

THE GEORGIA QUALITY GROWTH PARTNERSHIP

(GQGP) is a collaboration among diverse public and private entities that seeks to provide local governments and citizens with the tools and knowledge to transform the way we define, create, and sustain high quality Georgia communities. The primary purpose of the GQGP is to facilitate local government implementation of quality growth approaches by:

- Disseminating objective information on the various approaches.
- Developing tools for implementing these approaches.
- Sharing of best practices learned from other places, times, and cultures.
- Promoting acceptance of quality growth by the general public and community leaders.

Founded in March 2000, the GQGP has grown to more than thirty organizations, each contributing time, in kind services, or financial resources to fostering Partnership efforts. Community Resource Team visits and final presentation reports are coordinated and produced by the Georgia Department of Community Affairs.

The electronic version of this publication (PDF) may be found online at: www.dca.state.ga.us/publications/ga400corridor.html

CDs are available upon request.

Contact: Julie Brown

jbrown@dca.state.ga.us

phone: 404.679.0614

MEET THE RESOURCE TEAM

TEAM MEMBERS

Brent Cook, GA Department of Transportation
 Ed Ellis, URS Corporation
 Rob Fischer, Robinson Fischer Associates
 Laurie Fowler, The University of Georgia
 Dan Reuter, Atlanta Regional Commission
 Pam Sessions, Hedgewood
 Elizabeth Smith, GA Department of Community Affairs
 Maurice Ungaro, Atlanta Regional Commission
 Jerry Weitz, Jerry Weitz Consulting, Inc.
 Donna Young, City of Knoxville

FACILITATORS

Steve Dempsey, The University of Georgia
 Jan Coyne, The University of Georgia

LOCAL SPONSORS

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STUDENTS

Jacob Lindsey, The University of Georgia
 Stephen Henderson, The University of Georgia

DCA STAFF

Jim Frederick, Office of Growth Management
 Julie Brown, Office of Growth Management
 Kathy Papa, Region 2 Office
 Joel Cordle, Region 2 Office
 Steve Storey, Office of Design Services
 Martha Reimann, Office of Design Services
 Jennifer Martin Lewis, Office of Design Services

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 North Georgia Premium Outlets
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 Smith House, Dahlonega
 Uncle Jack's Pizza, Dawsonville
 Wendy's, Dawsonville
 Wiley's Pub, Dahlonega



The Quality Growth Resource Team for the Georgia Highway 400 Corridor was brought together in November, 2001 through a collaboration of several organizations in Forsyth, Dawson and Lumpkin Counties, the Georgia Department of Community Affairs and the Georgia Quality Growth Partnership, a state wide coalition of government agencies, universities, non-profits and business groups working to provide technical assistance on “smart growth” issues to Georgia communities. The resource team focused their study on a project area that included: GA 400 between its intersections with Georgia Highway 369 and Georgia Highway 60; Highway 53 between GA 400 and Dawsonville; and Highway 60 between GA 400 and Dahlonega.

The multidisciplinary team was made up of specialists in transportation planning, real estate development, urban design, regional planning, architecture, resource conservation and housing. Team members were chosen with the corridor’s particular concerns in mind, which were initially defined in a meeting with the local officials held weeks in advance of the actual team visit.

The team spent a week in the project area. The visit began with a facilitated meeting involving a broad cross section of community representatives, designed to give the team members a deeper understanding of development issues and needs along the corridor. During the week the team toured the project area by bus, visited historic buildings, spoke with local officials, reviewed local ordinances, conducted field surveys, prepared schematic design solutions and formulated policy recommendations. The visit culminated with final presentations to the public on Friday, November 16. The teams’ recommendations were then passed to DCA staff for formatting into this final report.

The Resource Team would like to thank the sponsor organizations and their staff, elected officials and citizens for making us feel so welcome in the area. The ideas and solutions proposed here are only a beginning – intended to stimulate interest in managing future development throughout the corridor so that residents may continue to enjoy living in this beautiful area.

OBSERVATIONS

OVERVIEW

- The GA400 study area begins north of Hwy 369 (Matt Highway and Browns Bridge Road) in Forsyth County, and runs north through Dawson County and Lumpkin County where GA400 terminates at Hwy 60. The study area also includes the two major highway approaches from Dawsonville to GA400 (Hwy 53) and from Dahlonega to GA400 (Hwy 60). There are no incorporated areas within the study area.
- GA400 is facing an identity crisis: should the road retain its scenic qualities or give in to development pressures, serving primarily as a traffic-handling artery?
- The Resource Team identified four distinct character areas along the corridor, as noted below:

Character Area	Description	Planning Subarea	Predominant Activity/ Land Use
Suburban GA400 Corridor	GA400 through Forsyth County	Coal Mountain/ 400 North	Commercial, some industrial, and undeveloped
	GA400 in Dawson County to Harmony Church Rd.	GA400 South overlay zone	Regional commercial activity center
Rural GA400 Corridor	GA400 in Dawson County north of Harmony Church Road	GA400 North overlay zone	Mostly undeveloped with some commercial
	GA400 in Lumpkin County	Auraria planning area	Mostly undeveloped with some commercial
Rural GA400 Periphery	Less developed and farming areas parallel to, but more than 1/2 mile off of GA400		Mostly undeveloped and farmland with some rural commercial
Secondary Scenic Corridors	Hwy 53 from GA400 to Dawsonville	Hwy 53 Scenic Overlay District	Mix of residential, farmland, and commercial
	Hwy 60 from GA400 to Birch River Development in Dahlonega	Hwy 60 overlay district	Mostly undeveloped with some commercial at GA400

- Highways 53 and 60 are currently two lane roadways with a variety of rural uses, such as farming, small local businesses, and low-density residential. Since they serve as connectors between Dawsonville, Dahlonega and GA400, they are facing increased development pressure that threatens to destroy their remaining rural character.
- Local stakeholders indicate support for:
 1. Limiting curb cuts, or providing access roads parallel to GA400 (to keep local traffic off the main highway) in order to better manage traffic congestion along the road.
 2. Maintaining buffers along GA400 to screen unattractive development along the roadway.
 3. Concentrating more intensive development (shopping, office, multi-family housing) at nodes along the corridor.
 4. Mixed-use live, work, and shop developments – to reduce automobile trips.
 5. Creating more local employment opportunities for locals – to provide an alternative to driving to Fulton County to work.
- Local stakeholders find the following areas attractive, possibly serving as models for future development of GA400:
 1. Hampton and Chestatee subdivisions on GA400.
 2. Golf communities – because they have green space.
 3. Johns Creek, Windward Parkway, Hilton Head Island, and Peachtree City – because of their coordinated signage, landscaping requirements, buffers, and lighting.

