conservation and recreational uses of wetlands, flood prone areas and other water quality resources
- Within the context of a community green infrastructure plan, develop local connections among regional parks, trail and other community resources
- Establish a wetlands/ streambank mitigation bank along a greenway
- Establish incentives for development projects that provide access to community greenways and trails
- Work cooperatively to develop a regional TDR program
- Examine the feasibility of establishing a PDR program that focuses on land acquisition along stream banks and floodplains
- Implement a conservation easement donation program for the public holding of easements and/or explore options for the fee simple ownership of greenspace by local governments
- Work proactively to foster partnerships/ “friends of” programs to enhance the effective stewardship of greenways and trails
- Establish criteria to identify potential corridors that possess unique natural, scenic, or cultural value

National Park Service Sites



Regional National Park Service Sites

The National Park Service has created several classifications for park sites, a variety of which are found in the Atlanta Region. Collectively, these sites encompass several thousand acres and offer unique opportunities for environmental conservation, heritage preservation and recreation.

The **Chattahoochee River National Recreation Area** consists of a 48 mile stretch of the Chattahoochee River and 14 land units along its corridor. It begins at Lake Lanier's Buford Dam and continues downstream through Forsyth, Gwinnett, Fulton and Cobb Counties to Peachtree Creek near downtown Atlanta. It is the site of both prehistoric and historic resources and wildlife habitat, and attracts more than 3 million visitors annually. Recreational activities at the site include hiking, fishing, picnicking, rafting, canoeing, kayaking, and evening family programs.

Kennesaw Mountain National Battlefield Park in Cobb County is a site affiliated with the Atlanta Campaign of the Civil War. Encompassing 2,923 acres, it is reflective of cultural elements of Native American, Antebellum, and Civil War history that played itself out on this site. It includes a trail network and several different forms of interpretive media that detail the significance of the site. Other elements of this cultural landscape include historic earthworks, monuments to commemorate fallen soldiers, and historic structures such as Kolb's Farm and family cemetery.

The **Arabia Mountain National Heritage Area** offers a unique showcase of natural, cultural and historic legacies concentrated in portions of DeKalb, Rockdale, and Henry Counties. The land that comprises the Heritage Area includes active quarries, rolling topography, rural landscapes and unique granite outcroppings – a singular habitat feature of the Georgia Piedmont Region. This area has been linked to human settlement and activity for thousands of years and contains unique and diverse ecosystems that encompass spiritual landscapes, mountains, quarries, woodlands, lakes, rivers and farmland. Land acquisition as a part of this project has been identified as an endorsed project by the Georgia Land Conservation Program. Included within the Heritage Area are unique resources, including Panola Mountain State Park, the Davidson-Arabia Mountain Nature Preserve, and the Monastery of the Holy Spirit.

Panola Mountain State Park is registered as a **National Natural Landmark** and its vast granite outcroppings preserve features of the Georgia Piedmont habitat that have been threatened or lost in the vicinity due to residential developments. Located in Rockdale County, it provides passive recreation and learning opportunities while preserving wildlife habitat, watershed protection, floodplain protection and preservation of delicate ecological features including many rare plats of the Piedmont region. It is a key component in both the Arabia Mountain Trail and the Rockdale River Trail, and land acquisition at this site has been targeted as an endorsed project within the Georgia Land Conservation Program.

Kennesaw Mountain National Battlefield Park

National Park Service Sites

Value	Vulnerability
• Nominated by an individual, interested organization, local government/ government agency • Natural or cultural resources identified by other state agencies and/or environmental protection organizations • Natural or cultural resources that are already preserved by an existing conservation mechanism • Creates or preserves active or passive greenspaces including trails, gardens and informal places of natural enjoyment in areas currently underserved by greenspace • Protects wildlife habitat by creating, buffering, preserving habitat areas and corridors • Preserves areas that have historical or cultural value by virtue of history place or time period represented • Preserves significant working agricultural or forest resources and/or creates opportunities for local food production activities	• Threatened by Destruction of subsurface resources, such as archaeological sites • Threatened by adjacent development that is incompatible in terms of design, scale or land use • Threatened by destruction of significant viewshed • Potential adverse impact on wildlife/ loss of biodiversity • Threatened by erosion and/ or stormwater run-off flows • Threatened by over-use of resource (i.e. inappropriate recreational use, too much traffic, etc) • Lack of financial resources for appropriate stewardship • Lack of long-term ownership plan/ transitional ownership for some parts of the resources

ARC Management Strategies

ARC will continue to support existing programs and regulations for the management of National Park Service Sites. Existing management structures and resources provide stewardship for these sites. The Chattahoochee River National Recreation Area and the Kennesaw Mountain National Battlefield Park are both managed by onsite personnel of the National Park Service, and management plans for each are available through the National Park Service (www.nps.gov/chat and www.nps.gov/kemo). The Arabia Mountain National Heritage Area was designated through the National Park Service, but its stewardship is largely accomplished through the Management Action Plan of The Arabia Alliance (www.arabiaalliance.org). Within the Heritage Area, separate resources may have individual management plans such the Davidson-Arabia Mountain Nature Preserve, which is a unit of the DeKalb County Parks and Recreation Department (www.co.dekalb.ga.us/parks); Panola Mountain State Park, which is a unit of the Georgia State Parks Division (www.gastateparks.org/ Panola); and Monastery of the Holy Spirit, which is a Roman Catholic Monastery of Trappist Monks (www.trappist.net). The National Natural Landmark designation of Panola Mountain State Park was designated through the National Park Service, but the site's Resource Management falls within the stewardship plans of the Georgia State Park System (www.gastateparks.org) and also benefits from a Friends of Panola volunteer organization.

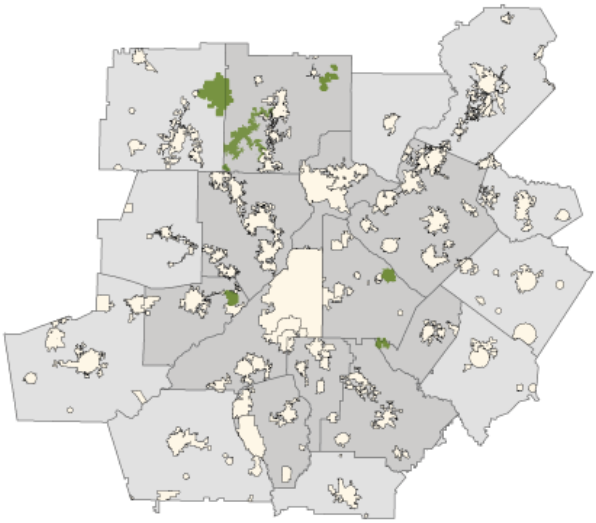
Guidance for Appropriate Development Practices

- Do not disturb land in proximity to the boundary of a potential subsurface resource, such as a cemetery or archaeological site
- Consider impact to viewsheds and take appropriate steps to mitigate impacts
- Consider the donation of a conservation easement for land that will be impacted by development in proximity to a historic or cultural resource
- Where possible, use multi-use trails to link new developments to public access points for national park sites

General Policies and Protection Measures

- Within the context of a community green infrastructure plan, develop local connections among regional parks, trails and other community resources
- Work proactively to foster partnerships/ "friends of" programs to enhance the effective stewardship of greenways, trails, parks, historic and cultural resources
- Work cooperatively to develop a regional TDR program
- Implement a conservation easement donation program for the public holding of easements and/or explore options for the fee simple ownership of greenspace by local governments
- Establish criteria to identify potential corridors that possess unique natural, scenic, or cultural value

State Parks and Other Recreation Areas



Regional State Park Service Sites

Similar to National Park Sites, State Parks also provide opportunities for environmental conservation, heritage preservation and recreation.

Panola Mountain State Park provides passive recreation and learning opportunities while preserving wildlife habitat, watershed protection, floodplain protection and preservation of delicate ecological features including many rare plats of the Piedmont region. Located in Rockdale County, Panola Mountain State Park is registered as a National Natural Landmark and its vast granite outcroppings preserve features of the Georgia Piedmont habitat that have been threatened or lost in the vicinity due to residential developments. It is a key component in both the Arabia Mountain Trail and the Rockdale River Trail, and land acquisition at this site has been targeted as an endorsed project within the Georgia Land Conservation Program.

Sweetwater Creek State Park, located in Douglas County, includes the ruins of the New Manchester Manufacturing Mill, several miles of hiking trails, and the George Sparks Reservoir. The Visitors Center at the site includes information on recreational opportunities, wildlife habitat and historic resources, and also boasts LEED Platinum certification for its environmentally friendly building design. It is a model structure within the state park system as well as the larger built environment of the region.

Stone Mountain, at 825 feet tall and reaching 1,683 feet above sea level, is the world's largest known free-standing piece of exposed granite. Stone Mountain Park hosts festivals and family-oriented activities, and boasts trails, lakes and opportunities for wildlife viewing. It includes more than 3,000 acres of parkland and attracts over 4 million visitors annually. Located in DeKalb County, the view from the top of the mountain provides a scenic panorama of many parts of the region. The mountain is approximately five miles in circumference at its base, but its subterranean reach is more extensive.

Sweetwater Creek State Park

Wildlife Management Areas (WMA) support habitats of diverse wildlife species and provide recreational opportunities for public hunting, fishing and related sports. The Atlanta Region includes the **Allatoona WMA**, the **Pine Log WMA**, and the **McGraw Ford WMA** all in Cherokee County. Fee simple land acquisition within the McGraw Ford WMA was identified as an endorsed project by the Georgia Land Conservation Program. The area in Cherokee County around Lake Allatoona which is under the stewardship of the U.S. Army Corps of Engineers also serves a similar function to that of recreational amenities such as State Parks and WMAs.

State Parks and Other Recreation Areas

Value	Vulnerability
• Nominated by an individual, interested organization, local government/ government agency • Natural or cultural resources identified by other state agencies and/or environmental protection organizations • Natural or cultural resources that are already preserved by an existing conservation mechanism • Creates or preserves active or passive greenspaces including trails, gardens and informal places of natural enjoyment in areas currently underserved by greenspace • Protects wildlife habitat by creating, buffering, preserving habitat areas and corridors • Preserves significant working agricultural or forest resources and/or creates opportunities for local food production activities	• Threatened by adjacent development that is incompatible in terms of design, scale or land use • Threatened by destruction of significant viewshed • Potential adverse impact on wildlife/ loss of biodiversity • Threatened by over-use of resource (i.e. inappropriate recreational use, too much traffic, etc) • Lack of financial resources for appropriate stewardship • Lack of long-term ownership plan/ transitional ownership for some parts of the resources

ARC Management Strategies

ARC will continue to support existing programs and regulations for the management of State Parks and Other Recreation Areas. Existing management structures and resources provide stewardship for these sites. Panola Mountain State Park and Sweetwater Creek State Park are both managed as units of the Georgia State Park System (www.gastateparks.org) and both benefit from "Friends of" volunteer organizations. Stone Mountain is owned by the State of Georgia, but is managed through Stone Mountain Memorial Association, a self-supporting Georgia State Authority (www.stonemountainpark.org). The commercial operations of the park are managed through a long-term public/ private partnership with the Herschend Family Entertainment Corporation. The Wildlife Management Areas are all managed through the Georgia Department of Natural Resources, Wildlife Resources Division (www.georgiawildlife.com). The environment around Lake Allatoona is managed by the US Army Corps of Engineers and the *Rules and Regulations Governing Public Use of Water Resource Development Projects Administered by the Chief of Engineers* are found in C.F.R. Title 36 Chapter 3 part 327 and available at http://www.access.gpo.gov/nara/cfr/waisidx_01/36cfr327_01.html

Guidance for Appropriate Development Practices

- Do not disturb land in proximity to the boundary of a potential subsurface resource, such as a cemetery or archaeological site
- Consider impact to viewsheds and take appropriate steps to mitigate impacts
- Consider the donation of a conservation easement for land that will be impacted by development in proximity to a historic or cultural resource
- Where possible, use multi-use trails to link new developments to public access points for state parks and other recreation areas

General Policies and Protection Measures

- Within the context of a community green infrastructure plan, develop local connections among regional parks, trails and other community resources
- Work cooperatively to develop a regional TDR program
- Implement a conservation easement donation program for the public holding of easements and/or explore options for the fee simple ownership of greenspace by local governments
- Work proactively to foster partnerships/ "friends of" programs to enhance the effective stewardship of greenways, trails, parks, historic and cultural resources
- Establish criteria to identify potential corridors that possess unique natural, scenic, or cultural value

Guidance for Appropriate Development Practices

Table 4: *Matrix of Guidance for Appropriate Development Practices* **Areas of Conservation and/ or Recreational Value**	Water Supply Watersheds	Groundwater Recharge Areas	Wetlands	River Corridors	Mountain Protection	Regional Reservoirs	Regional Greenways and Multi-Use Trails	National Park Service Sites	State Parks and Other Recreation Areas
Regulations and Plans									
Adhere to all local, state and federal regulations for the protection of State Vital Areas	X		X	X	X				
Where practical, exceed minimum required buffers from protected areas	X			X		X	X		
Encourage the voluntary set aside of land in a development that is part of a conceptual greenway connectivity plan							X		
Site Design and Connectivity									
Use alternative designs and materials to minimize the use of impervious surface to the greatest practical extent	X		X	X		X	X		
Where possible, utilize natural features on site for stormwater management	X		X						
Install rain gardens, vegetated swales or other enhanced water filtration design within the landscape of the project to enhance the quality of stormwater run-off	X		X	X	X	X	X		
Where possible, retain existing vegetation and topography	X		X	X	X	X	X		
Locate structures and impervious areas as far away as possible from water resources, including wetlands and flood prone areas on the development site	X		X	X					
Undertake stream restoration or streambank stabilization for any compromised areas of a stream				X			X		
Where possible, link areas along river corridors to existing greenways or establish a conservation mechanism for future greenway development			X	X			X		
Do not disturb land in proximity to the boundary of a potential subsurface resource, such as a cemetery or archaeological site								X	X
Incorporate, as practical, edible landscape options or space for community gardens within community common areas or buffers									
Where possible, use multi-use trails to link new developments to public access points for national or state parks and other recreation areas								X	X
Architectural and Design Aesthetics									
Consider impact to viewsheds and take appropriate steps to mitigate impacts					X			X	X
Design of new development should be compatible in terms of size, scale, and aesthetic appearance near existing resources									
New developments should complement, but not copy, historic precedents									
Programs and Protections									
Consider the donation of a conservation easement for land that will be impacted by development in proximity to a historic or cultural resource, and/ or rural or agricultural area								X	X
Voluntary covenants should be placed on adjacent developments that acknowledge the right to farm of existing agricultural operations									

General Policies and Protection Measures

Table 5: *Matrix of General Policies and Protection Measures* **Areas of Conservation and/ or Recreational Value**	Water Supply Watersheds	Groundwater Recharge Areas	Wetlands	River Corridors	Mountain Protection	Regional Reservoirs	Regional Greenways and Multi-Use Trails	National Park Service Sites	State Parks and Other Recreation Areas
Regulations and Plans									
Meet or exceed all state and federal regulations for the protection of State Vital Areas	X		X	X	X				
Adopt model ordinances (or their equivalent) as recommended by the Metropolitan North Georgia Water Planning District	X								
Within the context of a community green infrastructure plan, develop watershed improvement projects that will enhance the health of watersheds in the local community	X		X						
Within the context of a community green infrastructure plan, develop a local greenway management plan that considers both conservation and recreational uses of wetlands, flood prone areas and other water quality resources			X	X			X		
Within the context of a community green infrastructure plan develop local connections among regional parks, trails and other community resources							X	X	X
Ensure that local ordinances do not preclude existing agricultural uses, nor the development of new agriculturally-oriented businesses, such as equestrian uses, home occupations, and local food production, where appropriate									
Clearly define animal units per zoning district that are appropriate to the scale of agricultural operations within the community									
Incorporate a heritage tourism and/ or agritourism component into community economic development plans									
Site Design and Connectivity									
Promote the redevelopment of existing sites and address any prior water quality impacts at the time of redevelopment	X								
Adopt a conservation subdivision/ cluster subdivision option where appropriate; review and revise existing conservation subdivision/ cluster subdivision ordinances to ensure they accomplish conservation goals	X				X	X			
Ensure local development review process adequately addresses protections for areas that are important to water quality and ensure that local ordinances do not preclude site design standards that improve water quality	X		X	X		X			
Ensure that current development ordinances limit or prohibit the location of structures in flood prone areas			X	X					
Establish incentives for development projects that provide access to a community greenway or trail							X		
Establish criteria to identify potential corridors that possess unique natural, scenic, or cultural value				X			X	X	X
Architectural and Design Aesthetics									
Document significant features that contribute to the scenic viewshed of natural, historic and rural areas and develop design guidelines to mitigate the visual impact of new development in these areas					X				
Understand and advocate the role that historic structures plan in promoting energy conservation and sustainable community design									
Programs and Protections									
Work cooperatively to develop a regional TDR program	X		X	X	X	X	X	X	X
Implement a conservation easement donation program for the public holding of easements and/ or explore options for the fee simple ownership of greenspace by local governments	X		X	X	X	X	X	X	X
Examine the feasibility of establishing a PDR program that focuses on land acquisition along stream banks and floodplains			X	X			X		
Establish a wetlands/ streambank mitigation bank along a greenway			X	X			X		
Work proactively to foster partnerships/ "friends of" programs to enhance the effective stewardship of greenways, trails, parks, historic and cultural resources							X	X	X
Pursue programs such as Preserve America and/ or Certified Local Government status to increase access to funding opportunities for historic and cultural resource protection									
Enhance traditional historic preservation efforts by developing an interpretive context through oral history, wayfinding signage, and installation of historic markers									

Resource Narratives: Historic and Cultural Resources

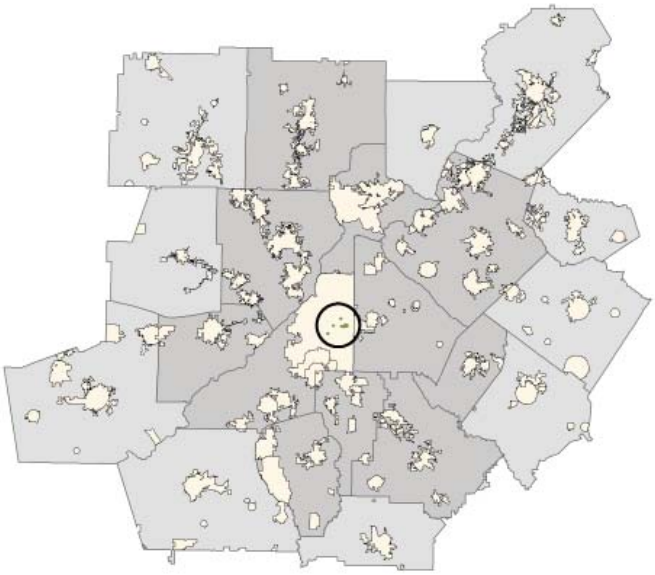
Historic preservation planning is generally governed by the parameters established by the Department of the Interior, National Park Service. The Secretary of the Interior's Standards have come to be accepted as the benchmark by which a property is deemed to have historic significance. A property listed on the National Register of Historic Places has been vetted through an extensive review process and is, by definition, a historic place worthy of preservation.

Communities in the Atlanta Region have recognized projects that demonstrate historic preservation initiatives on multiple scales – from identification of National Landmarks to documentation of subsurface archaeological resources. Included in the Regional Resource Plan are structures that reflect both high-style and vernacular architectural traditions. It includes landscapes designed by the Olmstead Brothers, as well as farms that have stayed within the same family for a century. The diversity of resources within the Atlanta Region is reflected through a multitude of historic districts and individual sites that trace significant cultural events from its prehistoric occupants, through early European settlements, the Civil War, the New South and into the mid-20th century.

In the Atlanta Region, historic preservation has been used as a tool to create benchmarks for community identity beyond just proscriptive architectural requirements. An increasing awareness of the importance of cultural landscapes – sites and places identified with the unique heritage of a community or region whereby context is created by a combination of historic and natural resources – can overlap with more traditional elements of a green infrastructure network. They can enhance interest and appeal beyond the natural and recreational qualities of a community, and often add an educational component beyond understanding the need to preserve biodiversity and environmental quality.

National Historic Landmarks

There are fewer than 2,500 National Historic Landmarks identified throughout the United States, and the Atlanta Region is fortunate to have six National Historic Landmarks, all located within the City of Atlanta. National Historic Landmarks are properties identified as having exceptional value or quality in illustrating the history of the United States, therefore they have been identified as Regionally Important Resources.



National Historic Landmarks

Martin Luther King Jr. National Historic Site and District: This district includes the Martin Luther King Jr. birth and childhood home, Ebenezer Baptist Church, Fire Station #6 and the King Center. The work of Martin Luther King Jr. is associated with many events of the Civil Rights movement as well as landmark social reforms passed in the Civil Rights Act and Voting Rights Act of 1964.

Sweet Auburn Historic District: Sweet Auburn is a 1 ½ mile stretch along its namesake Road, Auburn Avenue. This neighborhood, adjacent to the Martin Luther King National Historic Site, is associated with significant events of the Civil Rights Movement, as well as the New South experiences of African Americans.

Herndon Mansion (1910): The Herndon Mansion was the home Alonzo Herndon and wife Adrienne, who was also the designer of the residence. Alonzo was born into slavery and raised in a sharecropping family, but would later become Atlanta's first black millionaire. Beginning his professional career in barbering, his entrepreneurial talents allowed him to operate several barbershops in downtown Atlanta. He invested widely in real estate and founded the Atlanta Life Insurance Company in the Sweet Auburn neighborhood.

Martin Luther King Jr Birthplace

Wren's Nest – the Joel Chandler Harris House (c.1880): The Wren's Nest is the home where Harris wrote many of his Uncle Remus/ Br'er Rabbit tales. He spent his early years growing up on a southern plantation where he was exposed to these stories and their storytellers first hand. Harris was not the only author to record these African folk tales brought to the South through the enslaved African population; however, his position with the local newspaper, the *Atlanta Constitution*, provided a forum for widespread dissemination of these tales.

Fox Theatre (1929): The Fox Theatre is a unique example of neo-Mideastern exotic revival architecture and has played a significant role in the cultural heritage of Atlanta. It is also an outstanding example of the classic ornate movie palaces that thrived in the early 20th century.

Dixie Coca Cola Bottling Plant (c.1900): This plant is the first Georgia bottling plant of the Coca-Cola Company, an international beverage icon. In addition to being the oldest surviving building of the early history of the Coca Cola Company, it is also a unique example of Victorian-era commercial architecture.

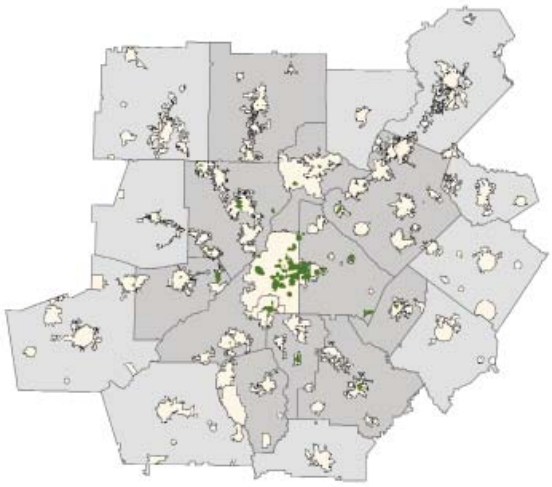
National Historic Landmarks

Value	Vulnerability
• Nominated by an individual, interested organization, local government/ government agency • Natural or cultural resources identified by other state agencies and/or environmental protection organizations • Preserves areas that have historical or cultural value by virtue of history, place or time period represented	• Fluctuations in land values threatens economic viability of current use • Threatened by adjacent development that is incompatible in terms of design, scale or land use • Lack of financial resources for appropriate stewardship • Lack of long-term ownership plan/ transitional ownership for some parts of the resources
ARC Management Strategies	
ARC will continue to support existing programs and regulations for the management of National Historic Landmarks. The Martin Luther King National Historic Site and District is managed by the National Park Service (www.nps.gov/malu). Other National Historic Landmarks fall under the stewardship of private non-profit organizations. In the Sweet Auburn district, many of the resources are privately owned, but the Historic District Development Corporation – a non-profit community based organization with a professional staff – was formed to foster redevelopment within the area (www.hddc.net). The Herndon Home is operated by the Alonzo F. and Norris B. Herndon Foundation, which was set up by Norris Herndon, the son of Alonzo and Adrienne Herndon. The Wren's Nest is governed by a non-profit Board of Directors and operated by professional staff, the executive director being the great-great-great-grandson of Joel Chandler Harris (www.wrensnestonline.com). The Fox Theatre is governed by a non-profit Board of Directors known as Atlanta Landmarks Inc. and operated by professional staff (www.foxtheatre.org). The Dixie Coca Cola Bottling Plant is part of the Georgia State University Campus and houses the GSU Baptist Student Union.	
Guidance for Appropriate Development Practices	
• Design of new development should be compatible in terms of size scale and aesthetic appearance near existing resources • New development should complement, but not copy, historic precedents • Consider the donation of a conservation easement for land that will be impacted by development in proximity to a historic or cultural resource • Consider impact to viewsheds and take appropriate steps to mitigate impacts	
General Policies and Protection Measures	
• Pursue programs such as Preserve America and/ or Certified Local Governments to increase access to funding opportunities for historic and cultural resource protection • Enhance traditional historic preservation efforts by developing an interpretive context through oral history, wayfinding signage, and installation of historic markers • Work proactively to foster partnerships/ "friends of" programs to enhance the effective stewardship of historic and cultural resources • Incorporate a heritage tourism component into community economic development plans • Document significant features that contribute to the scenic viewshed of natural, historic and rural areas and develop design guidelines to mitigate the visual impact of new development in these areas • Establish criteria to identify potential corridors that possess unique natural, scenic, or cultural value	

The Wren's Nest (left) and the front door to the Herndon Mansion (right)

National Register Historic Districts

National Register Historic Districts include buildings, structures, sites and objects that are, by definition, worthy of preservation. Districts reflect the core community building blocks of neighborhoods and activity centers that are the character and culture of our region. They encompass a scale and diversity of resources that is appropriate to be considered as regionally significant. Several individual districts were nominated by local jurisdictions for inclusion, and it was deemed equitable to include all National Register districts as equally important. In several instances, National Register Districts also encompassed sites that had been individually nominated as Regionally Important Resources, including Piedmont Park, the Olmstead Parks in the Druid Hills Neighborhood, Grant Park in the city of Atlanta and Woodward Academy, Barrett Park and the City Amphitheatre and Cemetery in the city of College Park. Table 6 identifies all of the National Register Historic Districts in the Atlanta Region that are included as Regionally Important Resources.



National Register Historic Districts

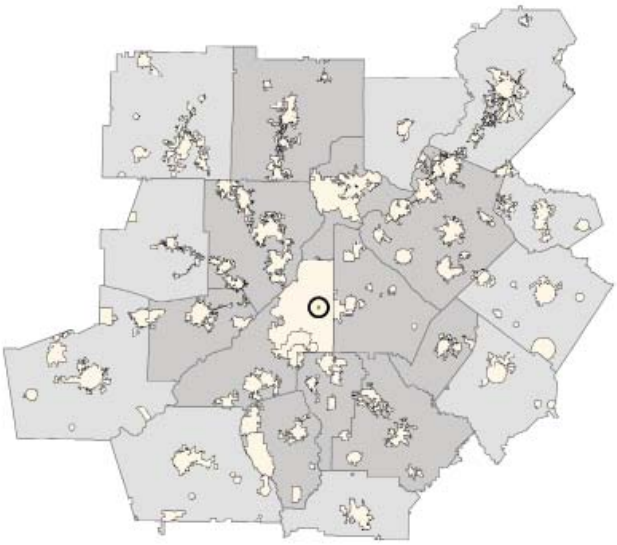
Value	Vulnerability
• Nominated by an individual, interested organization, local government/ government agency • Natural or cultural resources identified by other state agencies and/or environmental protection organizations • Preserves areas that have historical or cultural value by virtue of history, place or time period represented • Areas that contribute to region-wide connections between existing and proposed regional resources	• Fluctuations in land values threatens economic viability of current use • Threatened by adjacent development that is incompatible in terms of design, scale or land use • Threatened by destruction of significant viewshed • Lack of protection through adequate regulations and easements
ARC Management Strategies	
ARC will continue to support existing programs and regulations for the management of National Historic Register Districts. Designation as a National Register Historic District is an honorific title, which confers no additional regulations by the local government. National Register criteria are linked to certain preservation incentives, such as tax credits, and it also triggers a level of review in instances where federally funded, licensed or permitted activities may impact resources within the district. The programs are managed by the State Historic Preservation Office (SHPO) which in Georgia is operated through the Department of Natural Resources, Historic Preservation Division (www.gashpo.org).	
Guidance for Appropriate Development Practices	
• Design of new development should be compatible in terms of size scale and aesthetic appearance near existing resources • New development should complement, but not copy, historic precedents • Consider the donation of a conservation easement for land that will be impacted by development in proximity to a historic or cultural resource	
General Policies and Protection Measures	
• Pursue programs such as Preserve America and/ or Certified Local Governments to increase access to funding opportunities for historic and cultural resource protection • Understand and advocate the role that historic structures play in promoting energy conservation and sustainable community design • Enhance traditional historic preservation efforts by developing an interpretive context through oral history, wayfinding signage, and installation of historic markers • Work proactively to foster partnerships/ "friends of" programs to enhance the effective stewardship of historic and cultural resources • Incorporate a heritage tourism component into community economic development plans • Work cooperatively to develop a regional TDR program	

National Register Historic Districts

Table 6: National Register of Historic Places Districts by County		
Cherokee County	• Canton Commercial District	
Clayton County	• Jonesboro Historic District	
Cobb County	• Acworth Downtown Historic District • Atlanta- Frasier Street Historic District • Big Shanty Village Historic District • Cherokee Street Historic District • Church Street-Cherokee Street Historic District • Clarksdale Historic District	• Collins Avenue Historic District • North Main Street Historic District • Northwest Marietta Street Historic District • Summers Street Historic District • Washington Avenue Historic District • Whitlock Avenue Historic District
DeKalb County	• Avondale Estates Historic District • Briarcliff Historic District • Brookhaven Historic District • Cameron Court District • Candler Park Historic District • Druid Hills Historic District • Emory Grove Historic District • Emory University District • Inman Park-Moreland District	• Klondike Historic District • Oglethorpe University Historic District • South Candler Street – Agnes Scott College Historic District • Stone Mountain Historic District • University Park – Emory Highlands – Emory Estates Historic District • Winnona Park Historic District
Douglas County	• Douglasville Commercial Historic District	
Fulton County	• Adair Park Historic District • Ansley Park Historic District • Atkins Park District • Atlanta University Center District • Berkley Park Historic District • Brookhaven Historic District • Brookwood Hills Historic District • Cabbagetown District • Castleberry Hill Historic District • College Park Historic District • Collier Heights Historic District • East Point Industrial District • Fairburn Commercial Historic District • Fairlie-Poplar Historic District • Fox Theatre Historic District • Garden Hills Historic District • Georgia Institute of Technology Historic District • Grant Park Historic District • Grant Park North District • Home Park School District • Hotel Row Historic District • Howell Interlocking Historic District • Howell Station Historic District • Inman Park Historic District	• Inman Park-Moreland Historic District • Martin Luther King Jr Historic District • Knox Apartments, Cauthorn House and Peachtree Road Apartments Historic District • Lakewood Heights Historic District • Mean Street Historic District • Midtown Historic District • Mozely Park Historic District • Oakland City Historic District • Peachtree Highlands Historic District • Peachtree Highlands – Peachtree Park Historic District • Piedmont Park Historic District • Pittsburgh Historic District • Reynoldstown Historic District • Roswell Historic District • Southern Railway North Avenue Yards Historic District • Sweet Auburn Historic District • Techwood Homes Historic District • Underground Atlanta Historic District • Virginia Highland Historic District • Washington Park Historic District • West End Historic District • Whittier Mills Historic District
Gwinnett County	• Norcross Historic District	
Henry County	• Lawrenceville Street Historic District	• McDonough Historic District
Rockdale County	• Conyers Commercial Historic District	• Conyers Residential Historic District

Olympic Legacy

Atlanta hosted the Summer Olympics in 1996, and the entire region and state had the benefit of the exposure as a world class city, capable of hosting such an event. The modern Olympics began in 1896, and since that time, only two other U.S. cities have had the distinction of serving as host communities. The 1996 games in Atlanta coincided with its centennial celebration, adding another level of significance to the experience. Within the Atlanta Region, Olympic events were held at fifteen different locations, but **Centennial Olympic Park** stands out as Georgia's lasting legacy of the Centennial Olympic Games. Located in downtown Atlanta, the 21-acre park includes commemorative features such as 600,000+ engraved bricks sponsored by private donors; granite from each of the five continents represented in the Olympic Games; and the Fountain of Rings – using the Olympic symbol of five interconnected rings. As a symbol of the Olympic legacy in Georgia, Centennial Olympic Park has been identified as a Regionally Important Resource.

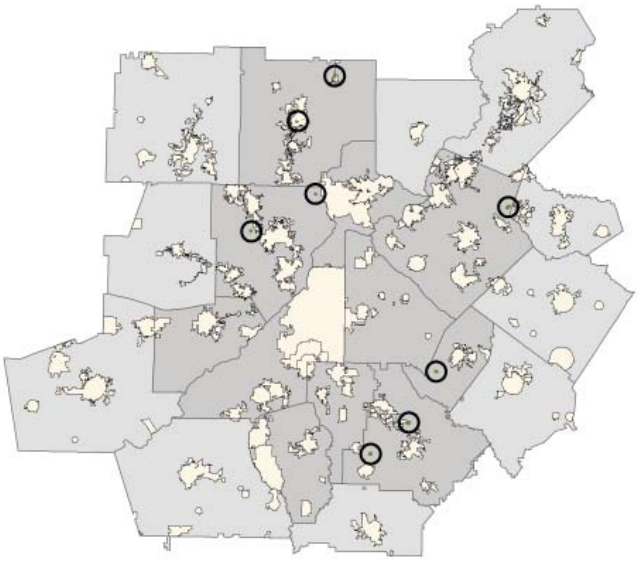


Centennial Olympic Park

Value	Vulnerability
• Nominated by an individual, interested organization, local government/ government agency • Preserves areas that have historical or cultural value by virtue of history, place or time period represented	• Potential lack of financial resources for appropriate stewardship
ARC Management Strategies	
ARC will continue to support existing programs and regulations for the management of Centennial Olympic Park. The park is owned by the State of Georgia and operated by the Georgia World Congress Center Authority (www.centennialpark.com). It also benefits from a "Friends of" organization that provides additional financial resources.	
Guidance for Appropriate Development Practices	
• Design of new development should be compatible in terms of size scale and aesthetic appearance near existing resources • Consider the donation of a conservation easement for land that will be impacted by development in proximity to a historic or cultural resource • Where possible, use multi-use trails to link new developments to public access points for national or state parks and other recreation areas	
General Policies and Protection Measures	
• Work proactively to foster partnerships/ "friends of" programs to enhance the effective stewardship of historic and cultural resources • Work cooperatively to develop a regional TDR program • Within the context of a community green infrastructure plan, develop local connections among regional parks, trail and other community resources	

Centennial Olympic Park

Georgia Centennial Farms



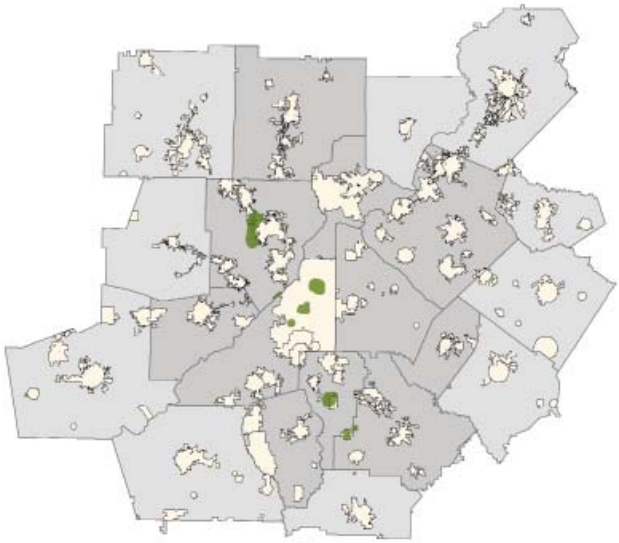
Georgia Centennial Farms in the Atlanta Region

In addition to identifying national landmarks and districts that have met the Secretary's Standards, other resources identified through state agencies represent the unique history and heritage of Georgia. The Georgia Centennial Farm Program recognizes the agricultural heritage of the state and the families who have been integral to its history. It focuses on farms that have been in operation for over a century - some held by the same family, and some meeting the criteria to be considered National Register eligible. The Centennial Farms in the Atlanta Region have not only been identified as significant historic resources and cultural landscapes by a state agency, but also connect with the ARC criteria of preserving significant working agricultural resources. Eight farms have been recognized in the Atlanta Region through the Centennial Farm Program: **A.W. Roberts Farm** (Cherokee County); **Lake Laura Gardens** (Cobb County); **Moss Clark Farm** (Henry County); **Fieldstone Farm** (Henry County); **Rolling Acres Farm** (Rockdale County); **Gresham Galt Farm** (Cherokee County); **Mabry Farm** (Cobb County); **Alfarminda Farm** (Gwinnett County).

Value	Vulnerability
• Natural or cultural resources identified by other state agencies and/or environmental protection organizations • Preserves water quality and quantity by protecting drainage, flood control, recharge areas, watersheds, buffers, etc. • Creates or preserves active or passive greenspaces including trails, gardens and informal places of natural enjoyment in areas currently underserved by greenspace • Preserves areas that have historical or cultural value by virtue of history, place or time period represented • Preserves significant working agricultural or forest resources and/or creates opportunities for local food production activities • Areas that contribute to region-wide connections between existing an proposed regional resources	• Fluctuations in land values threatens economic viability of current use • Threatened by adjacent development that is incompatible in terms of design, scale or land use • Threatened by destruction of significant viewshed • Lack of protection through adequate regulations and/ or easements • Lack of long-term ownership plan/ transitional ownership for some parts of the resources
ARC Management Strategies	
ARC will continue to support existing programs and regulations for the management of Centennial Farms. The designation as a Centennial Farm is administered through the State Historic Preservation Office (SHPO), which in Georgia is within the Department of Natural Resources, Historic Preservation Division (www.gashpo.org). Each farm is privately owned.	
Guidance for Appropriate Development Practices	
• Design of new developments should be compatible in terms of size, scale and aesthetic appearance near existing resources • Consider the donation of a conservation easement for land that will be impacted by development in proximity to a historic or cultural resource • Voluntary covenants should be placed on adjacent developments that acknowledge the right to farm of existing agricultural operations	
General Policies and Protection Measures	
• Incorporate a heritage tourism and/ or agritourism component into community economic development plans • Ensure that local ordinances do not preclude existing agricultural uses, nor the development of new agriculturally-oriented businesses, such as equestrian uses and local food production, where appropriate • Document significant features that contribute to the scenic viewshed of natural, historic and areas to mitigate the visual impact of new development in these areas	

Civil War Battlefields and Sites

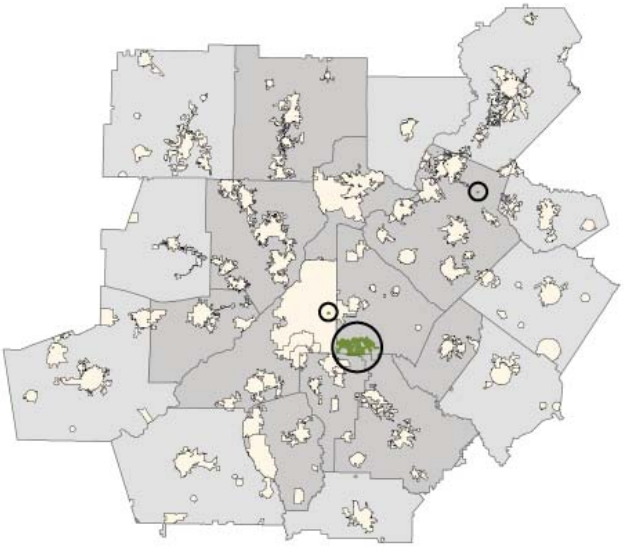
The National Park Service has taken the lead on recognizing the importance of Civil War Battlefields within the context of our local and regional cultural heritage, as well as for their implications for our national history. Working through local partnerships with organizations such as the Georgia Battlefield Association, continued documentation has identified remnants of several significant sites in the Atlanta Region. These are sites of value as both historic resources and cultural landscapes. The Civil War Sites Advisory Commission has identified seven primary Civil War Battles that are associated with the Atlanta Campaign (1864) within the Atlanta Region: **Ezra Church/ Battle of the Poor House** (Fulton County); **Jonesborough** (Clayton County); **Kennesaw Mountain** (Cobb County); **Kolb's Farm** (Cobb County); **Lovejoy's Station** (Clayton County); **Peachtree Creek** (Fulton County) ; **Utoy Creek** (Fulton County). Nominations were also submitted for additional Civil War sites: **Nash Farm Battlefield Park** (Henry County) and the remnants of the earthwork **Shoupades** constructed by Confederate General Joseph E. Johnston (Cobb County).



Civil War Battlefields and Sites in the Atlanta Region

Value	Vulnerability
• Resource nominated by an individual, interested organization, local government/ governmental agency • Natural or cultural resources identified by other state agencies and/or environmental protection organizations • Preserves areas that have historical or cultural value by virtue of history, place or time period represented • Areas that contribute to region-wide connections between existing and proposed regional resources	• Threatened by destruction of subsurface resources, such as archaeological sites • Lack of protection through adequate regulations and easements • Lack of financial resources for appropriate stewardship • Lack of long-term ownership plan/ transitional ownership for some parts of the resources
ARC Management Strategies	
ARC will continue to support existing programs and regulations for the management of Civil War Battlefields and Sites. Many of the resources identified with the Civil War are located on private property. Kennesaw Mountain National Battlefield Park commemorates the battle that took place at Kennesaw Mountain, and includes resources such as Kolb's Farm. Nash Farm Battlefield is a Historic Park managed by Henry County, and one of the eight remaining earthwork Shoupades in Cobb County will be located within a tract of land that has been acquired by the county. "Friends of" groups, including the River Line Historic Area Committee (Mableton Improvement Coalition) and the Friends of Nash Farm, provide additional resources to these sites.	
Guidance for Appropriate Development Practices	
• Consider the donation of a conservation easement for land that will be impacted by development in proximity to a historic or cultural resource • Do not disturb land in proximity to the boundary of a potential subsurface resource, such as a cemetery or archaeological site • Consider impact to viewsheds and take appropriate steps to mitigate impacts	
General Policies and Protection Measures	
• Incorporate a heritage tourism component into community economic development plans • Work proactively to foster partnerships/ "friends of" programs to enhance the effective stewardship of historic and cultural resources • Implement a conservation easement donation program for the public holding of easements • Within the context of a community green infrastructure plan, develop local connections among regional parks, trails and other community resources • Establish criteria to identify potential corridors that possess unique natural, scenic, or cultural value	

Soapstone Ridge, Fort Daniel, Oakland Cemetery and Other Archaeological Resources



Soapstone Ridge, Fort Daniel Archaeological Site and Oakland Cemetery

Soapstone Ridge is a 25-square mile area lying in the southwest corner of DeKalb County, with smaller sections extending into Fulton and Clayton Counties. It is a low ridge, cut by several streams, rising from the south bank of the South River, containing the largest collection of archaic soapstone quarries used by Native Americans in the eastern United States. Archaeological surveys performed in the 1970s identified 65 archaeological sites. Since this time, many sites have been lost to the rapid residential development that took place from the 1980s to the early 2000s. Soapstone Ridge has also been designated as a local historic district governed by the DeKalb County Historic Preservation Ordinance, providing strict archaeological guidelines for areas within the local district. Among other things, these guidelines include a review procedure, requirement for an intensive field survey, and site preservation mechanisms.

The **Fort Daniel Archaeological Project** in Gwinnett County is included as a Regionally Important Resource for its historic value documenting late 18th/ early 19th century frontier settlement patterns in Georgia, and also as an example of the importance of preservation of archaeological sites and the role they plan within a green infrastructure network. The effort to excavate and document Fort Daniel has been lead by professional archaeologists and volunteers, including the efforts of the Gwinnett Archaeological Research Society. Their efforts have resulted in the Friends of Fort Daniel, which has since transformed itself into the non-profit Fort Daniel Foundation, Inc. They have been able to leverage funds to complete a master plan of the site to be developed as the Fort Daniel Historic Site and Archaeological Research Park. Once constructed, the park will serve purposes of both conservation and recreation, and provide a unique educational experience as well.

Historic **Oakland Cemetery**, listed on the National Register of Historic Places, is one of the earliest municipal cemeteries in the Atlanta Region and is still used for burials today. It is an example of the rural garden cemetery movement popular in the 19th century, with curvilinear paths, natural landscaping, and elaborate monuments to many of Atlanta's earliest citizens. It contains distinct burial areas for members of Caucasian, African American, and Jewish communities, as well as an extensive potter's field, which is the resting place of thousands of individuals too poor to afford grave markers. Oakland is located in proximity to the Atlanta Beltline and is used as a unique greenspace resource, but is also faced with a variety of challenges, including exposure to the elements and damage caused by adjacent heavy transport operations.

Within the Atlanta Region, there are 186 other sites that are either listed in the National Register or have been identified as potential National Register eligible archaeological sites. The rapid pace of development within the Atlanta Region has resulted in the alteration or demolition of buildings, sites, objects, landscapes and other traditional historic resources, making the archaeological record even more valuable. Cemeteries also function as placeholders for past development patterns that have long since been lost to encroaching development. Soapstone Ridge, Fort Daniel, and Oakland Cemetery are illustrative of the unique nature of these types of subsurface resources, and are representative of areas that can benefit from additional research and documentation.