COMPREHENSIVE PLANS & DEVELOPMENT REGULATIONS

- Each of the three counties in the study area has a comprehensive plan. However, the plans are outdated and do not adequately anticipate substantial growth that has occurred in the corridors. Dawson County’s comprehensive plan is now a decade old. Forsyth County’s comprehensive plan was prepared in 1993, but the land use plan element was updated in 1998. Lumpkin County’s comprehensive plan was prepared and adopted in 1994 and has not been substantially updated since then.
- Each of the counties has identified distinct subareas for more detailed planning purposes:
 1. In Forsyth County, the entire county has been divided into subareas for purposes of preparing detailed land use plans. The subarea corresponding to the GA400 study area in Forsyth County is called “Coal Mountain/400 North.” Forsyth County has not yet prepared a subarea plan for this area, but it has programmed all subarea planning work to be completed during the next three years (2004).
 2. Dawson County has divided the GA400 into southern and northern segments. It also recognizes a “scenic” corridor from Dawsonville to GA400 along Hwy 53. In 2001, the county adopted development and design regulations for both the southern and northern segments of GA400. The regulations that apply to the southern and northern areas are more or less the same, although the regulations recognize that the northern portion will be more rural in character.
 3. Lumpkin County’s comprehensive plan also divides the county into subareas. The GA400 corridor in Lumpkin County lies within the “Auraria” subarea of Lumpkin County. However, there is no subarea plan for this area. Lumpkin County is currently developing an overlay district ordinance for the Hwy 60 corridor between Dahlonega and GA400.
- The table below provides a general inventory of existing land use regulations in the corridor:

Type of Regulation	Forsyth	Dawson	Lumpkin
Zoning	Yes	Yes	No
Subdivision Regulations	Yes	Yes	Yes
Sign Ordinance	Yes	Yes	Proposed
Design Guidelines or Regulations	Yes, general regulations for commercial and industrial uses	Yes, regulations for GA400 corridor	Proposed

- Forsyth County’s regulations provide sufficient controls over land development, including zoning, subdivision, and the provision of improvements such as drainage facilities and access limitations. The county’s unified development code also provides general design regulations that address aesthetic impacts of development. However, no design guidelines have been specifically developed for the GA400 corridor.
- Dawson County has a countywide zoning ordinance and subdivision regulations. The zoning ordinance has become outdated, however, and is not well equipped to address the suburban development trends now evident in the GA400 corridor. In 2001, the county adopted development and design regulations for the GA400 Corridor which provide much guidance regarding access and architecture, among other topics.
- With the exception of subdivision regulations, development in Lumpkin County is unregulated. An advisory committee is currently preparing a “Gateway Development” ordinance for the GA400 corridor and the Hwy 60 corridor between Dahlonega and GA400. This ordinance will help provide guidance to development in the most frequently traveled portions of the county and those that are experiencing the most immediate development pressures.
- Development regulations are not coordinated among the three counties sharing the GA400 corridor. This will lead to inconsistent development patterns as one county imposes different standards from its neighbors.

- Generally, current development regulations throughout the corridor, where they exist, support conventional separated uses, haphazard development patterns, and low density developments that are not interconnected.
- Lack of appropriate development controls has permitted a variety of signs, billboards, and businesses (ranging from mobile home sales lots to flea markets) to spring up along GA400, creating substantial visual clutter.
- Current development regulations do not include the tools needed for encouraging “quality growth” types of development.

PUBLIC FACILITIES & INFRASTRUCTURE

- Lack of urban types of infrastructure, particularly sewer service, throughout most of the corridor necessitates low density development patterns.
- Forsyth County has run water lines throughout most of the county, including the study area. Sewer service is extremely limited in the study area. There are plans to extend the sewer service area of the City of Cumming north to the intersection of GA400 and Hwy 369 (Matt Highway and Browns Bridge Road). Also, the Hampton development’s sewer plant has additional capacity and trunk sewer lines are expected to be extended south of that development along GA400 to serve additional properties. Sewer facility master plans generally call for all of Forsyth County to eventually be served with sanitary sewer, but it is unlikely that those areas of the GA400 corridor not mentioned above will have sanitary sewer service in the foreseeable future.
- Dawson County’s Etowah Water and Sewer Authority operates a water system which serves mostly the industrial and commercial areas along GA400 and residential areas along Lake Lanier. Generally, water service extends north of Hwy 53 to Hwy 136 and GA400. The only area currently served by sanitary sewer in the corridor is the Hwy 53/ GA400 intersection area. However, the proposed Catholic College at the intersection of GA400 and Lumpkin Campground Road/ Harmony Church Road is planned to be served by a new sewer line. Given capacity limitations, however, sewer service extension further north from this area is not anticipated in the foreseeable future.
- By policy, the City of Dahlonega will not provide sanitary sewer service outside of its corporate boundaries. However, Dahlonega has extended services to areas on the condition that they agree to be annexed into the city.
- Lumpkin County created the Lumpkin County Water and Sewage Authority in 1984 to provide water and sewage services in unincorporated areas of the county (outside Dahlonega). So far, the Authority has operated in an advisory capacity only and has developed little infrastructure. Plans are currently proceeding for the construction of water lines in the GA400 area of Lumpkin County. At this time, there are no sanitary sewer services available or planned in the corridor.
- The cumulative impacts of septic tanks in the corridor may eventually pose environmental health problems in all three counties. Septic tanks are acceptable means of wastewater disposal, but should be considered a temporary rather than permanent solution, generally inappropriate for large-scale commercial and industrial development. Septic tanks can pose environmental hazards if not installed properly and continuously maintained. With the exception of the Hwy 53 and GA400 intersection area in Dawson County, sewer service is lacking. The scale of development in Forsyth County is such that the lack of sewer service is becoming a more significant issue.

TRAFFIC & SAFETY

- Area residents feel that traffic accidents are becoming more common at all intersections along GA400, due to increasing traffic volume, speeding, and road crossings without traffic signals.
- Area residents feel that traffic accidents are more frequent at night, due to lack of lighting along the roadway.
- Traffic congestion is growing along GA400, particularly south of the intersection with Hwy 53. This congestion is the result of increasing development along the corridor, which means more curb cuts to serve these new developments, more traffic lights, and more automobiles driving to and from the new developments.
- Traffic lights have been added at six intersections along GA400. Although these improve safety for crossing traffic, they can increase the incidence of rear-end collisions, and contribute to congestion by slowing traffic flow along GA400.
- Currently planned developments along GA400, such as the new Home Depot and Catholic College, will further add to traffic congestion along the roadway.
- New development projects along GA400 have typically not been mixed-use (combining housing, shopping, and offices). This adds to existing traffic congestion by making it necessary to always drive between different destinations scattered along the corridor.
- There is no provision for pedestrians or bicyclists anywhere in the GA400 corridor and surrounding areas. Walking or bicycling in this area would currently be quite dangerous.
- There is no provision for public transit along the GA400 corridor, making it necessary to use private automobiles to travel to major employment centers in Atlanta, or even to get between local shopping areas.
- There is a possibility that the southern section of GA400 (from Hwy 369 to Hwy 53) will be converted to a limited access roadway within the next 20 years.

NATURAL & HISTORIC RESOURCES

- There appear to be very few historic resources or older neighborhoods that need protection along the corridor.
- Speculative clearing and grading of property, prior to having a firm plan for development, is common along GA400. This practice makes the corridor less attractive and unnecessarily leads to silt pollution of area lakes and streams.
- The GA400 corridor has varied topography, although slopes in much of the corridor do not pose a significant hindrance to development. However, as development takes place in this varied topography, each civil engineer chooses a finished site elevation that is most advantageous (i.e., to minimize grading costs while maximizing visibility). As development sites are planned individually in this way, the net result is a wide variety of finished development site elevations. There are two potential problems with this condition:
 1. Differences in finished site elevations make it much more difficult to connect the developments in any other way except via GA400. In order to plan frontage roads and interparcel connections, the finished elevations need to be generally coordinated.
 2. Development is generally not following the natural contours. The different site elevations result in significant aesthetic impacts when compared with the natural grade before development.
- The GA400 corridor northbound has significant scenic views of the mountains. Development practices could infringe on these scenic views, if inappropriate new buildings are constructed that block these views.

ECONOMIC DEVELOPMENT

- There are few local jobs for the people buying houses in the area, and little affordable housing for employees of the retail and service establishments in the area. Again, this adds to traffic since everyone must commute to or from other areas for employment.
- The potential for industrial development, or other employment generators is limited along GA400 by the lack of water and/or sewer service.
- The potential of Lake Lanier is under-realized. With better access to the lake, it could serve as an amenity for attracting tourists, conferences (with associated conference center and hotels), and upscale residential development.

RECOMMENDATIONS

RECOMMENDATION	ILLUSTRATION NUMBER	COMMENTS/IMPLEMENTATION
<p>Develop a mechanism for coordinating development policies between the three counties sharing the GA400 corridor.</p>		<p>One approach would be to establish regular meetings between the planning directors and/or county managers of each county to discuss opportunities for coordination of development regulations and to share ideas on solutions to ongoing development pressures along the corridor.</p>
<p>Pursue the following immediate solutions for improving traffic, appearance, and safety along the corridor:</p> <ul style="list-style-type: none"> • Install attractive lighting (“core 10” style) at each intersection to improve visibility and reduce traffic accidents. • Build attractive bridges (rock faced and/or heavily landscaped) to separate crossing traffic at the busiest intersections (such as GA400 and Hwy 53). • Install attractive informational signs along GA400, similar to the shared “next exit services” signs used along major interstates. • Establish access roads parallel to GA400 to handle local traffic. These should be set back some distance from the main roadway to accommodate a heavily landscaped buffer between GA400 and the access road. • Maintain buffers on both sides of GA400, consisting of natural vegetation or planted with tall evergreen trees where necessary. • Increase landscaping of medians, by planting eleagnus or similar fast-growing shrubbery. • Add more guard rail (“core 10” style) to create a division between controlled vegetation and native vegetative cover. • Plant wildflowers and only mow in area between guard rail and road shoulder. • Establish “Park and Ride” service between the North Georgia Outlet Mall parking lot and North Springs MARTA station. 	<p style="text-align: center;">1, 2</p> <p style="text-align: center;">3, 4</p> <p style="text-align: center;">4, 1</p>	<p>Meet with GaDOT district representatives as soon as possible to discuss the feasibility, alternatives, and funding possibilities for each of these proposed solutions.</p>

Develop and implement a long-range plan for guiding private sector development along the GA400 corridor.

5

Steps include:

1. Identify what you want to protect, or areas to be set aside from development.
2. Decide on desired development patterns for areas not to be set aside from development.
3. Establish land use regulations & coordinated infrastructure policy to support the desired development patterns.
4. Update comprehensive plans to be consistent with, and supportive of new land use regulations and infrastructure policy.

1. Identify what you want to protect, or areas to be set aside from development.

The Dawson County Comprehensive Plan (*see appendix*) includes language supporting protection of viewsheds, farmland, and other natural resources, and laying the legal foundation for the adoption of specific management tools to protect these resources.

a) Inventory types of resources local stakeholders agree should be set aside from development along the GA400 Corridor.

Recommended for protection:

- Scenic views of mountains from GA400
- Farmland and scenic rural settings
- Streams and water bodies (Stream protection should include exempting the 100-year floodplain from all new development and requiring 100 foot natural vegetation buffers along both sides of streams. The City of Jefferson, GA's floodplain ordinance provides a model.

b) Include the areas identified for protection in local greenspace plans.

c) Work with local land trusts to recruit conservation easements from landowners of properties identified for protection, such as scenic areas, farmland, and properties along streams.

Land trusts active in this region include: Chattowah Open Land Trust, Mountain Conservation Trust, Trust for Public Land, and the Nature Conservancy.

d) Put protected areas to use for passive recreation and alternate transportation by establishing a three county network of greenways that incorporate and link the protected areas. (Greenways are corridors where natural vegetation is left undisturbed, except for paved trails, built wide enough to be shared by both bicycles and pedestrians.)

6

The greenway network should be planned jointly among the three counties. The network should link natural areas with other major destinations, including shopping. Cost of implementing the network can be reduced by utilizing existing easements (e.g., sewer and utility easements) and rights-of-way next to roadways, or incorporating corridors already slated for protection, such as buffer areas along streams.

e) Participate in development of the Darter Habitat Conservation Plan.