Soapstone Ridge, Fort Daniel, Oakland Cemetery and Other Archaeological Resources

Value	Vulnerability
• Resource nominated by an individual, interested organization, local government/ governmental agency • Preserves areas that have historical or cultural value by virtue of history, place or time period represented • Areas that contribute to region-wide connections between existing and proposed regional resources	• Threatened by destruction of subsurface resources, such as archaeological sites • Threatened by adjacent development that is incompatible in terms of design, scale or land use • Lack of protection through adequate regulations and/ or easements • Lack of enforcement of existing regulations • Lack of long-term ownership plan/ transitional ownership for some parts of the resources
ARC Management Strategies	
ARC will continue to support existing programs and regulations for the management of archaeological and subsurface resources. Soapstone Ridge has been designated as a site on the National Register of Historic Places. Designation is an honorific title, which confers no additional regulations by the local government. National Register criteria are linked to certain preservation incentives, such as tax credits, and it also triggers a level of review in instances where federally funded, licensed or permitted activities may impact resources within the district. The programs are managed by the State Historic Preservation Office (SHPO) which in Georgia is operated through the Department of Natural Resources, Historic Preservation Division (www.gashpo.org). Soapstone Ridge has also been designed as a local historic district governed by the DeKalb County Historic Preservation Ordinance (www.co.dekalb.ga.us/planning/mainPage). Fort Daniel is eligible for listing on the National Register of Historic Places, but there are currently no local protections for this site. Typical of cemeteries, Oakland is managed through a partnership among the City of Atlanta and a non-profit organization, while individual burial plots are owned by the individuals buried therein, and by extension their families and descendents (www.oaklandcemetery.com). Oakland Cemetery is also listed on the National Register of Historic Places.	
Guidance for Appropriate Development Practices	
• Consider the donation of a conservation easement for land that will be impacted by development in proximity to a historic or cultural resource • Do not disturb land in proximity to the boundary of a potential subsurface resource, such as a cemetery or archaeological site • Consider impact to viewsheds and take appropriate steps to mitigate impacts	
General Policies and Protection Measures	
• Work proactively to foster partnerships/ "friends of" programs to enhance the effective stewardship of historic and cultural resources • Implement a conservation easement donation program for the public holding of easements • Establish criteria to identify potential corridors that possess unique natural, scenic, or cultural value	

Oakland Cemetery

Guidance for Appropriate Development Practices

Table 7: *Matrix of Guidance for Appropriate Development Practices* **Historic and Cultural Resources**	National Historic Landmarks	National Register Historic Districts	Olympic Legacy/ Centennial Olympic Park	Georgia Centennial Farms	Civil War Battlefields and Sites	Soapstone Ridge, Fort Daniel and Other Archaeological Resources
Regulations and Plans						
Adhere to all local, state and federal regulations for the protection of State Vital Areas						
Where practical, exceed minimum required buffers from protected areas						
Encourage the voluntary set aside of land in a development that is part of a conceptual greenway connectivity plan						
Site Design and Connectivity						
Use alternative designs and materials to minimize the use of impervious surface to the greatest practical extent						
Where possible, utilize natural features on site for stormwater management						
Install rain gardens, vegetated swales or other enhanced water filtration design within the landscape of the project to enhance the quality of stormwater run-off						
Where possible, retain existing vegetation and topography						
Locate structures and impervious areas as far away as possible from water resources, including wetlands and flood prone areas on the development site						
Undertake stream restoration or streambank stabilization for any compromised areas of a stream						
Where possible, link wetlands along river corridors to existing greenways or establish a conservation mechanism for future greenway development						
Do not disturb land in proximity to the boundary of a potential subsurface resource, such as a cemetery or archaeological site					X	X
Incorporate, as practical, edible landscape options or space for community gardens within community common areas or buffers						
Where possible, use multi-use trails to link new developments to public access points for national or state parks and other recreation areas			X			
Architectural and Design Aesthetics						
Consider impact to viewsheds and take appropriate steps to mitigate impacts	X	X			X	X
Design of new development should be compatible in terms of size, scale, and aesthetic appearance near existing resources	X	X	X	X		
New developments should complement, but not copy, historic precedents	X	X				
Programs and Protections						
Consider the donation of a conservation easement for land that will be impacted by development in proximity to a historic or cultural resource, or rural or agricultural area	X	X	X	X	X	X
Voluntary covenants should be placed on adjacent developments that acknowledge the right to farm of existing agricultural operations				X		

General Policies and Protection Measures

Table 8: *Matrix of General Policies and Protection Measures* **Historic and Cultural Resources**	National Historic Landmarks	National Register Historic Districts	Olympic Legacy/ Centennial Olympic Park	Georgia Centennial Farms	Civil War Battlefields and Sites	Soapstone Ridge, Fort Daniel and Other Archaeological Sites
Regulations and Plans						
Meet or exceed all state and federal regulations for the protection of State Vital Areas						
Adopt model ordinances (or their equivalent) as recommended by the Metropolitan North Georgia Water Planning District						
Within the context of a community green infrastructure plan, develop watershed improvement projects that will enhance the health of watersheds in the local community						
Within the context of a community green infrastructure plan, develop a local greenway management plan that considers both conservation and recreational uses of wetlands flood prone areas and other water quality resources						
Within the context of a community green infrastructure plan develop local connections among regional parks, trails and other community resources			X		X	
Ensure that local ordinances do not preclude existing agricultural uses, nor the development of new agriculturally-oriented businesses, such as equestrian uses, home occupations, and local food production, where appropriate				X		
Clearly define animal units per zoning district that are appropriate to the scale of agricultural operations within the community						
Incorporate a heritage tourism and/ or agritourism component into community economic development plans	X	X		X	X	
Site Design and Connectivity						
Promote the redevelopment of existing sites and address any prior water quality impacts at the time of redevelopment						
Adopt a conservation subdivision/ cluster subdivision option where appropriate; review and revise existing conservation subdivision/ cluster subdivision ordinances to ensure they accomplish conservation goals						
Ensure local development review process adequately addresses protections for areas that are important to water quality and ensure that local ordinances do not preclude site design standards that improve water quality						
Ensure that current development ordinances limit or prohibit the location of structures in flood prone areas						
Establish incentives for development projects that provide access to a community greenway or trail						
Establish criteria to identify potential corridors that possess unique natural, scenic, or cultural value		X			X	X
Architectural and Design Aesthetics						
Document significant features that contribute to the scenic viewshed of natural, historic and rural areas and develop design guidelines to mitigate the visual impact of new development in these areas	X	X		X		
Understand and advocate the role that historic structures plan in promoting energy conservation and sustainable community design		X				
Programs and Protections						
Work cooperatively to develop a regional TDR program		X	X			
Implement a conservation easement donation program for the public holding of easements and/ or explore options for the fee simple ownership of greenspace by local governments					X	X
Examine the feasibility of establishing a PDR program that focuses on land acquisition along stream banks and floodplains						
Establish a wetlands/ streambank mitigation bank along a greenway						
Work proactively to foster partnerships/ "friends of" programs to enhance the effective stewardship of greenways, trails, parks, and historic and cultural resources	X	X	X		X	X
Pursue programs such as Preserve America and/ or Certified Local Government status to increase access to funding opportunities for historic and cultural resource protection	X	X				
Enhance traditional historic preservation efforts by developing an interpretive context through oral history, wayfinding signage, and installation of historic markers	X	X				

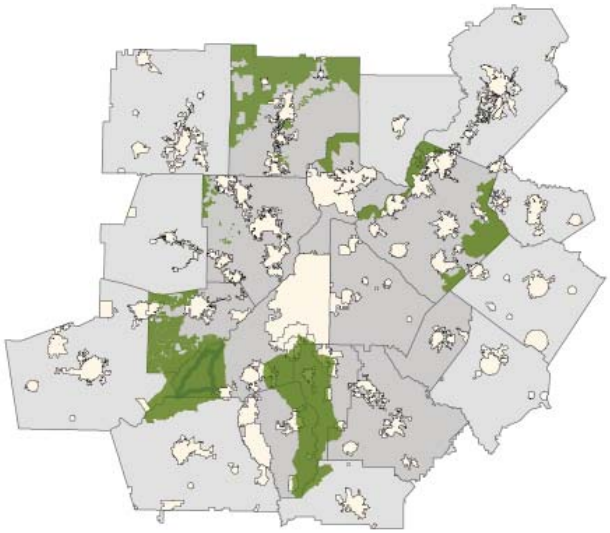
Resource Narratives: Areas of Scenic and Agricultural Value

The pace and scale of the urbanization that has taken place in the Atlanta Region has precluded many of the traditional land uses associated with the rural, agrarian character found throughout Georgia. Nonetheless, the desire of local communities to preserve what is left of their rural character coupled with a recent growth in the interest of locally grown and/ or organic foods calls attention to the unique nature of rural and agricultural uses within the Region. Portions of north and south Fulton County, western Douglas County, eastern Gwinnett County, western Cobb County, northern Cherokee County, and the South Fayette County/ Clayton County Panhandle area still retain much of the feel and character of rural communities. Local Comprehensive Plans for these areas reflect the desire to protect this character against the pressures of continued development. Within these areas, as well as other isolated pockets throughout the Atlanta Region, small-to-medium size farms have been able to engage in agricultural production. Much of this is done on a limited scale, and an informal survey of resources suggests that many of these farming efforts are sustained by access to local farmers markets or Community Supported Agricultural cooperatives. Community gardens are beginning to emerge is places like Decatur (Oakhurst Community Garden), Atlanta (Rose Circle Community Garden) and Suwanee (Harvest Farm at White Street Park).

Overall, each of these areas of agricultural and scenic value identified as Regionally Important Resources encompass a broad range of unique issues and opportunities. Their inclusion in this plan results from the distinctive niche they hold in an otherwise largely urban and suburban region. Within each, there is an array of existing mechanisms to control land use patterns – zoning and development regulations, overlay districts, and future development plans, to name a few. Identifying these areas as Regionally Important Resources reinforces many of the local policies and regulations that govern these areas and enhances the awareness of the value of cultural landscapes within these areas. Of all resources defined within this Plan, areas of agricultural and or scenic value can benefit from holistic land planning efforts that consider their value defined within a larger context and merges the best of natural resource conservation with historic preservation.

Areas of Scenic and Agricultural Value

North Fulton County: The City of Milton comprises the northernmost tip of Fulton County. Incorporated in 2006, the city's vision statement draws a distinction between their goals and others in the urban Atlanta Region: Milton is a distinctive community embracing small-town life and heritage while preserving and enhancing our rural character. Numerous equestrian farms have developed in this region, and the topography reflects a noticeable shift between the Georgia Piedmont and the Blue Ridge environments. The Future Character Areas of their Comprehensive Plan Update rely heavily on descriptors of less intensity: Linear Greenspace, Equestrian Estates, Rural Residential, Agricultural Area, Conservation Area and Greenspace, Rural Village and Scenic Corridors.



Regional Areas of Scenic and Agricultural Value

Fulton County's Comprehensive Plan also identifies the importance of their rural resources. They identify numerous crossroads communities, or areas that were the "…hub of activities and services in the farming communities." The communities of Crabapple, Birmingham and Arnold Mill are identified as still maintaining a high degree of character, and others including Ocee, Fields Crossroads, Warsaw, Hopewell, Newtown, and Webb retain some level of identity, but have lost most of the buildings that formed the core of the communities. Crabapple, Birmingham, and Arnold Mill fall within zoning overlays in the city of Milton that allow significant opportunities for design review to preserve community character.

Rural areas have unique architectural and landscape elements within the region and reflect development patterns lost to more intensive development.

South Fulton County: Much of the area of South Fulton that falls within the designation as a Regionally Important Resource lies within the city of Chattahoochee Hills. Numerous nominations for potential resources were received within this area, including cemeteries, scenic views, parks, and watershed protection districts. The collective area identified as a Regionally Important Resource includes many of these areas that were nominated as individual sites. (Appendix C includes a complete list of nominated resources.)

Initiatives aimed at developing this area as a new model for sustainable development in the region have existed for some time. In addition to efforts to preserve and protect water quality and forest resources, Chattahoochee Hills has also developed a plan for a nearly 100-mile system of greenways and trails. Community members advocate for the increasing viability of small farms and preservation of agricultural uses. Enabling mechanisms are in place to use both transfer and purchase of development rights in this area. Also within the South Fulton area, the Georgia Scenic Byways Program has recognized the South Fulton Byway. It is a 29-mile loop that uses Cochran Mill Road, Hutcheson Mill Road and State Highway 70 and allows opportunities to view forest and pastoral landscapes through both motoring and cycling.

Areas of Scenic and Agricultural Value

Land extensive uses for agricultural and equestrian operations have unique needs with the context of metropolitan urban and suburban development patterns.

Gwinnett County: Two distinct character areas within Gwinnett County have been specifically designed to balance the demand for growth with the need for preservation. The Chattahoochee River Area is comprised primarily of residential development, but the county has determined a need to protect the Chattahoochee River and Lake Lanier through future development that is more environmentally sensitive. Additionally, the local plan found that there is little need or demand for intense development, such as mixed-use, conventional retail centers, industrial uses and multi-family housing. This area includes unincorporated Gwinnett County, as well as portions of Berkeley Lake, Duluth, Suwanee, Sugar Hill and Buford.

Areas of the eastern portion of Gwinnett County have been designated as Rural Estate Areas. This is intended to preserve the county's rural history while anticipating growth pressures that they are likely to see in the future. This area includes several other resources nominated as Regionally Important, including Tribble Mill Park and Harbins-Alcovy River Park.

Western Cobb County: Cobb County has designated areas within their community for limited lower density development. The areas denoted as Rural Residential in the Cobb County Comprehensive Plan and Future Land Use Map likely do not have access to sewer and are not in proximity to major activity centers or public services. These areas are to be developed in a manner that helps protect rural character and environmentally sensitive areas. The area also includes natural and environmentally sensitive resources, particularly those associated with Lake Allatoona and its surrounding environs, that foster open space protection and preserve a sense of rural character.

North Cherokee County: Recognizing that large scale farming operations have ceased to be predominant in the county, the intent of the Rural Places Character Area is to provide for an agricultural-residential community that enhances the stewardship of natural and scenic environment. It promotes traditional rural home economies, limits the scale of commercial uses, and discourages suburban patterns of development. Identified elements key to the preservation of this character area include the limitation on sewer expansion and emphasis on greenspace conservation. Much of this area also coincides with land in the Etowah River Basin, which is home to several endangered wildlife species. This Etowah River Corridor will benefit from another level of natural resources management when the Etowah Conservation Habitat Plan is adopted.

West Douglas County: The health of the Dog River Watershed in western Douglas County is a key component of the county's efforts to maintain water quality. As a result the county has initiated efforts to protect land within the drainage basin of the Dog River Reservoir. In addition to water quality monitoring programs, the county developed a zoning classification that results in less impact from impervious surfaces and limited number of septic tanks. The county also imposes buffers and impervious surface limitations adjacent to rivers and streams.

Rural and agricultural areas accommodate forestry uses.

Areas of Scenic and Agricultural Value

South Fayette County/ Clayton County Panhandle: The significance of these areas as Regionally Important Resources is tied not only to their low density land use patterns and preservation of rural character, but also the importance of the unique ecosystem of the Flint River. The Flint River and surround lands are critical natural features in the southern portion of the Atlanta Region. The headwaters of the Flint River are within the Atlanta region, and it supplies water in the southern portion of the region. It is known for abundant wetlands and is home to several endemic fish species. The Flint River originates near the Hartsfield Jackson International Airport and flows south through Clayton County. All of Fayette County is within the Flint basin as well as portions of Clayton, Fulton and Henry Counties. The headwaters of the Flint River are highly impervious due to the presence of the airport and associated uses.

Much of this area of Clayton County is shown to be appropriate for agricultural or conservation use on its Future Land Use Map. This provides opportunities to preserve a lower density pattern of development that will lend itself to better protection for the health of the river basin. (The importance of River Basins in regional planning is addressed in Appendix A). Also within this area is a large facility operated by the Clayton County Water Authority that uses natural treatment systems to treat reclaimed water, including constructed wetlands. The Authority controls more than 4,000 acres of greenspace within this area.

In Fayette County, the RIR boundary is not only influenced by the geography of the river corridor, but also the county's commitment to protecting its southern portion as an Agricultural/ Residential Zone. Current zoning in the area limits development to one residential unit per five acres, which is the least intensive density in the Atlanta Region. Conservation mapping work by the State of Georgia also supports the need to conserve this area to further overall environmental quality.

Rural and agricultural areas enhance environmental quality in a variety of ways, including preserving water quality, wildlife habitat and aesthetic views.

Areas of Scenic and Agricultural Value

Value	Vulnerability
• Resource nominated by an individual, interested organization, local government/ governmental agency, in specific instances • Creates or preserves active or passive greenspaces including trails, gardens and informal places of natural enjoyment in areas currently underserved by greenspace • Protects wildlife habitat by creating, buffering, preserving habitat areas and corridors • Preserves significant working agricultural or forest resources and/or creates opportunities for local food production activities • Areas that contribute to region-wide connections between existing and proposed regional resources	• Fluctuations in land values threatens economic viability of current use • Threatened by adjacent development that is incompatible in terms of design, scale or land use • Threatened by destruction of significant viewshed • Potential adverse impact on wildlife/ loss of biodiversity • Lack of protection through adequate regulations and/ or easements • Lack of enforcement of existing regulations • Lack of long-term ownership plan/ transitional ownership for some parts of the resources

ARC Management Strategies

ARC will continue to support existing programs and regulations for the management of areas of Scenic and Agricultural Value, but will also actively work to facilitate appropriate conservation mechanisms and provide technical assistance for resource management and enhancement. Preservation of agriculturally viable areas will enhance the emerging local food markets in the area. As development pressures continue, conservation of scenic views will afford opportunities to preserve a diminishing resource. Limited work has been done on developing policies or regulations within the Atlanta region to actively foster preservation of these areas and develop conservation mechanisms appropriate for their stewardship. Advocating for a regional effort to coordinate planning activities that further the preservation of opportunities for urban agricultural, scenic byways, and low intensity development in appropriate areas will foster greater diversity within the character of a region and state green infrastructure amenities.

Guidance for Appropriate Development Practices

- Design of new development should be compatible in terms of size, scale and aesthetic appearance near existing resources
- Voluntary covenants should be placed on adjacent developments that acknowledge the right to farm of existing agricultural operations
- Consider impact to viewsheds and take appropriate steps to mitigate impacts
- Incorporate, as practical, edible landscape options or space for community gardens within community common areas or buffers
- Where practical, exceed minimum required buffers from protected areas
- Encourage the voluntary set aside of land in a development that is part of a conceptual greenway connectivity plan
- Where possible, retain existing vegetation and topography
- Do not disturb land in proximity to the boundary of a potential subsurface resource, such as a cemetery or archaeological site

General Policies and Protection Measures

- Within the context of a community green infrastructure plan, develop local connections among regional parks, trails and other community resources
- Document significant features that contribute to the scenic viewshed of natural, historic and rural areas and develop design guidelines to mitigate the visual impact of new development in these areas
- Ensure that local ordinances do not preclude existing agricultural uses, nor the development of new agriculturally-oriented businesses, such as equestrian uses, home occupations, and local food production, where appropriate
- Adopt a conservation subdivision/ cluster subdivision option where appropriate; review and revise existing conservation subdivision/ cluster subdivision ordinances to ensure they accomplish conservation goals
- Clearly define animal units per zoning district that are appropriate to the scale of agricultural operations within the community
- Work proactively to foster partnerships/ “friends of” programs to enhance the effective stewardship of historic and cultural resources
- Implement a conservation easement donation program for the public holding of easements and/or explore options for the fee simple ownership of greenspace by local governments
- Work cooperatively to develop a regional TDR program
- Incorporate a heritage tourism and/ or agritourism component into community economic development plans
- Establish criteria to identify potential corridors that possess unique natural, scenic or cultural value
- Enhance traditional historic preservation efforts by developing an interpretive context through oral history, wayfinding signage, and installation of historic markers

Guidance for Appropriate Development Practices

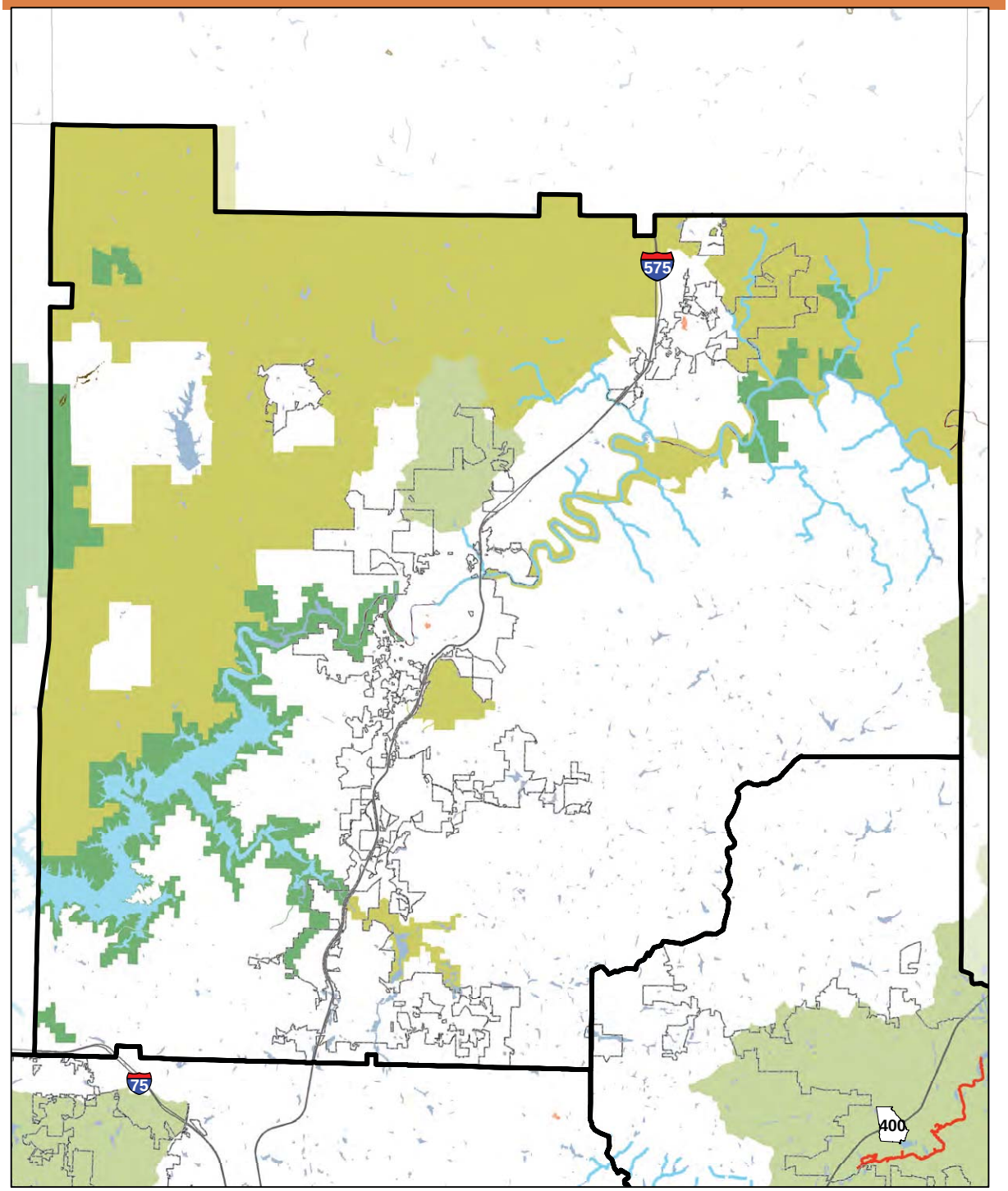
Table 9: *Matrix of Guidance for Appropriate Development Practices* **Areas of Agricultural and/or Scenic Value**	North Fulton County	South Fulton County	Gwinnett County	Western Cobb County	North Cherokee County	West Douglas County	South Fayette County/ Clayton County Panhandle
Regulations and Plans							
Adhere to all local, state and federal regulations for the protection of State Vital Areas							
Where practical, exceed minimum required buffers from protected areas	X	X	X	X	X	X	X
Encourage the voluntary set aside of land in a development that is part of a conceptual greenway connectivity plan	X	X	X	X	X	X	X
Site Design and Connectivity							
Use alternative designs and materials to minimize the use of impervious surface to the greatest practical extent							
Where possible, utilize natural features on site for stormwater management							
Install rain gardens, vegetated swales or other enhanced water filtration design within the landscape of the project to enhance the quality of stormwater run-off							
Where possible, retain existing vegetation and topography	X	X	X	X	X	X	X
Locate structures and impervious areas as far away as possible from water resources, including wetlands and flood prone areas on the development site							
Undertake stream restoration or streambank stabilization for any compromised areas of a stream							
Where possible, link wetlands along river corridors to existing greenways or establish a conservation mechanism for future greenway development							
Do not disturb land in proximity to the boundary of a potential subsurface resource, such as a cemetery or archaeological site	X	X	X	X	X	X	X
Incorporate, as practical, edible landscape options or space for community gardens within community common areas or buffers	X	X	X	X	X	X	X
Where possible, use multi-use trails to link new developments to public access points for national or state parks and other recreation areas							
Architectural and Design Aesthetics							
Consider impact to viewsheds and take appropriate steps to mitigate impacts	X	X	X	X	X	X	X
Design of new development should be compatible in terms of size, scale, and aesthetic appearance near existing resources	X	X	X	X	X	X	X
New developments should complement, but not copy, historic precedents							
Programs and Protections							
Consider the donation of a conservation easement for land that will be impacted by development in proximity to a historic or cultural resource or rural or agricultural area	X	X	X	X	X	X	X
Voluntary covenants should be placed on adjacent developments that acknowledge the right to farm of existing agricultural operations	X	X	X	X	X	X	X