This plan is being funded by the U.S. Fish and Wildlife Service (FWS) and coordinated by the University of Georgia Institute of Ecology. The plan will include standards for stream crossings, residential development, reservoir siting, and greenspace acquisition. If implemented by Forsyth, Dawson, and Lumpkin Counties, the plan will obviate the need for expensive and time-consuming consultations with FWS prior to the approval of major development projects, and will result in more comprehensive protection of federally protected aquatic species. Initial planning will start in early 2002. Significant federal monies for acquisition should be available to implement the plan.

2. Decide on desired development patterns for areas not to be set aside from development.

a) Take GA400 area elected officials and other area leaders on a tour of other areas that might be considered models for future development along the GA400 Corridor. Identify desirable development features that these leaders would like to see incorporated among the development guidelines for the GA400 Corridor.

Possible “model” areas that were identified at the stakeholder meeting held during the GA400 Resource Team visit included:

- Hampton & Chestatee subdivisions on GA400
- Johns Creek
- Windward Parkway
- Peachtree City
- Hilton Head Island

b) Recognize the corridor as having different character areas and agree on separate development guidelines for each of these areas. Recommended character areas and proposed general development guidelines for each are summarized in the “Suggested Development Guidelines” beginning on page 17.

7

Seek input from area stakeholders in developing development guidelines for each character area.

3. Establish land use regulations & coordinate infrastructure policy to support the desired development patterns.

a) Develop detailed small area plans for each of the three proposed regional activity centers. Seek input from property owners and other stakeholders so that the plans will address their concerns and create a sense of participation and ownership.

8

These plans should include:

- Detailed representation of the desired development of the area, including specific location, scale, & style of all new structures (see illustration as an example).
- Design guidelines for ensuring that new development is compatible with the desired look, or “theme,” for the area.
- Public investments in infrastructure and public facilities (such as public gathering places, community centers, parks, sidewalks, bike paths, streetlights, or landscaping) to support development of the area.

b) Develop a strategy for providing both public water and sewer service to each of the proposed regional activity centers and to the higher density new mixed-use residential development in the Suburban GA400 Character Area. (Public sewer will be required to support the proposed levels of development in these areas.)

9

This strategy should include:

- Adoption of detailed capital improvement plans by Forsyth County and the Etowah and Lumpkin Water and Sewer Authorities for the provision of public water and sanitary sewer to the designated areas within a realistic timeframe (see toolkit on “Capital Improvement Programs” at www.georgiaqualitygrowth.com). Each county’s service delivery strategy should also be revised as appropriate to reflect these expansion plans.
- Revising development policies to require installation of “dry” sewer lines for all new commercial developments in the corridor so that sanitary sewer can easily be provided when it becomes available.
- Establishing an impact fee system to recover some of the capital facility costs of providing adequate sewer facilities in the designated areas.
- Beefing up septic monitoring and maintenance requirements in all areas not to be provided with public sewer (see toolkit on “Regulating Septic Systems” at www.georgiaqualitygrowth.com).

Also consider designating a single authority to coordinate water and sewer service provision (and possibly manage a collective impact fee system) throughout the GA400 corridor. This will save each jurisdiction considerable costs of maintaining separate systems and will help coordinate development policies throughout the corridor. Of course, controls should be put in place to ensure that this authority extends facilities and services consistent with the overall development plan for the GA400 corridor.

c) Investigate development codes for areas found desirable by local officials on their tour (see above).

These should include codes/requirements for such specifics as:

- Signage
- Architectural design
- Pedestrian amenities
- Landscaping and buffers

Contact DCA's regional representative for assistance in locating copies of these codes, or model codes from other areas not included on the tour.

d) Develop or adjust local land development regulations to support the desired development patterns for each character area in the corridor.

Make use of model codes identified above where possible. Recommended development regulations are summarized in the "Suggested Land Development Regulations" table beginning on page 22. Contact DCA's regional representative for sources of financial and technical assistance for tailoring regulations to achieve the desired development patterns.

4. Update comprehensive plans to be consistent with, and supportive of new land use regulations and infrastructure policy.

Simultaneously review each county's comprehensive plan and amend it to reflect any changes in the development regulations or policies, since consistency between the county's plan and its ordinances provides important legal support for administrative findings and public policy decisions.

CHARACTER AREA

ILLUSTRATION NUMBER

SUGGESTED DEVELOPMENT GUIDELINES

Regional Activity Centers

GA400 and Hwy 369,
GA400 and Hwy 53 and
GA400 and Hwy 60

7

Concentrate higher density development in three major regional nodes:

- Each node should include relatively high-density mix of retail, office, services, and employment to serve a regional market area. Also include a diverse mix of higher-density affordable housing types, including multi-family town homes, apartments, and condominiums.
- Design for each node should be very pedestrian-oriented, with strong, walkable connections between different uses. Include direct connections to the proposed regional greenway network.

10

- Road edges should be clearly defined by locating buildings at roadside with parking in the rear.

Acceptable uses:

- Office, retail, and other typical commercial uses.
- Higher density multi-family residential uses.
- Major employers, such as industries and back-office operations.
- “Big box” retail should be limited to these areas, but designed to fit into “village style” planned development with limited parking that is shared with surrounding uses.
- Warehousing or other operations requiring heavy truck traffic should not be permitted in these areas.

Suburban GA400 Corridor

Developing area on GA 400 between Hwy 369 and Hwy 53

7

Promote moderate density, traditional neighborhood development (TND) style residential development:

- Maintain a natural vegetation buffer (at least 50 feet in width) along GA400. All new development should be set-back behind this buffer, with access roads, shared driveways or inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on GA400 itself.

4, 1

- Each new development should be a master-planned community with mixed-uses, blending residential development with schools, parks, recreation, retail businesses, and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision (see toolkit on “Traditional Neighborhood Development” at www.georgiaqualitygrowth.com).

11

- Encourage compatible architecture styles that maintain the regional character, and should not include “franchise” or “corporate” architecture. (A model of desirable commercial style is “The Mill” Gift Shoppe on Hwy 53.)
- Ban all new billboards to protect scenic quality.