General Policies and Protection Measures

Table 10: *Matrix of General Policies and Protection Measures* **Areas of Agricultural and/ or Scenic Value**	North Fulton County	South Fulton County	Gwinnett County	West Cobb County	North Cherokee County	West Douglas County	South Fayette County/ Clayton County Panhandle
Regulations and Plans							
Meet or exceed all state and federal regulations for the protection of State Vital Areas							
Adopt model ordinances (or their equivalent) as recommended by the Metropolitan North Georgia Water Planning District							
Within the context of a community green infrastructure plan, develop watershed improvement projects that will enhance the health of watersheds in the local community							
Within the context of a community green infrastructure plan, develop a local greenway management plan that considers both conservation and recreational uses of wetlands flood prone areas and other water quality resources							
Within the context of a community green infrastructure plan develop local connections among regional parks, trails and other community resources	X	X	X	X	X	X	X
Ensure that local ordinances do not preclude existing agricultural uses, nor the development of new agriculturally-oriented businesses, such as equestrian uses, home occupations, and local food production, where appropriate	X	X	X	X	X	X	X
Clearly define animal units per zoning district that are appropriate to the scale of agricultural operations within the community	X	X	X	X	X	X	X
Incorporate a heritage tourism and/ or agritourism component into community economic development plans	X	X	X	X	X	X	X
Site Design and Connectivity							
Promote the redevelopment of existing sites and address any prior water quality impacts at the time of redevelopment							
Adopt a conservation subdivision/ cluster subdivision option where appropriate; review and revise existing conservation subdivision/ cluster subdivision ordinances to ensure they accomplish conservation goals	X	X	X	X	X	X	X
Ensure local development review process adequately addresses protections for areas that are important to water quality and ensure that local ordinances do not preclude site design standards that improve water quality							
Ensure that current development ordinances limit or prohibit the location of structures in flood prone areas							
Establish incentives for development projects that provide access to a community greenway or trail							
Establish criteria to identify potential corridors that possess unique natural, scenic or cultural value	X	X	X	X	X	X	X
Architectural and Design Aesthetics							
Consider impact to viewsheds and take appropriate steps to mitigate impacts							
Document significant features that contribute to the scenic viewshed of natural, rural, and agricultural areas and develop design guidelines to mitigate the visual impact of new development in these areas	X	X	X	X	X	X	X
Understand and advocate the role that historic structures plan in promoting energy conservation and sustainable community design							
Programs and Protections							
Work cooperatively to develop a regional TDR program	X	X	X	X	X	X	X
Implement a conservation easement donation program for the public holding of easements and/ or explore options for the fee simple ownership of greenspace by local governments	X	X	X	X	X	X	X
Examine the feasibility of establishing a PDR program that focuses on land acquisition along stream banks and floodplains							
Establish a wetlands/ streambank mitigation bank along a greenway							
Work proactively to foster partnerships/ "friends of" programs to enhance the effective stewardship of greenways, trails, parks and historic and cultural resources	X	X	X	X	X	X	X
Pursue programs such as Preserve America and/ or Certified Local Government status to increase access to funding opportunities for historic and cultural resource protection							
Enhance traditional historic preservation efforts by developing an interpretive context through oral history, wayfinding signage, and installation of historic markers	X	X	X	X	X	X	X

Regionally Important Resources by County

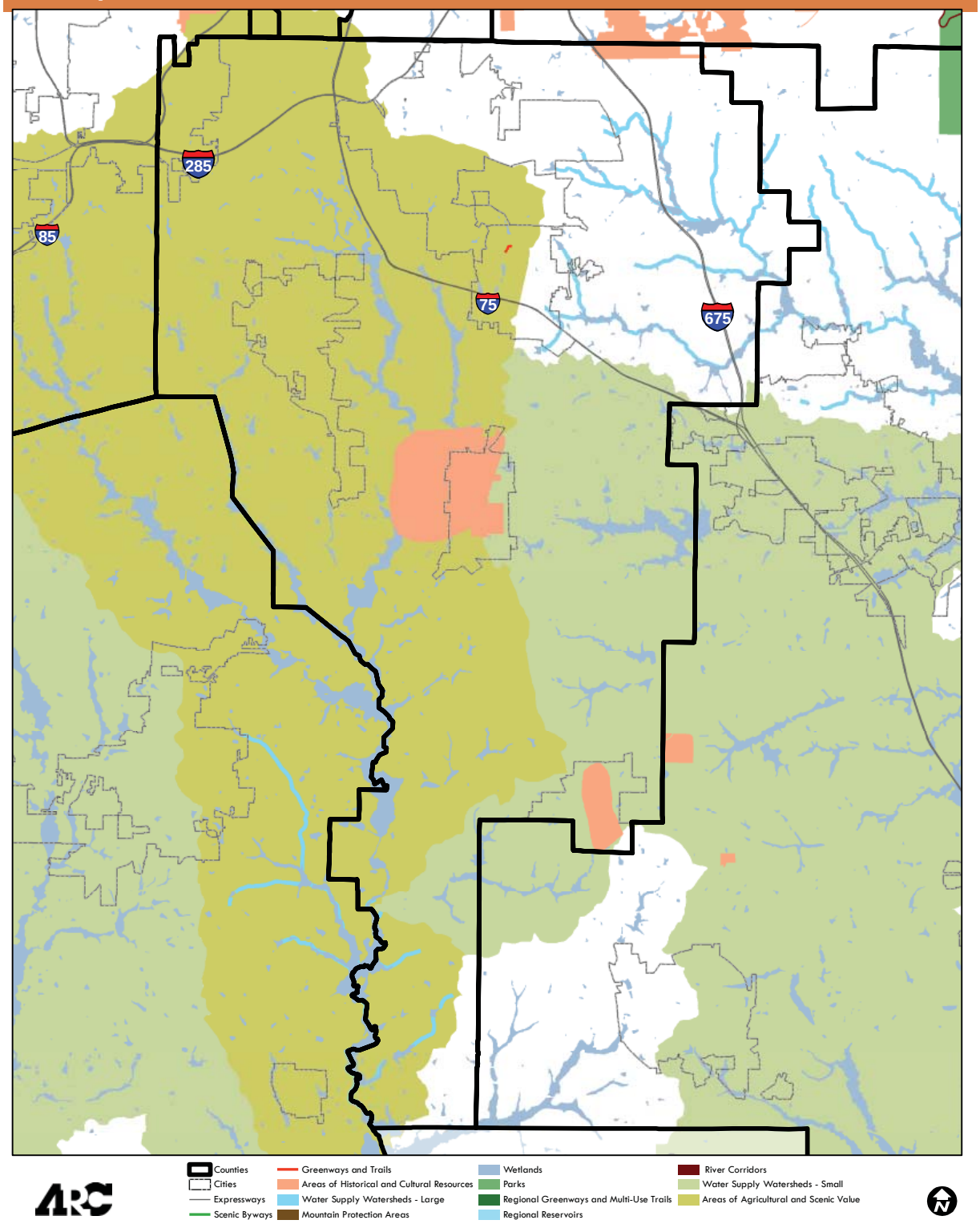
Cherokee



Counties
Cities
Expressways
Scenic Byways
Greenways and Trails
Areas of Historical and Cultural Resources
Water Supply Watersheds - Large
Mountain Protection Areas
Wetlands
Parks
Regional Greenways and Multi-Use Trails
Regional Reservoirs
River Corridors
Water Supply Watersheds - Small
Areas of Agricultural and Scenic Value

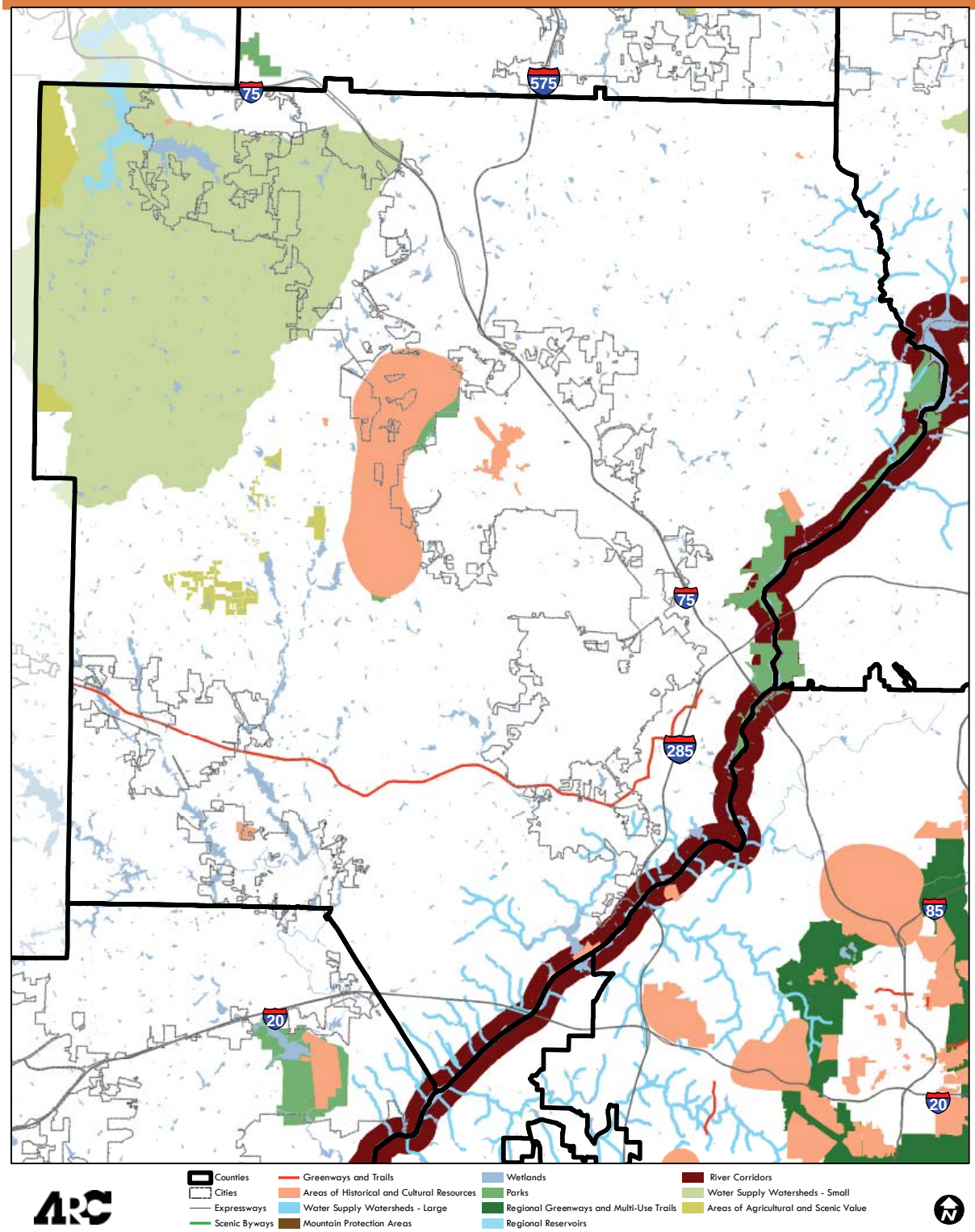
Regionally Important Resources by County

Clayton



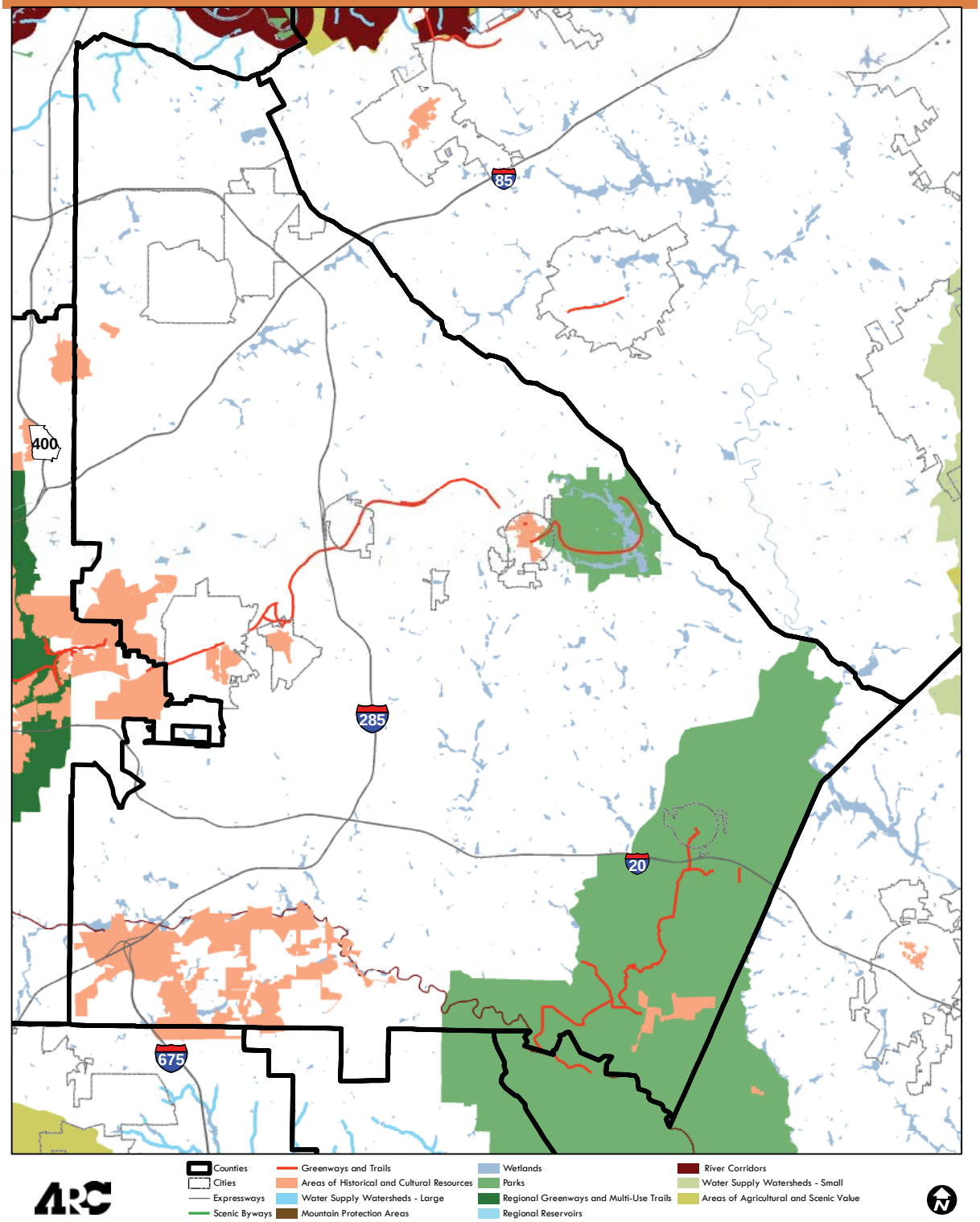
Regionally Important Resources by County

Cobb



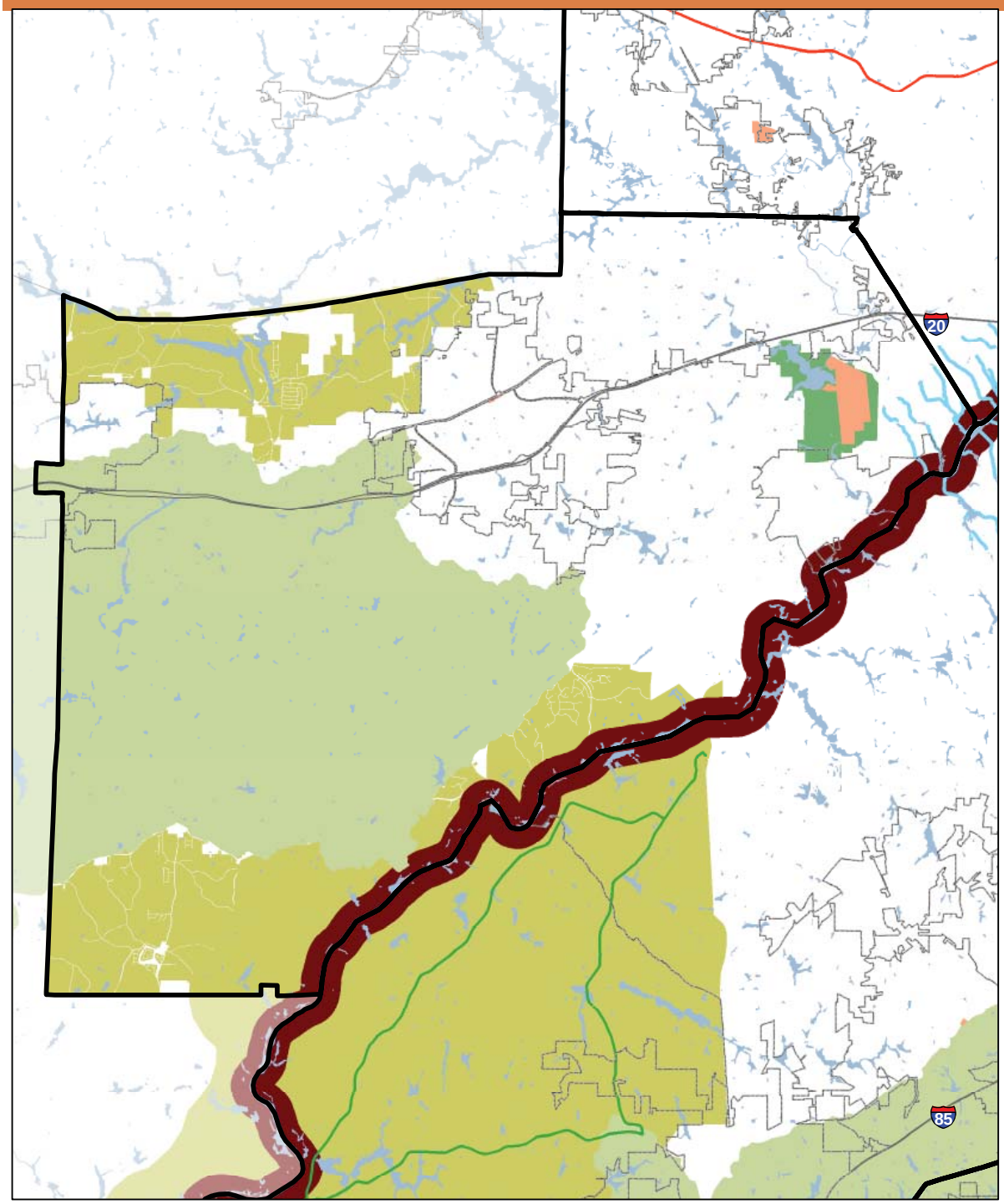
Regionally Important Resources by County

DeKalb



Regionally Important Resources by County

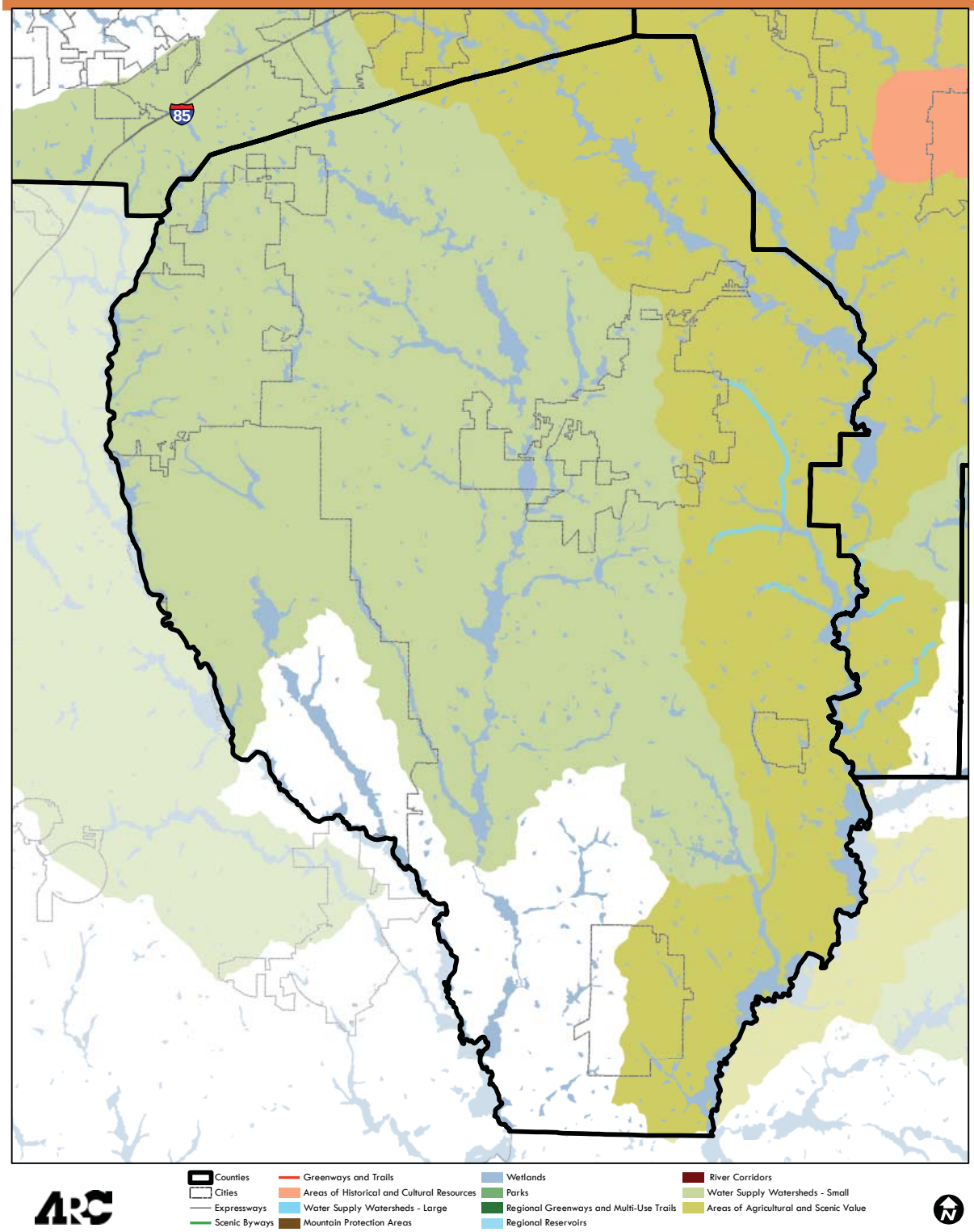
Douglas



Counties
Cities
Expressways
Scenic Byways
Greenways and Trails
Areas of Historical and Cultural Resources
Water Supply Watersheds - Large
Mountain Protection Areas
Wetlands
Parks
Regional Greenways and Multi-Use Trails
Regional Reservoirs
River Corridors
Water Supply Watersheds - Small
Areas of Agricultural and Scenic Value

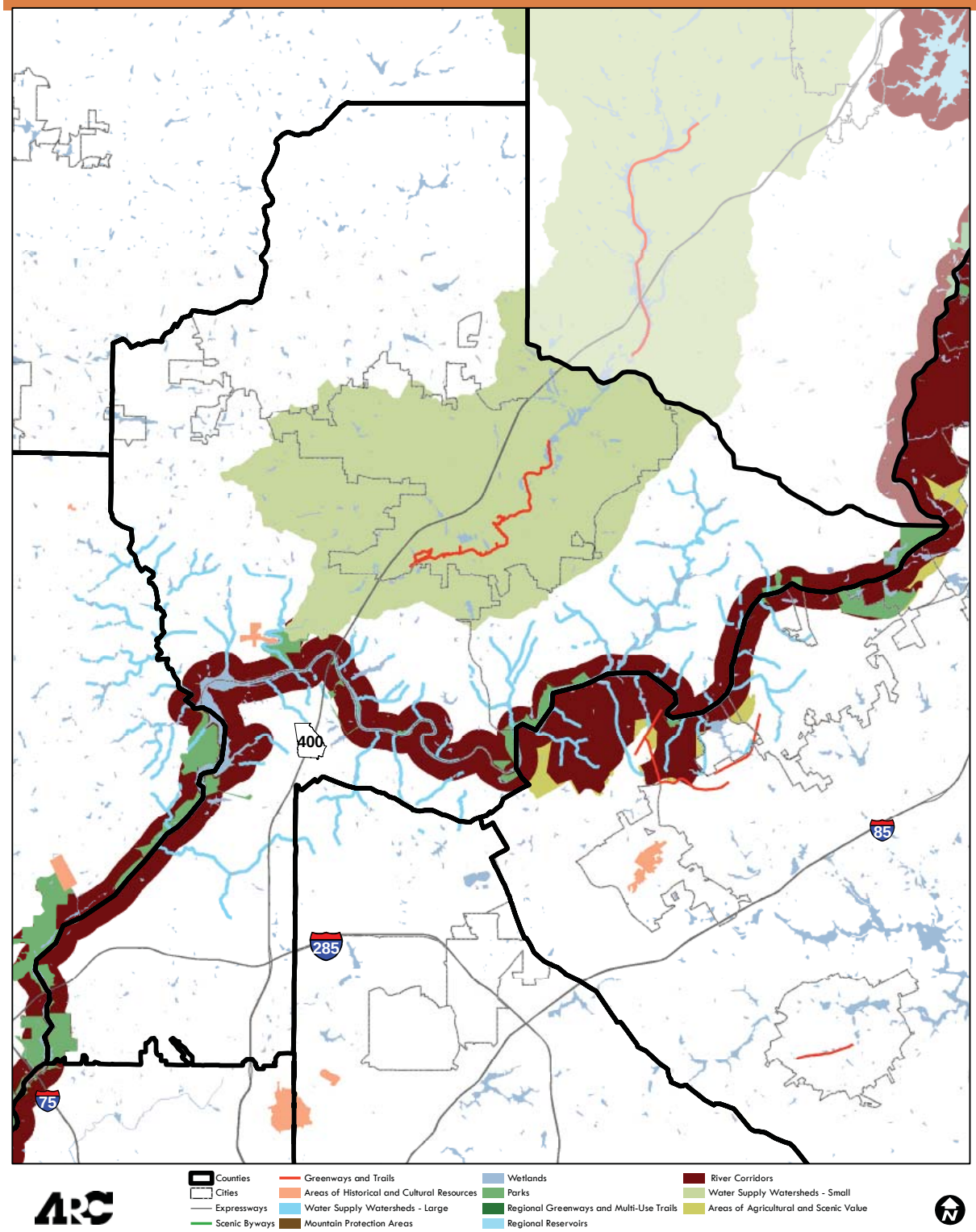
Regionally Important Resources by County

Fayette



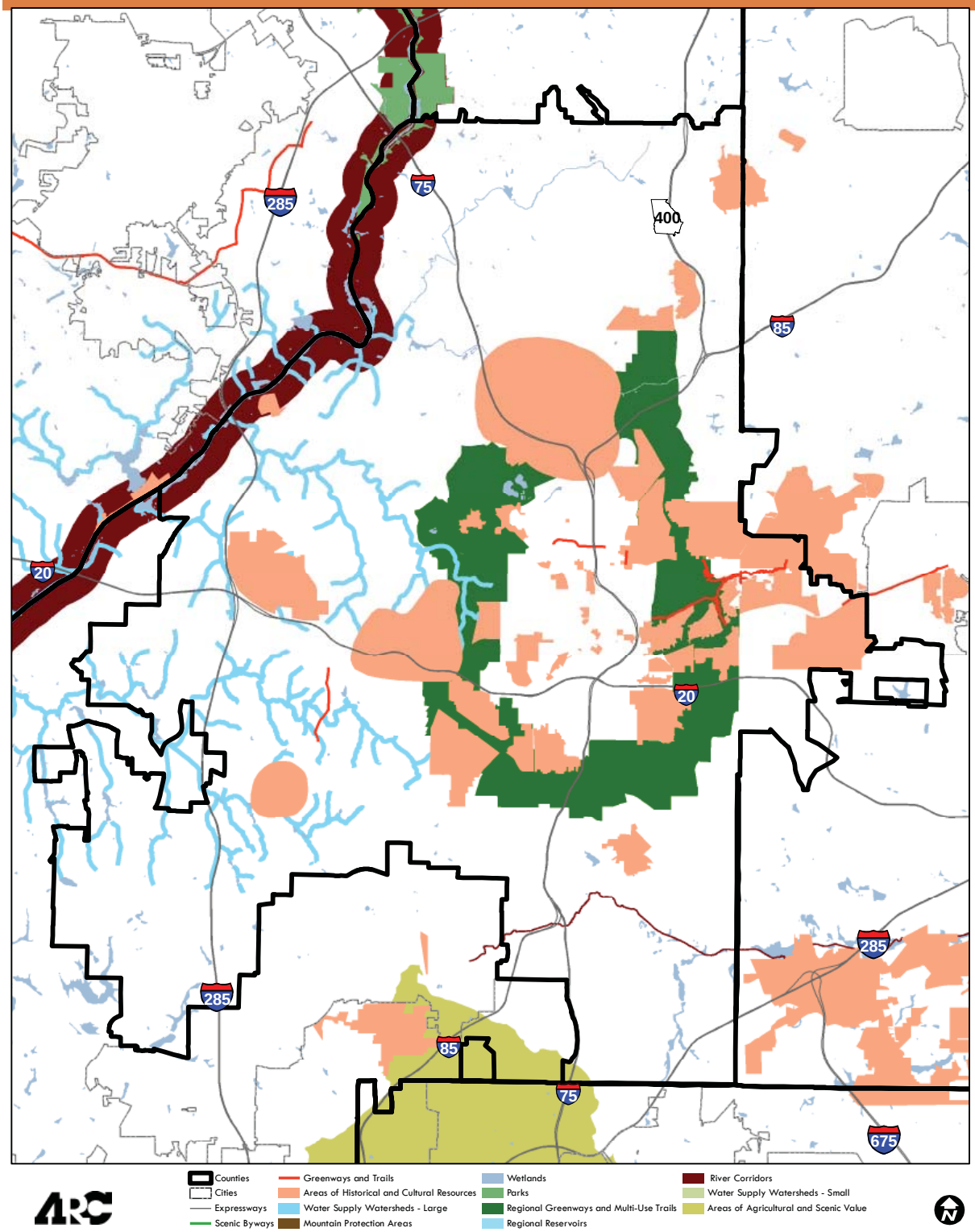
Regionally Important Resources by County

North Fulton



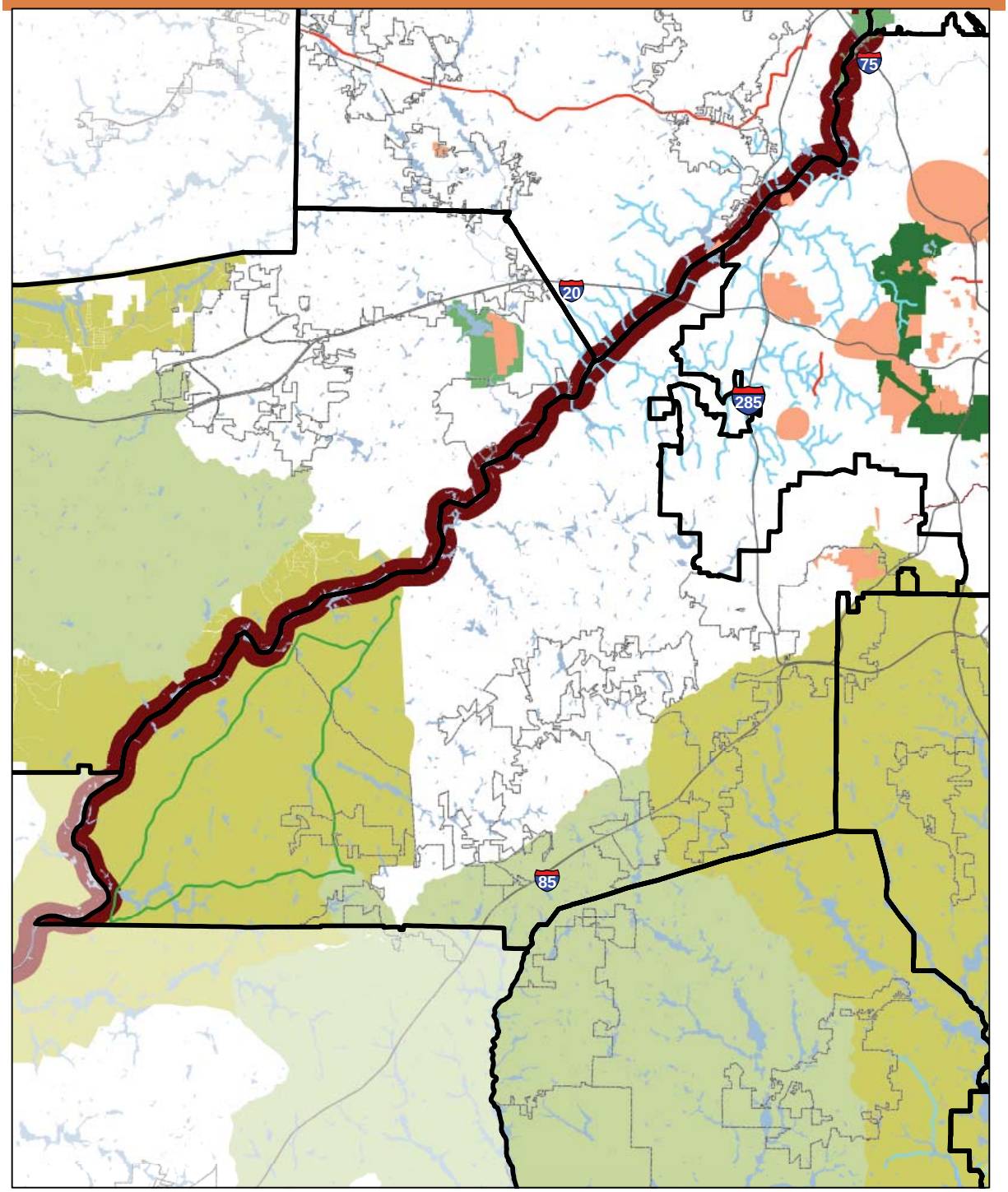
Regionally Important Resources by County

City of Atlanta



Regionally Important Resources by County

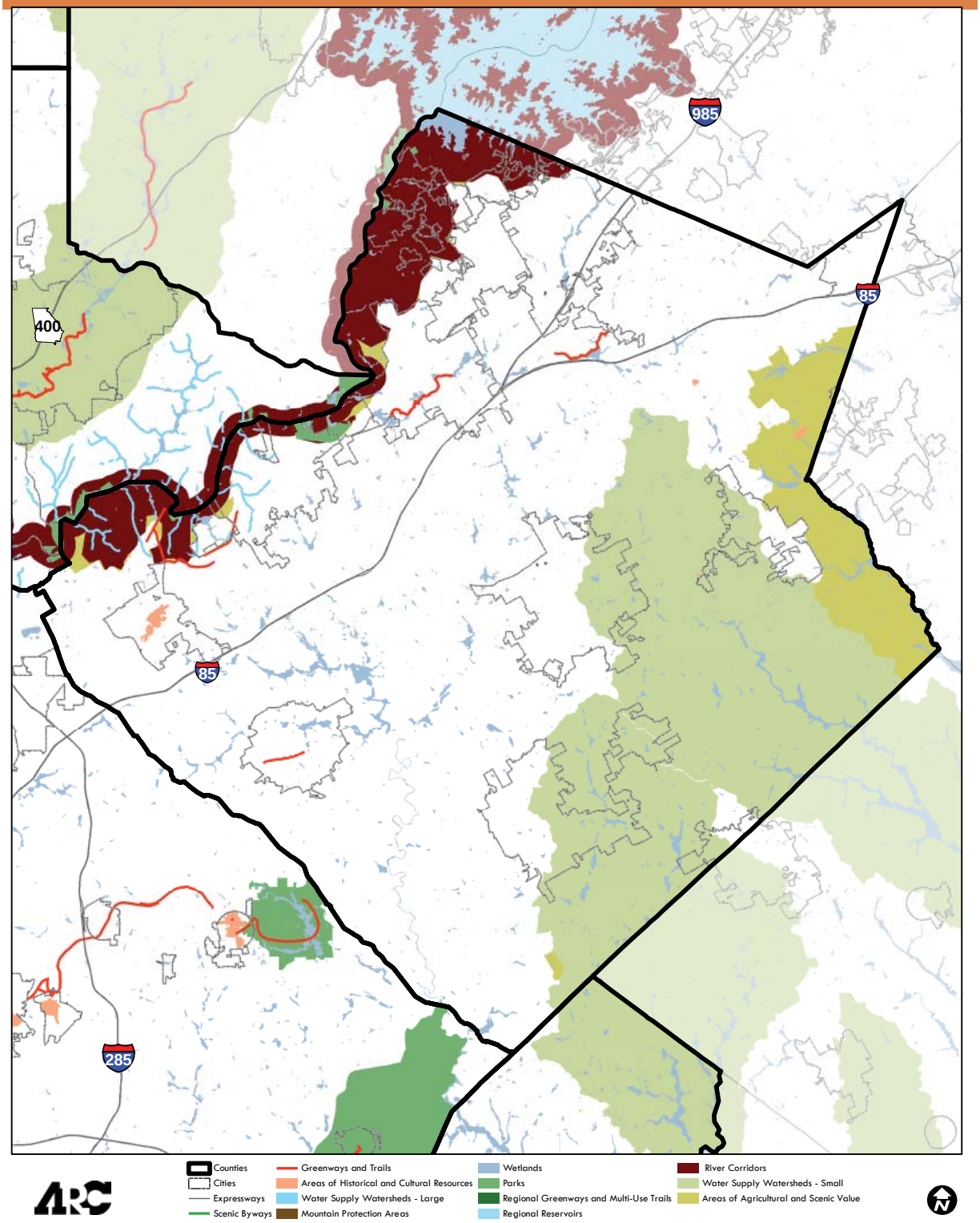
South Fulton



Counties
Cities
Expressways
Scenic Byways
Greenways and Trails
Areas of Historical and Cultural Resources
Water Supply Watersheds - Large
Mountain Protection Areas
Wetlands
Parks
Regional Greenways and Multi-Use Trails
Regional Reservoirs
River Corridors
Water Supply Watersheds - Small
Areas of Agricultural and Scenic Value

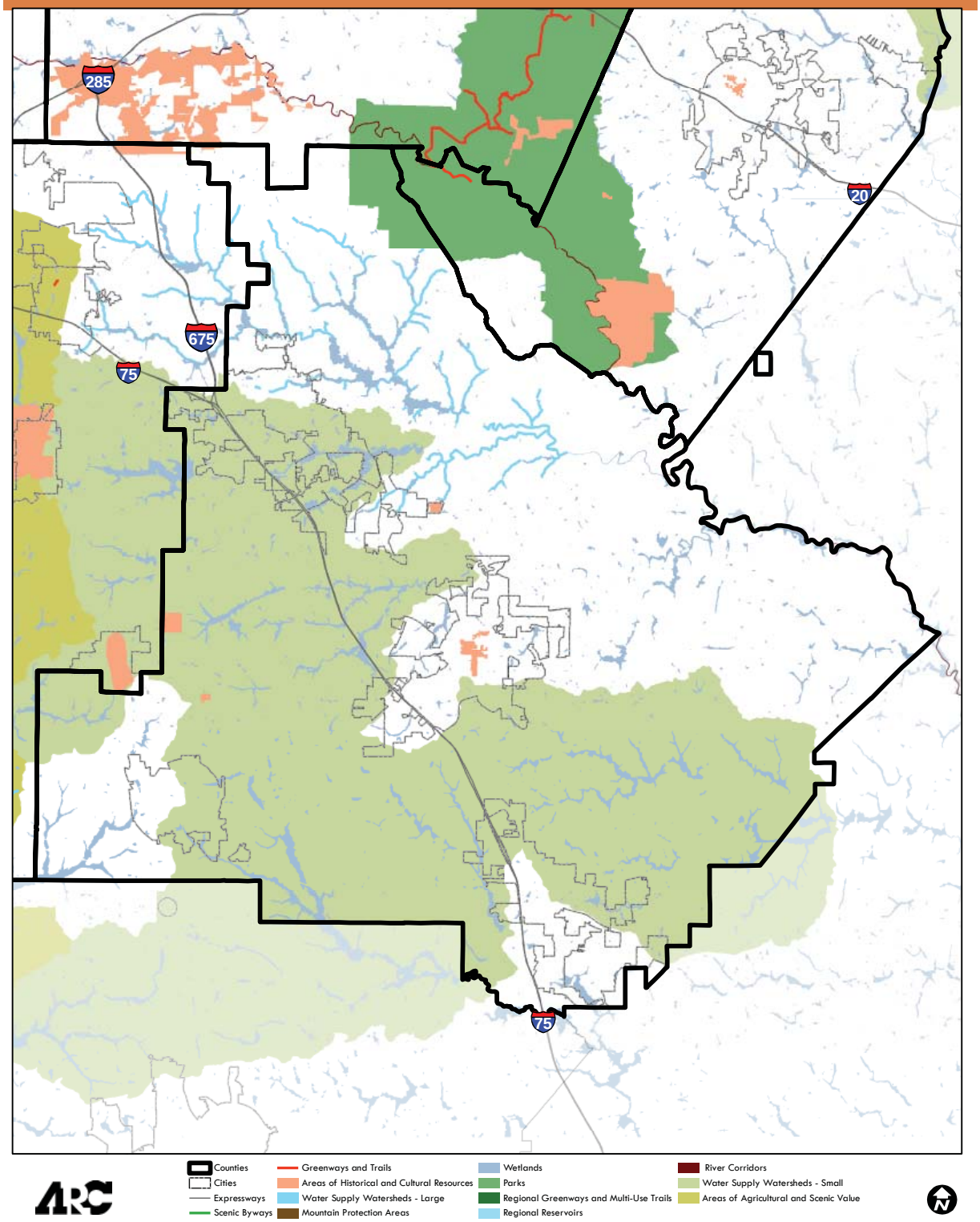
Regionally Important Resources by County

Gwinnett



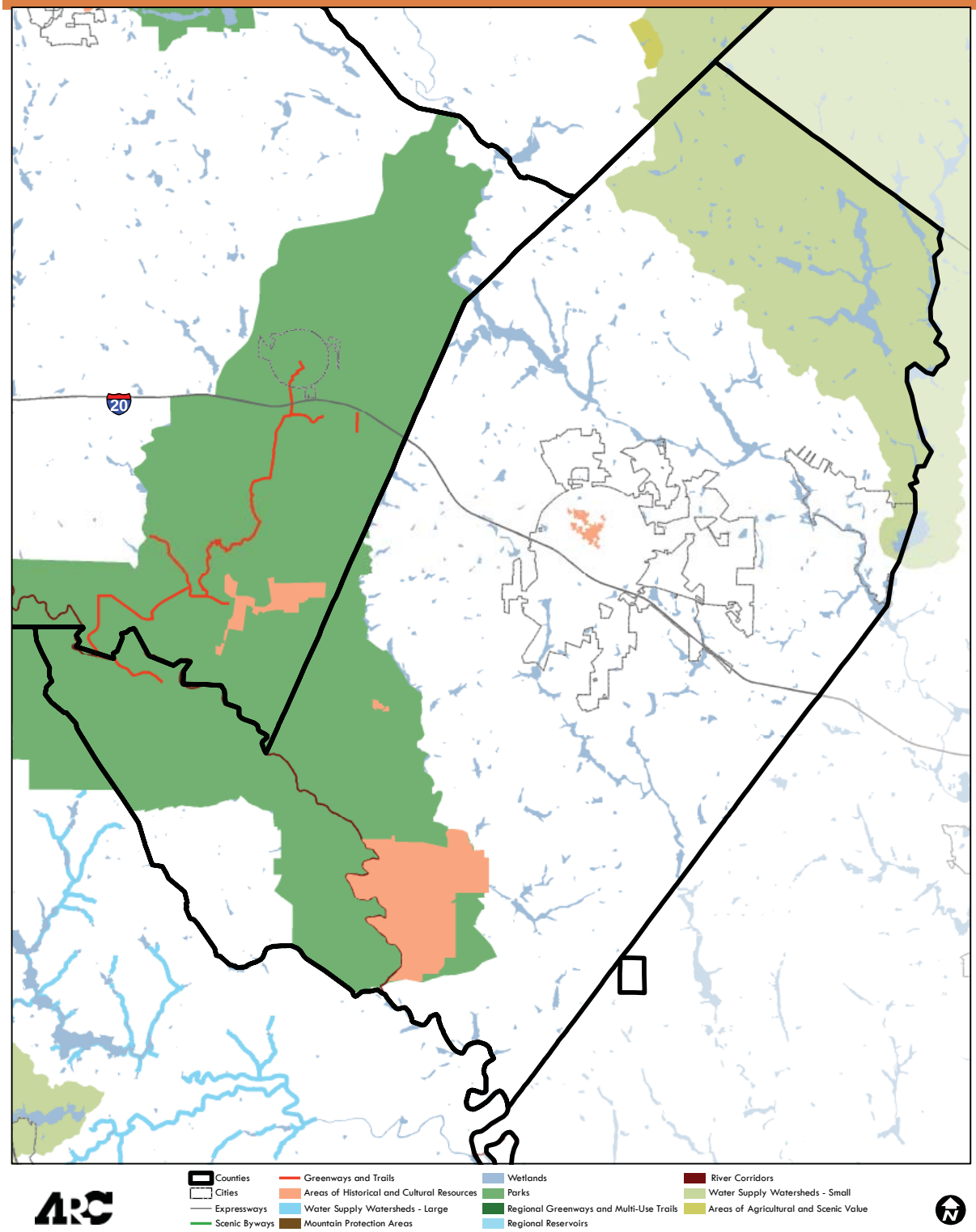
Regionally Important Resources by County