Suburban GA400 Corridor *continued*
 Developing area on GA 400 between Hwy 369 and Hwy 53

7

Acceptable uses:

- Do not permit new strip commercial development and “big box” retailers in this area. Limit all commercial development that is not part of the mixed-use neighborhoods. Where commercial development is permitted, require “compatible architectural styles” (see above) and install dry sewer so that this development may eventually be provided with public sewer service.
- Residential developments that are master-planned, mixed-use (as described above) and include a diverse mix of housing types, including affordable small lot single family houses, multi-family town homes, apartments, and condominiums. In addition to the strong internal pedestrian connections, each development should also have linkages to the regional greenway network.
- Institutional – Locate new public schools in areas where residential development is happening and provide pedestrian connections (regional greenway network) between schools and new subdivisions. All schools, churches, and similar uses must be designed to have limited visual impact upon the corridor, with no more than 25% of the parking for the facility located on the most visible side of the property.
- Industrial and warehousing type development should be contained within a “district” rather than allowed to be strung out along the corridor. These districts should be sited at least 500 feet off the road, as far as possible from environmentally sensitive areas, and include a heavy vegetative buffer to screen the development.

Rural GA400 Corridor
 Undeveloped area on GA 400 between Hwy 53 and Hwy 60

7

Maintain more rural atmosphere while accommodating new residential development as “conservation subdivisions” that incorporate significant amounts of open space:

4, 1

- Maintain a natural vegetation buffer (at least 50 feet in width) along GA400. All new development should be set-back behind this buffer, with access roads, shared driveways, or inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on GA400 itself.

11

- Encourage compatible architecture styles that maintain the regional rural character, and should not include “franchise” or “corporate” architecture. (A model of desirable commercial style is “The Mill” Gift Shoppe on Hwy 53.)
- Ban all new billboards to protect scenic quality.

**Rural GA400
Corridor *continued***
Undeveloped area on
GA 400 between Hwy
53 and Hwy 60

12

Acceptable uses:

- Agriculture and open space. Encourage use of conservation easements to keep land in agricultural or open space uses.
- Traditional roadside rural commercial uses housed in buildings of “compatible architectural styles” (see above). Do not permit new strip commercial development and “big box” retailers in this area.
- Residential developments that include a community center with convenience shopping and services for residents. Each development should be designed to preserve open space (i.e., conservation subdivisions) and have strong internal pedestrian connections, as well as linkages to the regional greenway network.
- Institutional – Locate new public schools in areas where residential development is happening and provide pedestrian connections (regional greenway network) between schools and new subdivisions. All schools, churches, and similar uses must be designed to have limited visual impact upon the corridor, with no more than 25% of the parking for the facility located on the most visible side of the property.
- Industrial and warehousing type development should be contained within a “district” rather than allowed to be strung out along the corridor. These districts should be sited at least 500 feet off the road, as far as possible from environmentally sensitive areas, and include a heavy vegetative buffer to screen the development.

**Rural GA400
Periphery**
Less developed and
farming areas parallel to,
but more than 1/2 mile
off of GA400

7

Maintain rural character by strictly limiting new development and protecting farmland and open space:

- Protect farmland and open space by maintaining large lot sizes (at least 25 acres) and promoting use of conservation easements by land owners.
- Any new development should be required to use compatible architecture styles that maintain the regional rural character, and should not include “franchise” or “corporate” architecture. (A model of desirable commercial style is “The Mill” Gift Shoppe on Hwy 53.)
- Ban all new billboards to protect scenic quality.
- Widen roadways only when absolutely necessary and carefully design these to minimize visual impact.

11

**Rural GA400
Periphery *continued***

Less developed and farming areas parallel to, but more than 1/2 mile off of GA400

12

Acceptable uses:

- Agriculture and open space.
- Traditional roadside rural commercial uses, including, but not limited to: small grocery shops; nurseries; feed & seed stores; farm implement sales and service; general stores; produce stands; veterinary offices. Petroleum sales should only be permitted as a secondary feature of a commercial operation. Canopies for gasoline pump islands should not be taller than the cornice of the main structure and should not be brightly lit. Do not permit new strip commercial development and “big box” retailers in this area.
- Residential developments that include a community center with convenience shopping and services for residents. These residential developments should be designed to preserve open space (i.e., conservation subdivisions) and be screened from the roadway by a heavy vegetative buffer.
- Institutional – Schools, churches, and similar uses must be designed to have limited visual impact upon the corridor, with no more than 25% of the parking for the facility located on the most visible side of the property.

**Secondary Scenic
Corridors**

Hwy 53 between GA400 and Dawsonville, Hwy 60 between GA400 and Dahlonega

7

Maintain rural character while accommodating limited new development that is compatible with the traditional development styles & patterns for these areas:

11

- Limit development density by maintaining large lot sizes (at least 5 acres) and limiting curb cuts to a minimum of every 1000 feet.
- Encourage compatible architecture styles that maintain the regional rural character, and should not include “franchise” or “corporate” architecture. (A model of desirable commercial style is “The Mill” Gift Shoppe on Hwy 53.)
- Respect existing pattern of greatly-varying setbacks, with commercial structures being closest to the roadway. Require smaller commercial structures setbacks of between 30 and 40 feet from the right-of-way, while other uses, including residential development, should be set back further from the road, with a substantial buffer of native vegetation.
- Ban all new billboards to protect scenic quality.
- Widen roadways only when absolutely necessary and carefully design these to minimize visual impact.

**Secondary Scenic
Corridors *continued***

Hwy 53 between
GA400 and
Dawsonville, Hwy 60
between GA400 and
Dahlonega

12

Acceptable uses:

- Agriculture and open space. Encourage use of conservation easements to keep land in agricultural or open space uses.
- Traditional roadside rural commercial uses, including, but not limited to: small grocery shops; nurseries; feed & seed stores; farm implement sales and service; general stores; produce stands; veterinary offices. Petroleum sales should only be permitted as a secondary feature of a commercial operation. Canopies for gasoline pump islands should not be taller than the cornice of the main structure and should not be brightly lit. Do not permit new strip commercial development and “big box” retailers in this area.
- Residential developments that include a community center with convenience shopping and services for residents. These residential developments should be designed to preserve open space (i.e., conservation subdivisions) and be screened from the roadway by a heavy vegetative buffer.
- Institutional – Schools, churches, and similar uses must be designed to have limited visual impact upon the corridor, with no more than 25% of the parking for the facility located on the most visible side of the property.
- Industrial and warehousing type development should be contained within a “district” rather than allowed to be strung out along the corridor. These districts should be sited at least 500 feet off the road, as far as possible from environmentally sensitive areas, and include a heavy vegetative buffer to screen the development.

SUGGESTED LAND DEVELOPMENT REGULATIONS

Suggested Regulation	Illustration Number	Description
General land use restrictions		Review DCA’s new “Zoning Lite” package for a menu of land use regulations, including alternatives to conventional zoning, that may be appropriate for the GA400 corridor. Models for many of the regulations suggested below can be found in this package. Contact DCA’s regional representative for assistance.
Required site plan review		Require each new development or subdivision to undergo detailed site plan review to ensure that it meets all local regulations (like those suggested below) and that the development plan is pedestrian friendly, protects environmentally sensitive areas, includes roadway inter-connections with adjoining properties, etc. This requirement is critical to successful implementation of other regulations suggested herein.
Site clearance restrictions and tree preservation ordinance		Critically needed to prevent further speculative clearing and grading of property along the corridor. Site clearance restrictions may be included in a general tree preservation ordinance designed to save the maximum possible number of native trees on all development sites.
Overlay districts		This may be the simplest and most effective way to build in requirements for implementing all suggested development guidelines for each separate character area, including the Hwy 53 and Hwy 60 corridors. See toolkit on “Overlay Districts” at www.georgiaqualitygrowth.com .
Innovative subdivision regulations		Appropriate subdivision regulations will be needed to ensure that new developments follow the principles of conservation subdivisions and traditional neighborhood developments recommended throughout this report.
Large lot zoning		This is an appropriate tool for protecting farmland, undeveloped forested areas, and critical riparian areas from development pressures, provided the minimum lot size is set high enough (25 acres suggested).
Landscaping standards	4, 1	These standards can be effective for establishing the recommended tree buffer along GA400 and for requiring landscaping to upgrade appearance of all new development, including screening of parking lots.
Sign & billboard regulations	1, 2	May be used to set limits on new billboards and establish standards for new on-site signs. Lower resistance to these regulations by offering the alternative of the standardized, attractive “next exit” informational signs recommended elsewhere in this report.

Parking requirements

12

These should include:

- Reduction of the number of required parking spaces per development project. See toolkit on “Smart Parking Solutions” at www.georgiaqualitygrowth.com for more information.
- Requirement that parking be located predominantly to the rear or side of structures.
- Provision for sufficient landscaping and screening. Overstory trees and other plantings should be provided along the perimeter to screen the lot from view. In addition, lots should be broken up with occasional landscaped islands containing one tree per every 8 to 10 parking spaces.
- Required use of porous paving materials. This helps retain the rural feel, reduces runoff into environmentally sensitive areas, and can save development costs.

Architectural design standards

11

Standards should be based on analysis of historic structures throughout the region to identify patterns that define the “regional vernacular” architecture. Professional assistance from an architecture/planning firm will probably be necessary to develop a good set of standards, customized for each separate character area. Properly enforced, the resulting design requirements will prevent spread of “Generica” along the corridor by ensuring that new development is compatible with the regional vernacular.