Henry



Regionally Important Resources by County

Rockdale



Appendix

Appendix A: List of Regionally Important Resources

Appendix B: ARC Greenspace Inventory as a Link in Regional Green Infrastructure Planning

Appendix C: Resources Nominated as Regionally Important

Appendix D: Stakeholder List

Appendix E: Regional Resource Plan Briefings and Presentations

Appendix F: Sample Nomination Form

Appendix G: Common Conservation Terminology

Appendix H: Protection Resources Listing and Other References Consulted

Appendix I: Model Ordinances

Appendix A

List of Regionally Important Resources

Resource Name	Resource Type	Location
North Cherokee County Rural Places Areas	Areas of Scenic/ Agricultural Value	Cherokee County
A.W. Roberts Farm	Georgia Centennial Farms	Cherokee County
Gresham Galt Farm	Georgia Centennial Farms	Cherokee County
Canton Commercial District	National Register Historic District	Cherokee County
Kennesaw Mountain	Protected Mountain	Cherokee County
Pine Log Mountain	Protected Mountain	Cherokee County
Etowah River	Protected River Corridor	Cherokee County
Lake Allatoona	Regional Reservoir	Cherokee County
Lake Allatoona USACE Property	State Parks and Other Recreation Areas	Cherokee County
Allatoona Wildlife Management Area	State Parks and Other Recreation Areas	Cherokee County
Pine Log Wildlife Management Area	State Parks and Other Recreation Areas	Cherokee County
McGraw Ford Wildlife Management Area	State Parks and Other Recreation Areas	Cherokee County
Wetlands	State Vital Area	Cherokee County
Etowah River	Water Supply Watershed	*Cherokee County*
Yellow Creek	Water Supply Watershed	*Cherokee County*
Hickory Log Creek	Water Supply Watershed	*Cherokee County*
Clayton County Panhandle	Areas of Scenic/ Agricultural Value	Clayton County
Jonesborough	Civil War Battlefields and Sites	Clayton County
Lovejoy's Station	Civil War Battlefields and Sites	Clayton County
Jonesboro Historic District	National Register Historic District	Clayton County
Jester Creek Greenway Trail	Regional Greenway or Multi-Use Trail	Clayton County
Wetlands	State Vital Area	Clayton County
Flint River	Water Supply Watershed	*Clayton County*
Shoal Creek	Water Supply Watershed	*Clayton County*
Little Cotton Indian Creek	Water Supply Watershed	*Clayton County*
Pates Creek	Water Supply Watershed	*Clayton County*
Western Cobb County Rural Residential Areas	Areas of Scenic/ Agricultural Value	Cobb County
Kennesaw Mountain	Civil War Battlefields and Sites	Cobb County
Kolb's Farm	Civil War Battlefields and Sites	Cobb County
Shoupades	Civil War Battlefields and Sites	Cobb County
Lake Laura Gardens	Georgia Centennial Farms	Cobb County
Mabry Farm	Georgia Centennial Farms	Cobb County
Chattahoochee River National Recreation Area	National Park Service Site	Cobb County
Kennesaw Mountain National Battlefield Park	National Park Service Site	Cobb County
Acworth Downtown Historic District	National Register Historic District	Cobb County
Atlanta-Frasier Street Historic District	National Register Historic District	Cobb County
Big Shanty Village Historic District	National Register Historic District	Cobb County
Cherokee Street Historic District	National Register Historic District	Cobb County

Appendix A

List of Regionally Important Resources

Resource Name	Resource Type	Location
Church Street - Cherokee Street Historic District	National Register Historic District	Cobb County
Clarksdale Historic District	National Register Historic District	Cobb County
Collins Avenue Historic District	National Register Historic District	Cobb County
North Main Street Historic District	National Register Historic District	Cobb County
Northwest Marietta Street Historic District	National Register Historic District	Cobb County
Summers Street Historic District	National Register Historic District	Cobb County
Washington Avenue Historic District	National Register Historic District	Cobb County
Whitlock Avenue Historic District	National Register Historic District	Cobb County
Chattahoochee River	Protected River Corridor	Cobb County
Silver Comet Trail	Regional Greenway or Multi-Use Trail	Cobb County
Wetlands	State Vital Area	Cobb County
Chattahoochee River	Water Supply Watershed	*Cobb County*
Lake Allatoona	Water Supply Watershed	*Cobb County*
Hickory Log Creek	Water Supply Watershed	*Cobb County*
Arabia Mountain National Heritage Area	National Park Service Site	DeKalb County
Avondale Estates Historic District	National Register Historic District	DeKalb County
Briarcliff Historic District	National Register Historic District	DeKalb County
Brookhaven Historic District	National Register Historic District	DeKalb County
Cameron Court District	National Register Historic District	DeKalb County
Candler Park Historic District	National Register Historic District	DeKalb County
Druid Hills Historic District	National Register Historic District	DeKalb County
Emory Grove Historic District	National Register Historic District	DeKalb County
Emory University District	National Register Historic District	DeKalb County
Inman Park-Moreland District	National Register Historic District	DeKalb County
Klondike Historic District	National Register Historic District	DeKalb County
Oglethorpe University Historic District	National Register Historic District	DeKalb County
South Candler Street – Agnes Scott College Historic District	National Register Historic District	DeKalb County
Stone Mountain Historic District	National Register Historic District	DeKalb County
University Park – Emory Highlands – Emory Estates Historic District	National Register Historic District	DeKalb County
Winnona Park Historic District	National Register Historic District	DeKalb County
South River	Protected River Corridor	DeKalb County
Stone Mountain/ Freedom Park Trail	Regional Greenway or Multi-Use Trail	DeKalb County
Arabia Mountain Trail	Regional Greenway or Multi-Use Trail	DeKalb County
Stone Mountain	State Parks and Other Recreation Areas	DeKalb County
Wetlands	State Vital Area	DeKalb County
Soapstone Ridge	Subsurface/ Archaeological Resources	DeKalb County
Chattahoochee River	Water Supply Watershed	*DeKalb County*
West Douglas County	Areas of Scenic/ Agricultural Value	Douglas County

Appendix A

List of Regionally Important Resources

Resource Name	Resource Type	Location
Douglasville Commercial Historic District	National Register Historic District	Douglas County
Chattahoochee River	Protected River Corridor	Douglas County
Sweetwater Creek State Park	State Parks and Other Recreation Areas	Douglas County
Wetlands	State Vital Area	Douglas County
Bear Creek	Water Supply Watershed	*Douglas County*
Dog River	Water Supply Watershed	*Douglas County*
South Fayette County	Areas of Scenic/ Agricultural Value	Fayette County
Wetlands	State Vital Area	Fayette County
Flint River	Water Supply Watershed	*Fayette County*
Whitewater Creek	Water Supply Watershed	*Fayette County*
Lake Kedron	Water Supply Watershed	*Fayette County*
Lake Peachtree	Water Supply Watershed	*Fayette County*
Lake Horton	Water Supply Watershed	*Fayette County*
Whitewater Creek	Water Supply Watershed	*Fayette County*
Lake McIntosh	Water Supply Watershed	*Fayette County*
Atlanta University Center District	National Register Historic District	Fulton County
Berkley Park Historic District	National Register Historic District	Fulton County
Brookhaven Historic District	National Register Historic District	Fulton County
Brookwood Hills Historic District	National Register Historic District	Fulton County
Cabbagetown District	National Register Historic District	Fulton County
Castleberry Hill Historic District	National Register Historic District	Fulton County
College Park Historic District	National Register Historic District	Fulton County
Collier Heights Historic District	National Register Historic District	Fulton County
East Point Industrial District	National Register Historic District	Fulton County
Fairburn Commercial Historic District	National Register Historic District	Fulton County
Fairlie-Poplar Historic District	National Register Historic District	Fulton County
Fox Theatre Historic District	National Register Historic District	Fulton County
Garden Hills Historic District	National Register Historic District	Fulton County
Georgia Institute of Technology Historic District	National Register Historic District	Fulton County
Grant Park Historic District	National Register Historic District	Fulton County
Grant Park North District	National Register Historic District	Fulton County
Home Park School District	National Register Historic District	Fulton County
Hotel Row Historic District	National Register Historic District	Fulton County
Howell Interlocking Historic District	National Register Historic District	Fulton County
Howell Station Historic District	National Register Historic District	Fulton County
Inman Park Historic District	National Register Historic District	Fulton County
Inman Park-Moreland Historic District	National Register Historic District	Fulton County
Martin Luther King Jr Historic District	National Register Historic District	Fulton County

Appendix A

List of Regionally Important Resources

Resource Name	Resource Type	Location
Knox Apartments, Cauthorn House and Peachtree Road Apartments Historic District	National Register Historic District	Fulton County
Lakewood Heights Historic District	National Register Historic District	Fulton County
Mean Street Historic District	National Register Historic District	Fulton County
Midtown Historic District	National Register Historic District	Fulton County
Mozely Park Historic District	National Register Historic District	Fulton County
Oakland City Historic District	National Register Historic District	Fulton County
Peachtree Highlands Historic District	National Register Historic District	Fulton County
Peachtree Highlands – Peachtree Park Historic District	National Register Historic District	Fulton County
Piedmont Park Historic District	National Register Historic District	Fulton County
Pittsburgh Historic District	National Register Historic District	Fulton County
Reynoldstown Historic District	National Register Historic District	Fulton County
Roswell Historic District	National Register Historic District	Fulton County
Southern Railway North Avenue Yards Historic District	National Register Historic District	Fulton County
Sweet Auburn Historic District	National Register Historic District	Fulton County
Techwood Homes Historic District	National Register Historic District	Fulton County
Underground Atlanta Historic District	National Register Historic District	Fulton County
Virginia Highland Historic District	National Register Historic District	Fulton County
Washington Park Historic District	National Register Historic District	Fulton County
West End Historic District	National Register Historic District	Fulton County
Whittier Mills Historic District	National Register Historic District	Fulton County
Centennial Olympic Park	Olympic Legacy	Fulton County
Chattahoochee River	Protected River Corridor	Fulton County
South River	Protected River Corridor	Fulton County
Big Creek Greenway	Regional Greenway or Multi-Use Trail	Fulton County
Lionel Hampton Greenway Trail	Regional Greenway or Multi-Use Trail	Fulton County
Atlanta Beltline	Regional Greenway or Multi-Use Trail	Fulton County
Stone Mountain/ Freedom Park Trail	Regional Greenway or Multi-Use Trail	Fulton County
Wetlands	State Vital Area	Fulton County
Oakland Cemetery	Subsurface/ Archaeological Resources	Fulton County
Chattahoochee River	Water Supply Watershed	*Fulton County*
Big Creek	Water Supply Watershed	*Fulton County*
Sweetwater Creek	Water Supply Watershed	*Fulton County*
Cedar Creek	Water Supply Watershed	*Fulton County*
Gwinnett County Chattahoochee River Area	Areas of Scenic/ Agricultural Value	Gwinnett County
Gwinnett County Rural Estate Areas	Areas of Scenic/ Agricultural Value	Gwinnett County
Alfarminda Farm	Georgia Centennial Farms	Gwinnett County
Chattahoochee River National Recreation Area	National Park Service Site	Gwinnett County

Appendix A

List of Regionally Important Resources

Resource Name	Resource Type	Location
Norcross Historic District	National Register Historic District	Gwinnett County
Suwanee Creek Greenway	Regional Greenway or Multi-Use Trail	Gwinnett County
Ivy Creek Greenway	Regional Greenway or Multi-Use Trail	Gwinnett County
Camp Creek Greenway	Regional Greenway or Multi-Use Trail	Gwinnett County
Western Gwinnett Greenway	Regional Greenway or Multi-Use Trail	Gwinnett County
Lake Lanier	Regional Reservoir	Gwinnett County
Wetlands	State Vital Area	Gwinnett County
Fort Daniel Archaeological Park	Subsurface/ Archaeological Resources	Gwinnett County
Lake Lanier	Water Supply Watershed	*Gwinnett County*
Nash Farm Battlefield Park	Civil War Battlefields and Sites	Henry County
Moss Clark Farm	Georgia Centennial Farms	Henry County
Fieldstone Farm	Georgia Centennial Farms	Henry County
Arabia Mountain National Heritage Area	National Park Service Site	Henry County
Lawrenceville Street Historic District	National Register Historic District	Henry County
McDonough Historic District	National Register Historic District	Henry County
South River	Protected River Corridor	Henry County
Wetlands	State Vital Area	Henry County
Walnut Creek	Water Supply Watershed	*Henry County*
Indian Creek	Water Supply Watershed	*Henry County*
Long Branch	Water Supply Watershed	*Henry County*
Towaliga River	Water Supply Watershed	*Henry County*
Tussahaw Creek	Water Supply Watershed	*Henry County*
Rolling Acres Farm	Georgia Centennial Farms	Rockdale County
Arabia Mountain National Heritage Area	National Park Service Site	Rockdale County
Panola Mountain National Natural Landmark	National Park Service Site	Rockdale County
Conyers Commercial Historic District	National Register Historic District	Rockdale County
Conyers Residential Historic District	National Register Historic District	Rockdale County
South River	Protected River Corridor	Rockdale County
Arabia Mountain Trail	Regional Greenway or Multi-Use Trail	Rockdale County
Panola Mountain State Park	State Parks and Other Recreation Areas	Rockdale County
Wetlands	State Vital Area	Rockdale County
Big Haynes Creek	Water Supply Watershed	*Rockdale County*

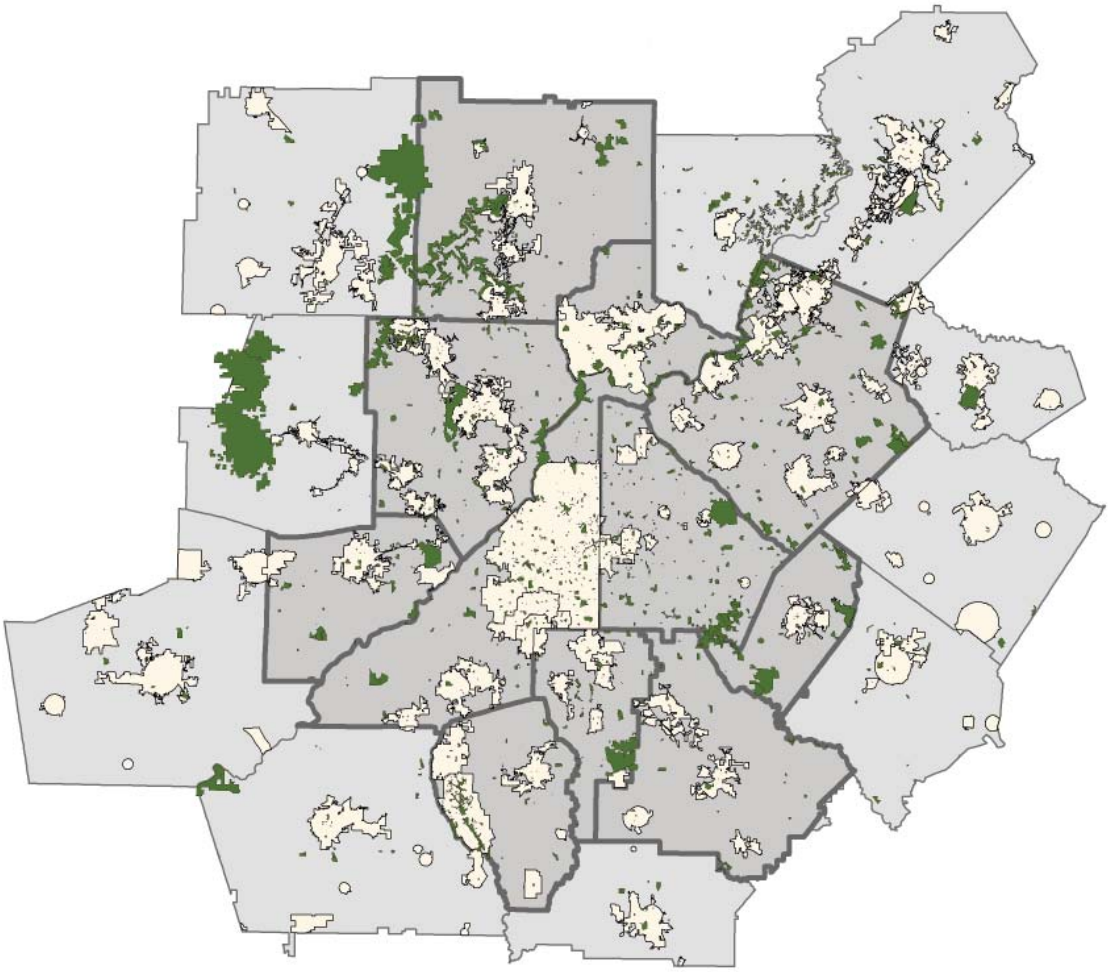
Note: Counties identified in italics indicate the presence of a water supply intake point that is operated by either the county, city, or water authority within that county and draws water from that watershed. Communities outside of that county may also be served by the water intake in that watershed as well. See Table 3 under Water Supply Watersheds section for further information.

Appendix B

Beginning in 2005, ARC began an inventory of publicly accessible greenspace in the Atlanta Region. These include resources such as community parks, as well as larger areas such as state parks and wildlife management areas.

Nominations were received for numerous local parks from governmental entities and non-profit organizations. In general local parks were considered to be of local significance and best preserved by actions at the local level. However, many community organizations have begun to implement their local green infrastructure networks, and these individual parks can play a significant role in providing connectivity to community spaces.

The ARC Greenspace Inventory is incorporated into the Appendix as a resource for local communities to build upon as the statewide green infrastructure network continues to develop. Data is updated annually, and is available from the ARC website (www.atlantaregional.com) as a "Parks" data layer through the GIS Data webpage or by contacting ARC's Land Use Division.



ARC Greenspace Inventory

Appendix C

Resources Nominated as Regionally Important

Resource and Location	Nominating Party	Included as a Regionally Important Resource	Included within boundaries of a Regionally Important Resource	Not Included as a Regionally Important Resource	Explanation
AREAS OF CONSERVATION OR RECREATION VALUE					
Alcovy River (Gwinnett to Jackson Lake)	Newton County			X	Majority of resource located outside of 10-county ARC region
Alcovy River Greenway (Newton County)	Newton County			X	Majority of resource located outside of 10-county ARC region
Arabia Mountain National Heritage Area (DeKalb, Rockdale and Henry Counties)	Arabia Mountain Heritage Area Alliance and DeKalb County	X			
Atlanta Beltline (Fulton County)	City of Atlanta, Park Pride, and Alida C. Silverman	X			Included for its trail and greenspace concept
Atlanta Parks System (Fulton County)	Park Pride		X		Many are included within boundaries of RIRs, such as National Register Districts; others are reflected on the Greenspace Inventory included within the Appendix, but not specifically identified as RIRs
Barrett Park (Fulton County)	City of College Park		X		Captured within the College Park Historic District National Register Boundary; reflected in the ARC Greenspace Inventory included within the Appendix
Bear Creek Reservoir (Newton County)	Newton County			X	Majority of resource located outside of 10-county ARC region
Big Creek Watershed (Forsyth County)	Smart Growth Newton County			X	Majority of resource located outside of 10-county ARC region
Big Haynes/ Little Haynes Creeks (Gwinnett, Walton, Newton and Rockdale Counties)	Newton County			X	Significant watersheds were identified within the 10-county ARC region; much of this resource is located outside of the 10-county ARC region
Bullard-Stockton Property (Cobb County)	Cobb County			X	Determined to be locally significant and not an RIR; will be reflected in the ARC Greenspace Inventory once it is improved for public access
Burge Plantation (Newton County)	Newton County			X	Resource located outside of 10-county ARC region
Cedar Rock (Fulton County)	Chattahochee Hills Civic Association		X		Captured in Areas of Scenic and Agricultural Value – South Fulton
Centennial Olympic Park (Fulton County)	Park Pride			X	Determined to be locally significant and not an RIR; reflected in the ARC Greenspace Inventory included within the Appendix
Centerville Park (Gwinnett County)	Gwinnett County			X	Determined to be locally significant and not an RIR; will be reflected in the ARC Greenspace Inventory once it is improved for public access
Charles E. Phillips Sr. Esquire Park (Fulton County)	City of College Park			X	Determined to be locally significant and not an RIR; reflected in the ARC Greenspace Inventory (as Jamestown Park) included within the Appendix
Chastain Memorial Park (Fulton County)	City of Atlanta			X	Determined to be locally significant and not an RIR; reflected in the ARC Greenspace Inventory included within the Appendix
Chattahoochee Hill Country Forests, Watersheds and Wildlife	Chattahoochee Hills Civic Association		X		Captured in Areas of Scenic and Agricultural Value – South Fulton and Areas of Conservation and Recreational Value – Water Supply Watersheds
Chattahoochee River (Cobb, Douglas, Fulton and Gwinnett Counties)	Trust for Public Land , Cobb County and Joni House	X			
Chattahoochee River and River Corridor Parks and Greenspace (Gwinnett County)	Gwinnett County	X			
Chattahoochee River National Recreation Area (Cobb County)	Cobb County	X			