Hillside development standards

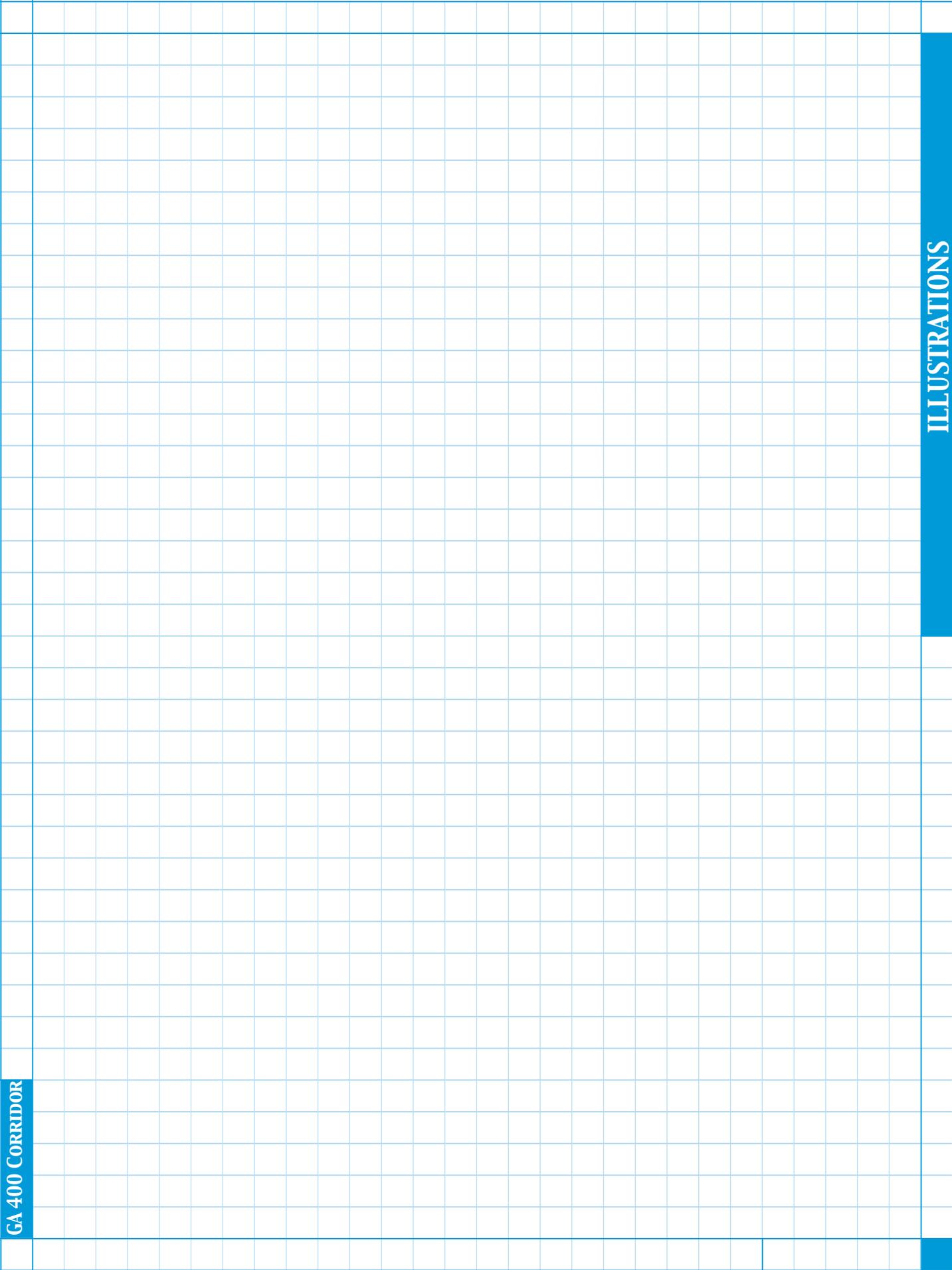
13

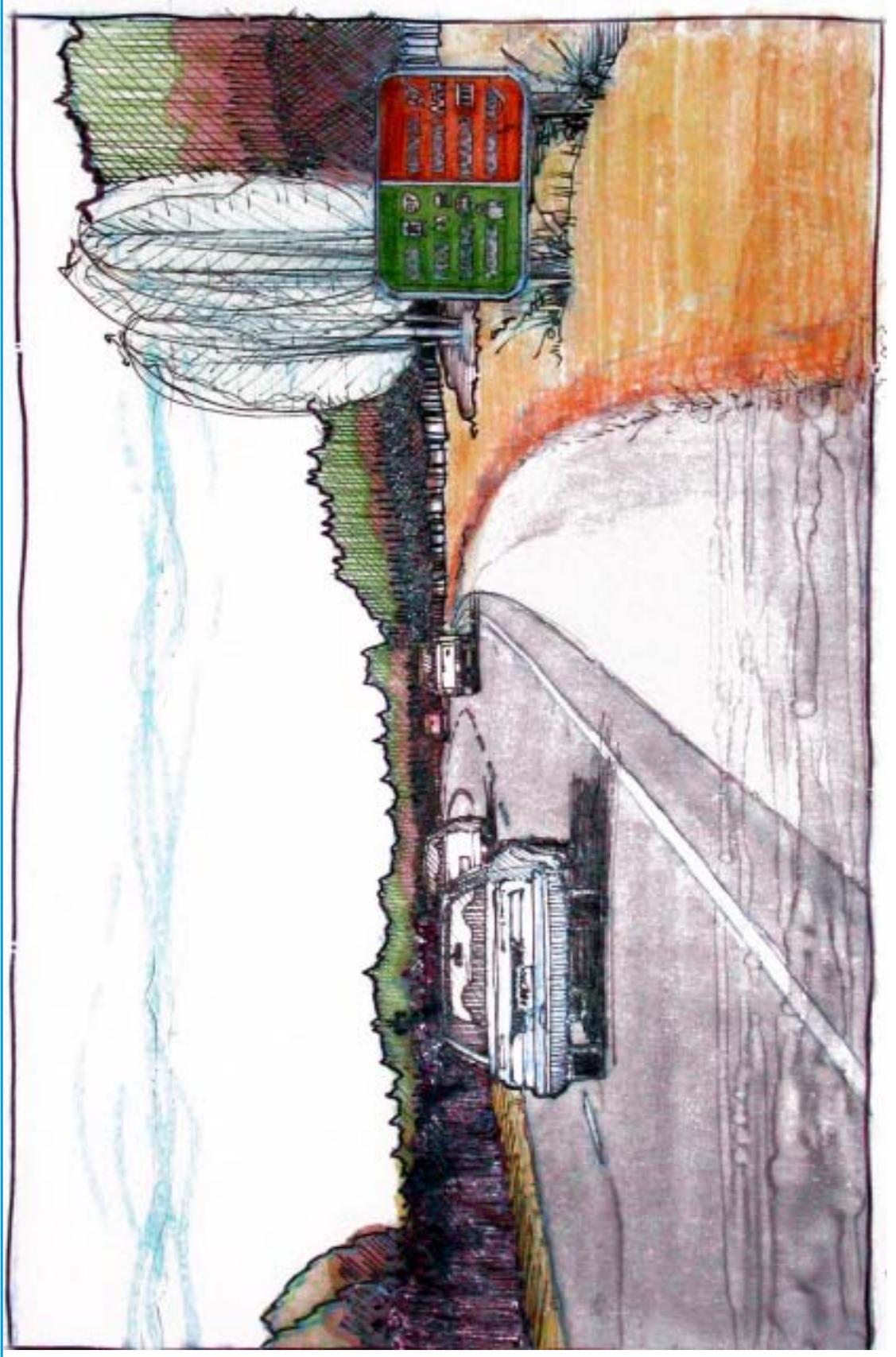
These standards might include:

- Restrictions on building height and setbacks, particularly on hilltops or locations along the GA400 corridor offering significant scenic views of the mountains. This should also include restriction on location of cell towers.
- Restrictions on the amount of grading allowed on any development site, requiring conformance to natural land contours as much as possible.
- Specific standards for building materials, shape, and massing to help ensure that structures conform to natural topography and blend into natural surroundings.

Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR).

Both of these are incentive approaches for reducing development pressure in areas best set aside from development for reasons of environmental conservation or farmland protection. Contact DCA’s regional representative for more information about implementing these approaches.