Appendix C

Resources Nominated as Regionally Important

Resource and Location	Nominating Party	Included as a Regionally Important Resource	Included within boundaries of a Regionally Important Resource	Not Included as a Regionally Important Resource	Explanation
Chattahoochee River Park (Fulton County)	Chattahoochee Hills Civic Association			X	Determined to be locally significant and not an RIR; will be reflected in the ARC Greenspace Inventory once it is improved for public access
City of Atlanta Greenway Corridors (Fulton County)	City of Atlanta		X		These areas are generally captured within wetlands, water supply watershed areas, and river basins but only river greenways with public access improvements were individually identified
City Pond (Newton County)	Newton County			X	Resource located outside of 10-county ARC region
Cochran Mill Park (Fulton County)	Chattahoochee Hills Civic Association		X		Captured in Areas of Scenic and Agricultural Value – South Fulton; reflected in the ARC Greenspace Inventory included within the Appendix
College Park Golf Course (Fulton County)	City of College Park			X	Determined to be locally significant and not an RIR
DeShong Park (Gwinnett County)	Gwinnett County			X	Determined to be locally significant and not an RIR; reflected in the ARC Greenspace Inventory included within the Appendix
Etowah River Corridor (Cherokee, Dawson and Forsyth County)	Cherokee County		X		Captured in Areas of Scenic and Agricultural Value – North Cherokee Areas of Conservation and Recreational Value – Water Supply Watersheds
Factory Shoals Park (Newton County)	Newton County			X	Resource located outside of 10-county ARC region
Flat Creek Nature Area	City of Peachtree City			X	Determined to be locally significant and not an RIR
Flint River	Fayette County		X		Resource captured in Areas of Conservation and Recreation Value – Regional River Basins and Water Supply Watersheds
Freeman's Mill Park (Gwinnett County)	Gwinnett County			X	Determined to be locally significant and not an RIR; reflected in the ARC Greenspace Inventory included within the Appendix
Georgia Wildlife Federation Headquarters – Alcovy Conservation Center (Newton County)	Newton County			X	Resource located outside of 10-county ARC region
George Pierce Park (Gwinnett County)	Gwinnett County		X		Captured in Areas of Conservation and Recreation Value – Regional River Greenways; reflected in the ARC Greenspace Inventory included within the Appendix
Georgia FFA-FCCLA Center (Newton County)	Newton County			X	Resource located outside of 10-county ARC region
Grant Park (Fulton County)	Park Pride		X		Captured within the Grant Park National Historic Register District Boundary
Graves Park (Gwinnett County)	Gwinnett County				Determined to be locally significant and not an RIR; reflected in the ARC Greenspace Inventory included within the Appendix
Gwinnett Rivers and Protected Watersheds	Gwinnett County		X		Captured in Areas of Conservation and Recreation Value – Water Supply Watersheds and Protected River Corridors
Gwinnett County Major Lakes	Gwinnett County		X		Captured in Areas of Conservation and Recreation Value – Water Supply Watersheds
Gwinnett Environmental and Heritage Center	Gwinnett County			X	Determined to be locally significant and not an RIR
Gwinnett Greenway System	Gwinnett County	X			Constructed portions identified under Regional River Greenways
Gwinnett Parks System	Gwinnett County			X	Determined to be locally significant and not an RIR; reflected in the ARC Greenspace Inventory included within the Appendix
Harbins Alcovy Park (Gwinnett County)	Gwinnett County		X		Captured in areas of Scenic and Agricultural Value; reflected in the ARC Greenspace Inventory included within the Appendix
Hightower Trail (Newton County)	Newton County			X	Resource located outside of 10-county ARC region
Hutcheson Ferry Park	Chattahoochee Hills Civic Association		X		Captured in Areas of Scenic and Agricultural Value – South Fulton
Hutcheson Rock Outcrop	Chattahoochee Hills Civic Association		X		Captured in Areas of Scenic and Agricultural Value – South Fulton

Appendix C

Resources Nominated as Regionally Important

Resource and Location	Nominating Party	Included as a Regionally Important Resource	Included within boundaries of a Regionally Important Resource	Not Included as a Regionally Important Resource	Explanation
Indian Mill	Chattahoochee Hills Civic Association			X	Captured in Areas of Scenic and Agricultural Value – South Fulton
Lake Allatoona (Bartow, Cherokee and Cobb Counties)	Cobb County	X			
Lake Allatoona – Corps Property (Bartow, Cherokee and Cobb Counties)	Cherokee County		X		Captured in Areas of Conservation and Recreational Value – Water Supply Watersheds and Regional Reservoirs
Lake Horton, including Woolsey Creek, Antioch Creek and Horton Creek (Fayette County)	Fayette County		X		Captured in Areas of Conservation and Recreational Value – Water Supply Watersheds
Lake Kedron, including Lake Peachtree and Flat Creek (Fayette County)	Fayette County		X		Captured in Areas of Conservation and Recreational Value – Water Supply Watersheds
Lake Lanier/ Buford Dam (Forsyth and Hall Counties)	Gwinnett County	X			
Lake McIntosh, including Line Creek and Shoal Creek (Fayette County)	Fayette County		X		Captured in Areas of Conservation and Recreational Value – Water Supply Watersheds
Lake Roy Varner (Newton and Walton Counties)	Newton County			X	Resource located outside of 10-county ARC region
Line Creek Nature Area (Fayette County)	City of Peachtree City			X	Determined to be locally significant and not an RIR
Little Mulberry Park (Gwinnett County)	Gwinnett County			X	Determined to be locally significant and not an RIR; reflected in the ARC Greenspace Inventory included within the Appendix
Little River Corridor (Cherokee County)	Cherokee County		X		Captured in Areas of Conservation and Recreational Value – Water Supply Watersheds
McDaniel Farm Park (Gwinnett County)	Gwinnett County			X	Determined to be locally significant and not an RIR; reflected in the ARC Greenspace Inventory included within the Appendix
Middle Chattahoochee River (Fulton, Douglas, Coweta and Carroll Counties)	Georgia Land Conservation Program		X		Captured in Areas of Conservation and Recreational Value – Regional River Basins and Water Supply Watersheds
Mill Creek Nature Center and Preserve (Gwinnett County)	Gwinnett County			X	Determined to be locally significant and not an RIR
Noonday Creek – Chastain Meadows (Cobb County)	Cobb County Water System		X		Captured in Areas of Conservation and Recreational Value – Water Supply Watersheds
Noonday Creek – Mark Avenue (Cobb County)	Cobb County Water System		X		Captured in Areas of Conservation and Recreational Value – Water Supply Watersheds
Olmstead Linear Parks (DeKalb County)	Park Pride		X		Captured in the Druid Hills National Historic Register District
Panola Mountain State Park (Rockdale County)	Rockdale County	X			
Peachtree Creek Watershed (Fulton and DeKalb Counties)	DeKalb County		X		Captured in Areas of Conservation and Recreational Value – Water Supply Watersheds
Pine Log Mountain (Cherokee County)	Cherokee County	X			
Richard D. Zupp Jr. Park (Fulton County)	City of College Park				Determined to be locally significant and not an RIR; reflected in the ARC Greenspace Inventory included within the Appendix
Shoupade Park (Cobb County)	Cobb County		X		Captured under Historic and Cultural Resources – Civil War Battlefields and Sites
Silver Comet Trail – Cobb County extent	Cobb County	X			
South River to Lake Jackson (DeKalb, Rockdale, Newton Counties)	Newton County		X		Captured in Areas of Conservation and Recreational Value – Regional River Basins

Appendix C

Resources Nominated as Regionally Important

Resource and Location	Nominating Party	Included as a Regionally Important Resource	Included within boundaries of a Regionally Important Resource	Not Included as a Regionally Important Resource	Explanation
Starr's Mill (Fayette County)	Fayette County			X	Determined to be locally significant and not an RIR; reflected in the ARC Greenspace Inventory included within the Appendix
Suwanee Creek Park and Greenway (Gwinnett County)	City of Suwanee		X		Captured in Areas of Conservation and Recreation Value – Regional River Greenways
Three Mountains Natural Heritage Area (DeKalb and Rockdale Counties)	Georgia Land Conservation Program		X		Captured in Areas of Conservation and Recreational Value – Arabia Mountain National Heritage Area and Panola Mountain State Park
Suwanee Town Center Park (Gwinnett County)	City of Suwanee			X	Determined to be locally significant and not an RIR; reflected in the ARC Greenspace Inventory included within the Appendix
Tribble Mill Park (Gwinnett County)	Gwinnett County		X		Captured in Areas of Scenic and Agricultural Value – Gwinnett County
Watershed Protection District for Rockdale County	Rockdale County		X		Captured in Areas of Conservation and Recreational Value – Water Supply Watersheds
Whitewater Creek (Fayette County)	Fayette County		X		Captured in Areas of Conservation and Recreational Value – Regional River Basins and Water Supply Watersheds
Yellow River to Lake Jackson (Gwinnett, DeKalb, Rockdale and Newton Counties)	Newton County		X		Captured in Areas of Conservation and Recreational Value – Regional River Basins and Water Supply Watersheds
Yellow River Park (Gwinnett County)	Gwinnett County			X	Determined to be locally significant and not an RIR; reflected in the ARC Greenspace Inventory included within the Appendix
HISTORIC AND CULTURAL RESOURCES					
Abercrombie-Jarrard Farm (Fulton County)	Chattahoochee Hills Civic Association		X		Captured in Areas of Scenic and Agricultural Value – South Fulton
Ball Ground Historic District (Cherokee County)	Cherokee County	X			
Bert Adams Boy Scout Camp (Newton County)	Newton County			X	Majority of resource located outside of 10-county ARC region
Brick Store (Newton County)	Newton County			X	Resource located outside of 10-county ARC region
Canton Historic District (Cherokee County)	Cherokee County	X			
Cemeteries of Chattahoochee Hills (Fulton County)	Chattahoochee Hills Civic Association		X		Captured in Areas of Scenic and Agricultural Value – South Fulton
City Hall/ Rico Elementary School (Fulton County)	Chattahoochee Hills Civic Association			X	Determined to be locally significant and not an RIR
Civil War Sites	Georgia Battlefield Association	X			
Clarkdale Historic District (Cobb County)	Cobb County	X			
College Park Auditorium (Fulton County)	City of College Park		X		Captured within the College Park Historic District National Register Boundary
College Park Cemetery (Fulton County)	City of College Park		X		Captured within the College Park Historic District National Register Boundary
College Park Historic District (Fulton County)	City of College Park	X			
Concord Road and Covered Bridge Road Local Historic District (Cobb County)	Cobb County			X	Determined to be locally significant and not an RIR; if designation as a National Historic District is pursued, inclusion as a RIR is possible
Covington Historic District (Newton County)	Newton County			X	Resource located outside of 10-county ARC region
Dixie Coca-Cola Bottling Company (Fulton County)	City of Atlanta	X			
Druid Hills Historic District (DeKalb County)	DeKalb County	X			

Appendix C

Resources Nominated as Regionally Important

Resource and Location	Nominating Party	Included as a Regionally Important Resource	Included within boundaries of a Regionally Important Resource	Not Included as a Regionally Important Resource	Explanation
Fayette County Courthouse (Fayette County)	Fayette County			X	Determined to be locally significant and not an RIR
Fort Daniel Archaeological Project (Gwinnett County)	Gwinnett County	X			
Fox Theatre (Fulton County)	City of Atlanta	X			
Gaither Plantation (Newton County)	Newton County			X	Resource located outside of 10-county ARC region
Georgia Gwinnett College (Gwinnett County)	Gwinnett County			X	Determined to be outside of the criteria for RIRs as set for by the Department of Community Affairs and ARC
Garland Mountain (Cherokee County)	Cherokee County	X			
Georgia International Convention Center (Fulton County)	City of College Park			X	Determined to be outside of the criteria for RIRs as set for by the Department of Community Affairs and ARC
Georgia State Capitol (Fulton County)	City of Atlanta			X	Determined to be outside of the criteria for RIRs as set for by the Department of Community Affairs and ARC
Gwinnett National Register Sites	Gwinnett County		X		National Historic Register Districts were included as RIRs; individual historic sites may provide connectivity, but not included as RIRs
Gwinnett Braves Stadium	Gwinnett County			X	Determined to be outside of the criteria for RIRs as set for by the Department of Community Affairs and ARC
Gwinnett Civic and Cultural Center/ Gwinnett Arena	Gwinnett County			X	Determined to be outside of the criteria for RIRs as set for by the Department of Community Affairs and ARC
Gwinnett Public Library System	Gwinnett County			X	Determined to be outside of the criteria for RIRs as set for by the Department of Community Affairs and ARC
Gwinnett Water Towers	Brian French			X	Determined to be outside of the criteria for RIRs as set for by the Department of Community Affairs and ARC
Herndon Mansion (Fulton County)	City of Atlanta	X			
Hyde Farm (Cobb County)	Cobb County			X	Determined to be locally significant and not an RIR
Judge William Wilson House (Fulton County)	Vernelle Cowan			X	Determined to be locally significant and not an RIR
Mansfield Historic District (Newton County)	Newton County			X	Resource located outside of 10-county ARC region
Midtown Arts District	Midtown Alliance			X	Determined to be outside of the criteria for RIRs as set for by the Department of Community Affairs and ARC
Martin Luther King Jr. Historic Site and District (Fulton County)	City of Atlanta	X			
Monastery of the Holy Spirit (Rockdale County)	Rockdale County			X	Determined to be locally significant and not an RIR
Nash Farm Battlefield Park (Henry County)	Henry County		X		Captured under Historic and Cultural Resources – Civil War Battlefields and Sites
National Register Archaeological Sites	Society for Georgia Archaeology			X	Nominating party requested that sites not be mapped to protect the security of resources
Newborn Historic District (Newton County)	Newton County			X	Resource located outside of 10-county ARC region
Oxford College (Newton County)	Newton County			X	Resource located outside of 10-county ARC region
Oxford Historic District (Newton County)	Newton County			X	Resource located outside of 10-county ARC region
Piedmont Park (Fulton County)	Park Pride and City of Atlanta		X		Captured in the Piedmont Park National Register Historic District
Porterdale Historic District (Newton County)	Newton County			X	Resource located outside of 10-county ARC region

Appendix C

Resources Nominated as Regionally Important

Resource and Location	Nominating Party	Included as a Regionally Important Resource	Included within boundaries of a Regionally Important Resource	Not Included as a Regionally Important Resource	Explanation
Redwine Plantation (Fulton County)	Chattahoochee Hills Civic Association		X		Captured in Areas of Scenic and Agricultural Value – South Fulton
River Line Historic Area (Cobb County)	River Line Historic Area		X		A portion of the earthworks are included within 100 acres owned by Cobb County
S.D. Truitt 4-H Camp (Fulton County)	City of College Park			X	Determined to be locally significant and not an RIR
Salem United Methodist Church and Campground (Newton County)	Newton County			X	Resource located outside of 10-county ARC region
Simpsonwood United Methodist Conference Center (Gwinnett County)	Gwinnett County			X	Determined to be outside of the criteria for RIRs as set for by the Department of Community Affairs and ARC
Sixes Mill (Cherokee County)	Dave Henson			X	Determined to be locally significant and not an RIR
Smith-Gilbert Gardens (Cobb County)	City of Kennesaw			X	Determined to be locally significant and not an RIR
Soapstone Ridge National Historic District (DeKalb County)	DeKalb County	X			
Starrsville Historic District (Newton County)	Newton County			X	Resource located outside of 10-county ARC region
Stone Mountain Stadium (DeKalb County)	Gwinnett Sports Council			X	Determined to be outside of the criteria for RIRs as set for by the Department of Community Affairs and ARC
The Varsity (Fulton County)	Midtown Alliance			X	Determined to be outside of the criteria for RIRs as set for by the Department of Community Affairs and ARC
Weaver-Hearn House and Farm (Fulton County)	Chattahoochee Hills Civil Association		X		Captured in Areas of Scenic and Agricultural Value – South Fulton
Woodward Academy (Fulton County)	City of College Park		X		Captured within the College Park Historic District National Register Boundary
Wren's Nest – the Joel Chandler Harris House (Fulton County)	City of Atlanta	X			
AREAS OF AGRICULTURAL AND SCENIC VALUE					
Five Forks – Trickum Corridor (Gwinnett County)	Gwinnett County			X	Determined to be locally significant and not an RIR
McGuirts Bridge Road (Newton County)	Newton County			X	Resource located outside of 10-county ARC region
Old Social Circle Road (Newton County)	Newton County			X	Resource located outside of 10-county ARC region
South Fulton Scenic Byway (Fulton County)	Chattahoochee Hills Civic Association		X		Captured in Areas of Scenic and Agricultural Value – South Fulton

Appendix D

Stakeholder List

The following organizations were invited to nominate Regionally Important Resources. The nomination form was also available on the ARC website.

Local Governments and Governmental Agencies
Barrow County
Bartow County
Butts County
Central Atlanta Progress
Chattahoochee Hill Country
Cherokee County
City of Acworth
City of Alpharetta
City of Atlanta
City of Atlanta Schools
City of Auburn
City of Austell
City of Ball Ground
City of Buford
City of Chamblee
City of Chattahoochee Hill Country
City of Canton
City of College Park
City of Conyers
City of Covington
City of Cumming
City of Decatur
City of Douglasville
City of Dunwoody
City of Duluth
City of East Point
City of Fairburn
City of Fayetteville
City of Forest Park
City of Griffin
City of Hapeville
City of Holly Springs
City of Johns Creek
City of Kennesaw
City of Lilburn
City of Lithonia
City of Loganville
City of Locust Grove
City of Marietta
City of Milton
City of McDonough
City of Morrow
City of Peachtree City
City of Powder Springs
City of Riverdale
City of Roswell
City of Sandy Springs
City of Smyrna
City of Snellville
City of Sugar Hill
City of Suwanee
City of Union City
City of Villa Rica
City of Woodstock
Clayton County
Cobb County
Cobb DOT
Coosa Valley RDC
Council for Quality Growth
Coweta County
DCA
DeKalb County
DNR
Douglas County
Fayette County
Forsyth County
Fulton County
GRTA
Gwinnett County
Hartsfield-Jackson Airport
Henry County
MARTA
Newton County
Paulding County
Rockdale County
Spalding County
Town Center CID
Town of Braselton
Walton County

Non-Profit Agencies
ACCG
AIA
American Farmland Trust
Atlanta Audubon Society
Atlanta Civic League
Atlanta Historical Society
Atlanta Preservation Center
Atlanta Watershed
Buckhead Heritage Society
Burnt Fork Creek Watershed Alliance
Center for Quality Growth
Chattahoochee Hill Country Alliance
Cherokee County Historical Society
Clyde Shepherd Nature Preserve
Cobb Chamber of Commerce
Cobb Landmarks and Historical Society
Cobb Land Trust
Cobb Parks Coalition
DeKalb Chamber of Commerce
DeKalb Historical Society

Appendix D

Stakeholder List

DOCOMOMO US, Georgia Chapter, Inc.
East Cobb Civic Association
Emory University
Environmental Community Action, Inc.
Environment Georgia
Etowah Aquatic Habitat Conservation Plan
Federation of Georgia Homeowners
GAASLA
Garden Club of Georgia
Georgia Conservancy
Georgia Conservation Voters
Georgia Department of Natural Resources
Georgia Forestry Commission
Georgia Historic Preservation Department of DNR
Georgia Land Conservation Program (GLCP)
Georgia Land Trust
Georgia Organics
Georgia Piedmont Land Trust
Georgia Recreation and Parks Association
Georgia River Network
Georgia Tech - EDI
Georgia Trust for Historic Preservation
Georgia Wildlife Federation
Grant Park Conservancy
Greater Atlanta Archaeological Society
Greater Atlanta Home Builders
Gwinnet Historical Society
Georgia Chapter of the Sierra Club
Kennesaw State University
Lake Allatoona Preservation Authority
Lake Lanier Association
Livable Communities Coalition
Million Mile Greenway
National Park Services Georgia
National Resources Conservation Fund
National Wildlife Federation - Southeast Office
Nature Conservancy
Oglethorpe University
Park Pride
PATH Foundation
Perimeter Transportation Coalition
Piedmont Park Conservancy
Sandy Springs Conservancy
Scenic Georgia
Smyrna Historical & Genealogical Society
Southeast Land Preservation Trust
Southern Conservation Trust
The Archaeological Conservancy
The Conservation Fund
The Nature Conservancy
The Trust For Public Land
The Wilderness Society
Trees Atlanta
Upper Chattahoochee Riverkeeper
Urban Land Institute
UGA School of Ecology
West Atlanta Watershed Alliance

For Profit Agencies
Arcadis
Bron Cleveland Associates
Development Resources, Inc.
Ecos Environmental Design, Inc.
EDAW
KD Homes
JJG
OJP/ Architect
PBS&J
Sizemore Group
Smallwood, Reynolds, Stewart, Stewart & Assoc.
Street Smarts
Sycamore Consulting
The Collaborative Firm
Tunnell-Spangler-Walsh

Appendix E

Regional Resource Plan Briefings and Presentations

RIR Briefings and Presentations	
May 26, 2009	Trust for Public Land
June 11, 2009	ARC – Environment and Land Use Committee
June 16, 2009	Georgia Land Conservation Program Staff
July 9, 2009	ARC – Environment and Land Use Committee
July 9, 2009	ARC – Communications Committee
June 25, 2009	ARC – Land Use Coordinating Committee
August 4, 2009	Georgia Historic Preservation Division (SHPO)
August 25, 2009	Gwinnett County Planning Staff
August 26, 2009	Georgia Battlefields Association
September 9, 2009	College Park Planning Staff
September 24, 2009	ARC – Land Use Coordinating Committee
October 15, 2009	Major Georgia Land Conservation Groups
October 21, 2009	Gwinnett County Planning Staff
October 29, 2009	ARC – Land Use Coordinating Committee
January 28, 2010	ARC – Land Use Coordinating Committee
February 11, 2010	ARC – Environment and Land Use Committee
February 19, 2010	ARC – Transportation Coordinating Committee/ Land Use Coordinating Committee Joint Meeting
March 11, 2010	ARC – Environment and Land Use Committee
March 24, 2010	ARC Board
June 3, 2010	ARC – Land Use Coordinating Committee
June 10, 2010	ARC – Environment and Land Use Committee
June 24, 2010	ARC – Land Use Coordinating Committee Joint Meeting
July 15, 2010	ARC – Environment and Land Use Committee

Stakeholder Consultation Meetings	
November 16, 2009	Sandy Springs Library 395 Mount Vernon Hwy, NE Sandy Springs, Georgia 30328
November 17, 2009	Fulton County Library – Fairburn Branch 60 Valley View Drive Fairburn, Georgia 30213
November 18, 2009	Cobb County Library 266 Roswell Street Marietta, Georgia 30060
November 19, 2009	Henry County Administration Building 140 Henry Parkway McDonough, Georgia 30253
November 23, 2009	Gwinnett County – One Justice Square Offices 446 West Crogan Street Lawrenceville, Georgia 30046

Appendix F

Sample Nomination Form

ATLANTA REGIONAL COMMISSION
NOMINATION FORM – REGIONALLY IMPORTANT RESOURCES
For more information on Regionally Important Resources please visit:
www.atlantaregional.com/plan2040

The Georgia Department of Community Affairs (DCA) has charged the Atlanta Regional Commission (ARC) and other regional planning organizations around the state to identify critical natural, historic and cultural resources in every part the state. At this time ARC is seeking nominations from all interested parties around the region as to potential resources in the Atlanta region that warrant consideration as a Regionally Important Resource (RIR). ARC will develop a Regional Resource Plan and RIR map for the 10-county area of the Atlanta region (Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale). In support of other agency initiatives ARC will also catalogue any submissions received for the additional ten counties within the non-attainment area for air quality (Barrow, Bartow, Carroll, Coweta, Forsyth, Hall, Newton, Paulding, Spalding and Walton).

General Information:

Name of Nominating Party or Organization:
Click here to enter text.

Type of Organization:

☐ **Land Trust**
☐ **Environmental Protection**
☐ **Local Government**
☐ **Governmental Agency**
☐ **Individual**
☐ **Other** Click here to enter text.

Phone, Fax, and Email of Nominating Party:
Click here to enter text.

Name of Proposed Resource:
Click here to enter text.

Type of Resource (please select all that apply):

☐ **Water**
☐ **Park**
☐ **Forest Preserve**
☐ **Wildlife Preserve**
☐ **Other Natural Resource** Click here to enter text.
☐ **Historical Resource**
☐ **Archeological Resource**
☐ **Other Cultural/Historic Resource** Click here to enter text.

Location of Proposed Resource: County, City (if incorporated area):
Click here to enter text.

Street Address or Nearby Intersection of Proposed Resource (be as descriptive as possible, provide any information that would be required to locate the nominated resource):
Click here to enter text.

Is a Map of Proposed Area Included with this Nomination? (including a map is strongly encouraged)
☐ **Yes** ☐ **No**

Specific Information:

Provide a brief written description of the resource's value that addresses its importance to the region:
Click here to enter text.

Provide a brief written description of the resource's vulnerabilities indicating the degree to which the resource is threatened or endangered. Also, describe existing threats to this resource and/or existing opportunities for conservation:
Click here to enter text.

Appendix F

Sample Nomination Form

Describe how this area might promote collaboration between multiple organizations (including land acquisition groups) and/or jurisdictions. Please highlight existing efforts and community support:
Click here to enter text.

How will this area contribute to a regional network of green infrastructure and/or communicate a regional identity through preservation of significant cultural resources?
Click here to enter text.

Describe initial ideas on how this area could/should be protected (fee simple purchase, conservation easements, regulatory approaches, minimal infrastructure investments, etc.):
Click here to enter text.

Additional Criteria:

Potential resources that meet the following criteria will be given priority by ARC in the review of all proposed nominations. Please check any of the boxes that you feel applies to your nominated resource, and provide any additional comments you may have in the corresponding box.

☐ Preserves water quality and quantity by protecting drainage, flood control, recharge areas, watersheds, buffers etc.
Click here to enter text.

☐ Creates or preserves active or passive greenspaces including trails, gardens and informal places of natural enjoyment in areas currently underserved by greenspace.
Click here to enter text.

☐ Protects wildlife habitat by creating, buffering, preserving, habitat areas and corridors.
Click here to enter text.

☐ Preserves areas that have historical or cultural value by virtue of history, place or time period represented.
Click here to enter text.

☐ Preserves significant working agricultural or forest resources and/or creates opportunities for local food production activities.
Click here to enter text.

☐ Areas that contribute to region-wide connections between existing and proposed regional resources.
Click here to enter text.

Any Additional Comments:
Click here to enter text.

Questions should be directed to Brad Calvert – All materials must be submitted by September 18, 2009
Contact number 404-463-3307 or greenspace@atlantaregional.com

Appendix G

Common Conservation Terminology

Source: Excerpted from Atlanta Regional Commission Green Infrastructure Toolkit; A copy of the Toolkit, including the complete list of conservation terminology, may be obtained from ARC's website at www.atlantaregional.com

Acquisition Methods

Fee Simple Acquisition: Land is sold at its fair market value

Outright Donation: A donation by a landowner of all interest in property

Bequest: Landowner retains ownership until death

Donation with Retained Life Estate: Landowner donates land during their lifetime, but has lifetime access.

Conservation Easement: Legal agreement a property owner makes to restrict the type and amount of development that may take place on his or her property. A partial interest in the property is transferred to a qualified non-profit, land trust, or governmental entity either by gift or purchase, in exchange for potential tax savings. As ownership changes, the land remains subject to the easement restrictions.

Lease: Short- or long-term rental of land.

Purchase of Development Rights (PDR): An agreement in which a landowner sells the right to develop his property to a qualified non-profit, land trust, or governmental agency. An easement is placed on the property permanently protecting the property from development.

Transfer of Development Rights (TDR): A transfer of development rights enables landowners in an area planned to remain as open space "sending zone" to sell their development rights for use in "receiving" areas of the community where higher density development is acceptable or desirable. Buying these additional development rights allows developers in the "receiving" areas to build at a higher density than would otherwise be allowed.

Historic Preservation Easement: Historic preservation easements can be used to protect a historic landscape, battlefield, traditional cultural place or archaeological site. Under the terms of an easement, a property owner grants a portion of, or interest in, their property rights to an organization whose mission includes historic preservation.

Land Use Controls

Comprehensive Plan: Serves as the blueprint for local governments to outline land use goals, growth patterns, and infrastructure placement. Also provides the policy framework for implementation tools.

Agricultural Protection Zoning (also called **Agricultural Districts**): Designates areas where agriculture is the preferred land use based on various criteria. Regulations may set large minimum parcel sizes (e.g.> 10 acres), design criteria, and review procedures to ensure compatibility.

Cluster/ Open Space Zoning: Commercial, residential or mixed use development in which a significant portion of the site (e.g. 40% or greater) is set aside as undivided, permanently protected open space, while the buildings (houses, shops, etc) are clustered on the remainder of the property.

Conservation Design Development: Developers concentrate homes on a small portion of the developable land, leaving a large part of the site in its natural state. Incorporates greenways and trails throughout the site.

Appendix G

Common Conservation Terminology

Conservation Subdivision (also known as **Cluster Subdivision**): Residential or mixed-use development in which a significant portion of the site is set aside as undivided, permanently protected open space, with houses clustered on the remainder of the property. The development plans must meet certain criteria specified in the ordinance.

Downzoning: Reducing that number of homes that can be built per acre per site.

Large Lot Zoning: Zoning districts with very large minimum lot size requirements (at least 5 acres) that limit development density in areas where preservation is desired.

Low Impact Development: Encourages environmentally-friendly ways to develop. Manages stormwater, by collecting and draining or evaporating it onsite, rather than routing it into a typical stormwater collection system. LID techniques include bioretention, permeable pavers, tree box filters, rain barrels, disconnected downspouts, narrower streets, infiltration swales, rooftop meadows, bioretention cells and rain gardens.

Performance Zoning: The amount of sewage capacity available or the acceptable volume of storm water runoff, for example in an area determines the uses permitted.

Flood Hazard or Floodplain Overlay: Typically administered as an overlay. Controls development on land that is susceptible to flooding. The floodplain is divided into the floodway and the floodway fringe. Floodplain regulations may prohibit development in the floodplain or may designate acceptable placement and design.

Hillside Development Overlay: Used to protect areas with steep slopes by encouraging development to respect the constraints and challenges of the topography. May include standards that limit densities based on steepness of slope and suitability of soil, etc.

Scenic Byway Designation: Designates segments of scenic roads for special protection measures. Measures may include litter control, sign regulations, design guidelines, land use controls or other measures intended to maintain the rural character of the roadway. Measures are described in a corridor management plan that must be approved by the State Department of Transportation.

Scenic Corridor: Protects scenic views by requiring land uses to complement rather than detract from the scenic experience.

Historic District Ordinance: Protects places, districts, sites, buildings and structures having a special historic, cultural or aesthetic interest or value.

Wetland Mitigation: Promotes wetland protection by requiring activities that may damage wetlands to be located on upland sites to the greatest degree practicable as determined through a permitting process.

Agricultural Buffer: Requires that a buffer be provided between new non-agricultural development adjacent to agricultural land.

Landscaping Buffer: Requires planting landscaped areas to mask unattractive land uses, to provide visual and sound barriers between incompatible uses, increase aesthetic values, and protect water quality.

Riparian Buffer: Required strips of land (from 25 to 150 feet in width) along both banks of streams and rivers be set-aside from development and left in their undisturbed, natural state as a vegetative barrier. These buffers protect water quality by slowing and filter stormwater run-off before entering the stream.

Appendix G

Common Conservation Terminology

Incentives for Landowners

Conservation Lease: Landowners receive regular rent payments and technical assistance for maintaining their property in its natural state.

Current Use Valuation of Conservation Use Property (CUVA): A reduction in property taxes through the dedication of land to a qualified use (i.e. agriculture, farming, environmentally critical, etc).

Easements with a Wetland Mitigation Bank: A landowner may offer wetlands on their property to a mitigation bank for protection and/ or restoration.

Preferential Assessment for Agricultural and Forestry Property: Gives tax relief to qualified owners of farm and forest property who have long-term plans to continue these uses.

Public Recognition and Notification: Recognizes good stewards in a public manner rewarding them for their dedication to land conservation practices. Also notifies landowners of important resources on their properties.

Registry Programs: A way to reward and encourage the voluntary protection of land by private landowners. A non-binding agreement enrolls the landowners in the registry. In return, they receive technical assistance and information regarding conservation practices particular to their land.

Tax Incentives - Estate Tax, Income Tax, Property Tax: There may be income, estate, and property tax benefits for donating land, donating a conservation easement, or selling the property as a "bargain sale" at below market value. The amount and type of tax benefits depends on a variety of factors, including the legal tool used to protect the land, the value of the donation, the landowner's income level and the total amount of the estate.

Funding Mechanisms

Mitigation Land Banks: Mitigation banking is the restoration, creation, enhancement or in exception circumstances, preservation of wetlands for the express purpose of providing compensation for unavoidable wetland losses in advance of development actions, when such compensation cannot be achieved at the development site or would not be environmentally beneficial.

Tax Allocation District (TAD): A designated area in which improvements, usually related to infrastructure or environmental problems, are carried out by a local government in order to make a site viable for development. The local government typically issues bonds to pay for the improvements, and the added tax revenues that the project eventually generates are used to pay off the bonds. Know as tax increment financing (TIF) around the U.S. The term "tax allocation district" is specific to Georgia.

Public/ Private Partnerships: Can be an extremely effective means of acquiring funding or assistance.

Appendix H

Protection Resources Listing and Other References Consulted

- DCA Environmental, Cultural and Historic Resources Maps: http://www.georgiaplanning.com/dataforplanning.htm
- DCA Wetland, Protected River and Protected Mountain Maps: http://www.dca.state.ga.us/development/PlanningQualityGrowth/programs/rir.asp
- Georgia Trails and Greenways Plan: http://www.dca.ga.gov/development/PlanningQualityGrowth/programs/rir.asp
- Georgia Land Conservation Plan: http://www.rivercenter.uga.edu/service/greenspace/documents/georgia_land_conservation_partnership_plan
- Georgia Land Conservation Program: http://glcp.georgia.gov/00/channel_title/0,2094,82613131_82969891,00.html
- The State Comprehensive Outdoor Recreation Plan: http://www.gastateparks.org/net/content/go.aspx?s=132975.0.1.5
- Georgia Comprehensive Wildlife Conservation Strategy: http://www1.gadnr.org/cwcs/index.html
- Georgia State Parks locator: http://www.gastateparks.org/
- National Park Service locator: http://www.nps.gov/state/ga/
- National Register of Historic Places: http://www.nps.gov/history/nr/index.htm
- Farmland protection through the Centennial Farm Program: http://www.gashpo.org/content/displaycontent.asp?txtDocument=119
- Community Comprehensive Plans for Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale Counties; City of Atlanta, City of Milton, City of Johns Creek
- Green Infrastructure Toolkit developed by the ARC, the Georgia Conservancy and the Trust for Public Land: http://www.atlantaregional.com/environment/greenspace
- Metropolitan North Georgia Water Planning District Watershed Management Plan, Water Supply and Water Conservation Management Plan, and Wastewater Management Plan: http://www.northgeorgiawater.com
- Georgia Trails: www.georgiatrails.com
- Georgia Natural, Archaeological and Historic Resources GIS: https://www.itos.uga.edu/nahrgis/
- National Park Service American Battlefield Protection Program: http://www.nps.gov/history/hps/abpp/
- Georgia Battlefields Association: http://www.georgiabattlefields.org/
- Centennial Olympic Park: www.centennialpark.com
- PATH Foundation: www.pathfoundation.org
- The Fort Daniel Foundation: www.thefortdanielfoundation.org
- Conserve Water Georgia: www.conservewatergeorgia.net/index

Appendix H

Protection Resources Listing and Other Resources Consulted

- *Hidden Reservoir: Why Water Efficiency is the Best Solution for the Southeast* published America Rivers and available at www.americanrivers.org
- *Georgia's Water Conservation Implementation Plan (WCIP)* published by the Georgia Environmental Protection Division and available at www.conservewatergeorgia.net
- ARC Resolution for DRI Review in Small Water Supply Watersheds available at http://www.atlantaregional.com/land-use/developments-of-regional-impact
- MRPA Rules available at http://www.atlantaregional.com/environment/water/mrpa-chattahoochee-corridor-protection/mrpa-rules-regulations-and-reviews
- The Wren's Nest, Home of Joel Chandler Harris available at http://www.wrensnestonline.com/
- A National Register of Historic Places Travel Itinerary published by the National Park Service available at http://www.nps.gov/history/nr/travel/atlanta/index.htm
- The Fox Theatre, Atlanta Georgia available at http://www.foxtheatre.org/

Appendix I

Model Ordinances

What is a Conservation Subdivision?

Conservation subdivisions are residential or mixed-use developments in which a significant portion of overall acreage is set aside as undivided, permanently protected open space, while houses are clustered on the remainder of the property. They are similar in many respects to golf course communities, but instead of a manicured golf course, they feature natural forests, meadows, wetlands and community gardens or farmland. They contrast with conventional subdivisions, in which nearly all of the parcel is subdivided into house lots and streets. Conventional subdivisions provide few green spaces for walking, little habitat for wildlife and few opportunities for residents to interact with their neighbors. Conservation subdivisions, on the other hand, provide all of these things.

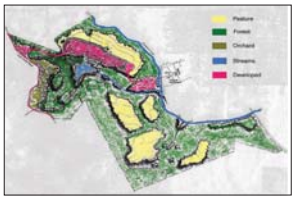
What are the benefits of a Conservation Subdivision?

Conservation subdivisions offer benefits to residents, developers, local governments and the community as a whole, including:

- Protecting water quality
- Protecting wildlife habitat
- Reducing infrastructure construction costs
- Reducing infrastructure maintenance costs
- Reducing demand for publicly funded greenspace
- Expanding existing public trails and greenways

Why Conservation Subdivisions?

- To provide a residential zoning district that permits flexibility of design in order to promote environmentally sensitive and efficient uses of the land.
- To preserve unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat.
- To preserve important historic and archaeological sites.
- To permit clustering of houses and structures on less environmentally sensitive soils which will reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential development.
- To reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation in residential development.
- To promote interconnected greenways and corridors throughout the community.
- To promote contiguous greenspace with adjacent jurisdictions.
- To encourage interaction in the community by clustering houses and orienting them closer to the street, providing public gathering places and encouraging use of parks and community facilities as focal points in the neighborhood.
- To encourage street designs that reduce traffic speeds and reliance on main arteries.
- To promote construction of convenient, landscaped walking trails and bike paths both within the subdivision and connected to neighboring communities, businesses and facilities to reduce reliance on automobiles.
- To conserve scenic views and reduce perceived density by maximizing the number of houses with direct access to and views of open space.
- To protect prime agricultural land and preserve farming as an economic activity.



Incentives

Most conservation subdivision ordinances incorporate some types of incentives to developers in the form of density bonuses or other give-aways. The model ordinance that accompanies this tool, while essentially density-neutral, includes a small de facto density bonus, as discussed above. Such a small bonus is warranted because it may be necessary to give a developer incentives to deviate from conventional subdivision design. However, additional incentives are probably unnecessary and undesirable. This is especially true of density bonuses, which can potentially fuel the concerns of neighbors over the density of conservation subdivision projects. Conservation subdivisions provide other, inherent incentives in the form of lower infrastructure costs and higher sale prices that should make them attractive to developers.

Other Community Choices Tools Include...

- Conducting a Quality Growth Audit
- Infill Development
- Traditional Neighborhood Development
- Transient-Oriented Development
- Mixed-Income Housing
- Mixed Use Development
- Crime Prevention and Safety Through Community Design
- Linking School Siting to Land Use Planning
- Cost of Growth
- Context Sensitive Street Design
- Greyfield Development
- Jobs-Housing Balance
- Overlay Districts
- Retrofitting Corridors

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Appendix I

Model Ordinances

What is Bicycle and Pedestrian Planning?

Travel by bicycle or foot creates a more physically active population, reduces motor-vehicle related congestion, and create a stronger sense of place for local residents. Planning specifically for these types of travel requires that planners and public officials become more aware of what elements are needed to create an environment conducive to non-motorized travel.

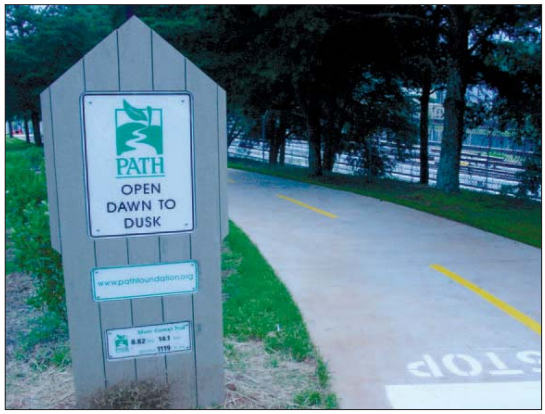
The traditional development patterns used during the latter half of the 20th century often treat the personal automobile as the sole method available for transportation. Predictably, this has had the effect of increasing the public's reliance on the automobile and has made travel by other means increasingly unpopular and unsafe. By planning with the needs of pedestrians and cyclists in mind, local jurisdictions can reverse the trend of automobile dependence and can create an environment where alternative modes of transportation are available to all who choose to use them.

Why is it Necessary?

Bicycle and pedestrian travel has the potential to solve at least some of the community development problems that have arisen in the Atlanta region in recent years. As communities become more auto-dependent, development patterns in the area reflect the needs of the car, rather than the needs of the people driving the car. Among other things, auto-centered development has resulted in the isolation of seniors, teenagers and other groups who may not be able to drive, decreased opportunity for chance social interaction, increased air pollution, a more rapid rate of land consumption and a decreased sense of place. While bicycle and pedestrian travel may not solve all of these problems, it is certainly a step in the right direction.

How Does It Relate to Quality Growth?

Along with the reasons mentioned above, bicycle and pedestrian planning can play a vital role in contributing to quality growth because it requires the participation and involvement of the public on all levels. Increased community input in the planning process is a fundamental component of quality growth, and bicycle or pedestrian planning provides an engaging issue with which to draw the public in. This process requires that neighbors engage public officials and each other to decide where bike/pedestrian paths would be the most useful, which connections require the most immediate attention and other essential issues. Spot improvements for bike/pedestrian traffic, trails or greenways for non-motorized traffic, or the creation of city or county wide bike/pedestrian plan demonstrate how all levels and sizes of public projects can be influenced by local citizens through bicycle and pedestrian planning.



Additional resources:

Georgia Department of Transportation. Pedestrian Facilities Guide (DRAFT), 2003. Available online at: http://www.dot.state.ga.us/dot/plan-prog/planning/projects/bicycle/ped_facilities_guide/index.shtml

Atlanta Regional Commission. 2002 Regional Bicycle Transportation and Pedestrian Walkways Plan 2002. Available online at http://www.atlantaregional.com/mobilityair/plansprograms/bikeped/RECOMMENDATIONS.PDF

Florida DOT. Florida Pedestrian Planning and Design Handbook. April 1999. Available online at: http://www11.myflorida.com/Safety/ped_bike/handbooks_and_research/PEDHBTOC.PDF

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- Retrofitting Corridors
- Green Building
- Parking Management
- Historic Preservation

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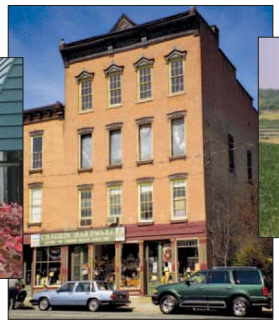
Appendix I

Model Ordinances



What is Historic Preservation?

Historic preservation is defined by the Georgia Department of Natural Resources' Historic Preservation Division as the identification, evaluation, conservation and use of historic properties so that they will continue to play integral, living roles in communities. Often historic structures are located in downtown districts, or other community centers. The protection and re-use of those buildings can have a tremendous impact on the economic, social, and cultural life of community.

In addition to the benefits to be gained by the conservation and re-use of historic properties is the contribution that those buildings make to the community's sense of self. Historic preservation, of both buildings and landscapes, can help to provide roots for an increasingly mobile population.

How is Historic Preservation Implemented?

Historic preservation tools are available at the national, state and local levels, though many historic preservation efforts will combine some element of all three levels. There is also a significant level of preservation resources available through the non-profit sector. The following are just a few examples of tools available for historic preservation in Georgia.

National: The National Park Service maintains the National Register of Historic Places, which is a list of historically significant places in American History. While inclusion on the list is honorary, being on the register does open up some funding opportunities from other sources.

State: Georgia's State Historic Preservation Officer (SHPO) works through the Department of Natural Resources. The SHPO's mission includes increasing the public's awareness of historic preservation issues, identifying the state's historic resources, and helping to secure the financial means for the preservation of historic resources, among others.

Local: The Georgia Planning Act requires communities to include historic preservation as a part of their comprehensive plan. As a result, local leaders and homeowners wield a significant amount of authority when it comes to protecting their historic resources. The use of local ordinances, historic districts or preservation committees is probably the best line of defense against the destruction of local historic resources.

How Does Historic Preservation Relate to Quality Growth?

The goals of historic preservation and quality growth are very similar, because they both center on the wise use of existing resources. One way in which historic preservation relates to quality growth is that restoring or re-using historic buildings takes advantage of existing facilities, rather than requiring the construction of extensive new roads, sewer, or other facilities. Historic preservation also avoids the potentially negative environmental impact of Greenfield construction. In addition, preserving a community's history helps to create a more unique location, and can contribute greatly to the local quality of life.

Additional resources:

Georgia State Historic Preservation Office website: www.gashpo.org

National Trust for Historic Preservation: www.nationaltrust.org

Other Community Choices Tools Include...

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Appendix I

Model Ordinances

Context Sensitive Street Design (CSSD) is an approach to roadway planning, design and street operation that aspires to regional transportation goals while enhancing neighborhoods and considering the adjacent uses of land. CSSD respects traditional street design objectives for safety, efficiency and capacity as they relate to compatibility, livability, sense of place, urban design, cost and environmental impacts.

With the exception of freeways and some major arterial roads, most roads are no longer considered as primarily traffic-carrying facilities moving vehicles and goods as efficiently and safely as possible. Instead, greater consideration is given to the requirements of all travel modes on local, collector and arterial streets. CSSD considers not only access for alternative modes of transportation– such as bicycling, walking and transit, but also the environmental, scenic, aesthetic, historic, community and preservation impacts of a street project.

How can context sensitive streets help create a more livable community?

Some of the basic transportation elements that must be restored to enhance community livability include:

- A connected network of sidewalks and bike routes.
- Safe, dependable and accessible travel options for community members who cannot afford a car or are unable to drive.
- Affordable transit that gets people to job centers, retail centers and recreational facilities.
- Neighborhoods, "main" streets, shopping centers and downtown areas that are compatible with bicycling and walking.

What are key concepts that guide CSSD projects?

A fundamental concern for CSSD projects is balancing the space requirements among various users who must be accommodated in the urban/suburban public right-of-way. Some key concepts include design methods to:

- Emphasize mobility of pedestrians, cyclists and vehicles (automobiles, trucks, buses).
- Ensure that public transportation facilities accommodate needs of transit users, including those who do not or cannot drive.
- Provide citizens and transit users a voice in transportation decision-making.
- Promote land use that encourages walking, biking and transit, in addition to driving.

Expected Outcomes

- Creation of safe places and communities to walk and bike in the Atlanta region.
- More people walking/biking/taking transit or other alternative modes of transportation to work.
- Less traffic noise.
- Sustainable communities.
- Enhanced community image and local identity.

References:

CSD: Thinking Beyond the Pavement: www.fhwa.dot.gov/csd

National Main Street Center: www.mainst.org

Southface Energy Institute: Walkable Community Design Guidelines www.southface.org

Other Community Choices Tools Include...

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