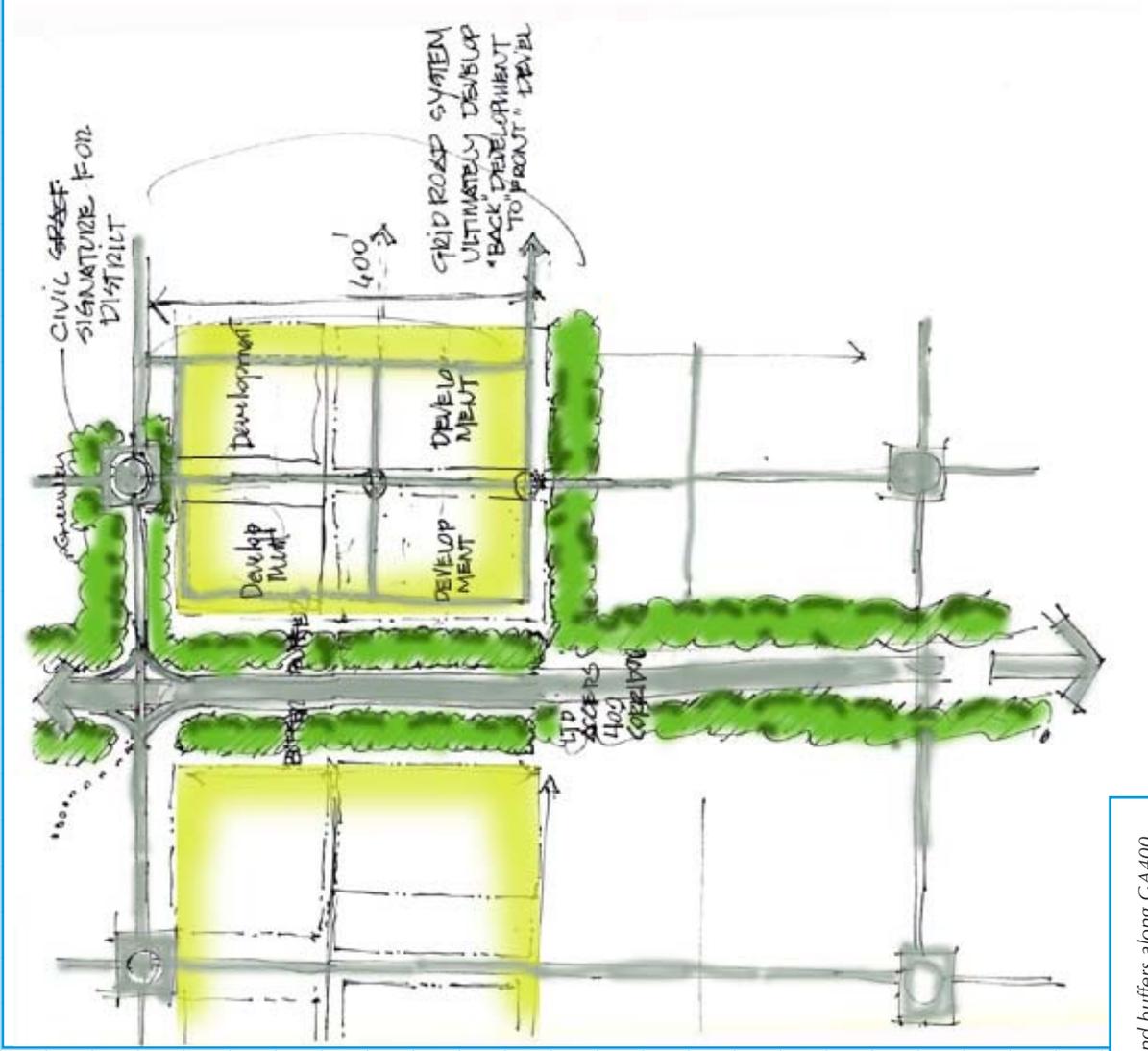


1 Landscaped buffer and shared informational signs along GA400.

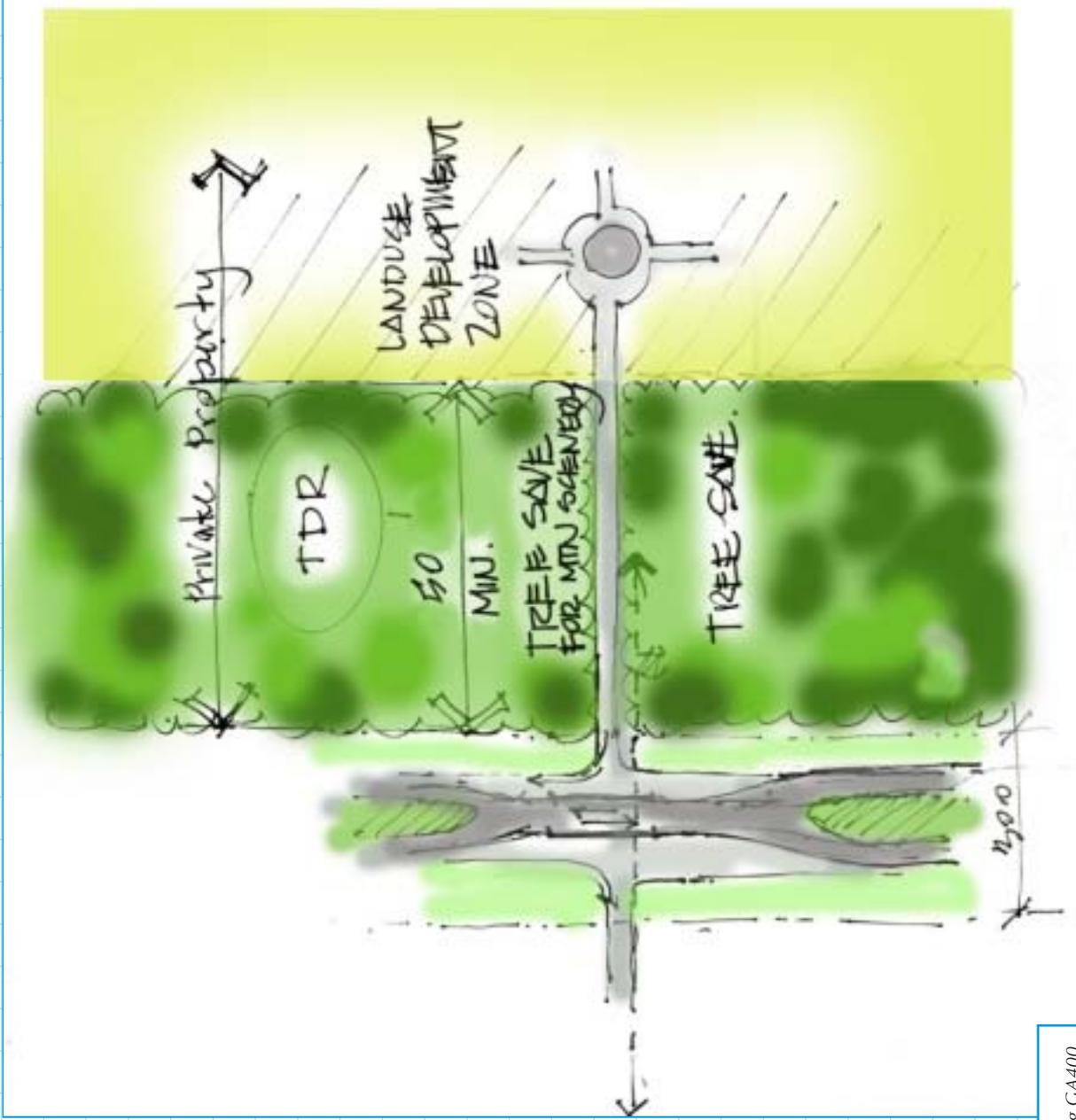


CONSOLIDATE HISTORIC
 AREA SIGNAGE WITH
 TRADITIONAL HIGHWAY
 SIGNAGE AT EACH
 INTERCHANGE / INTERSECTION .
 CORPORATE LOGOS REPLACE
 THE NEED FOR BILLBOARD
 ADVERTISING .

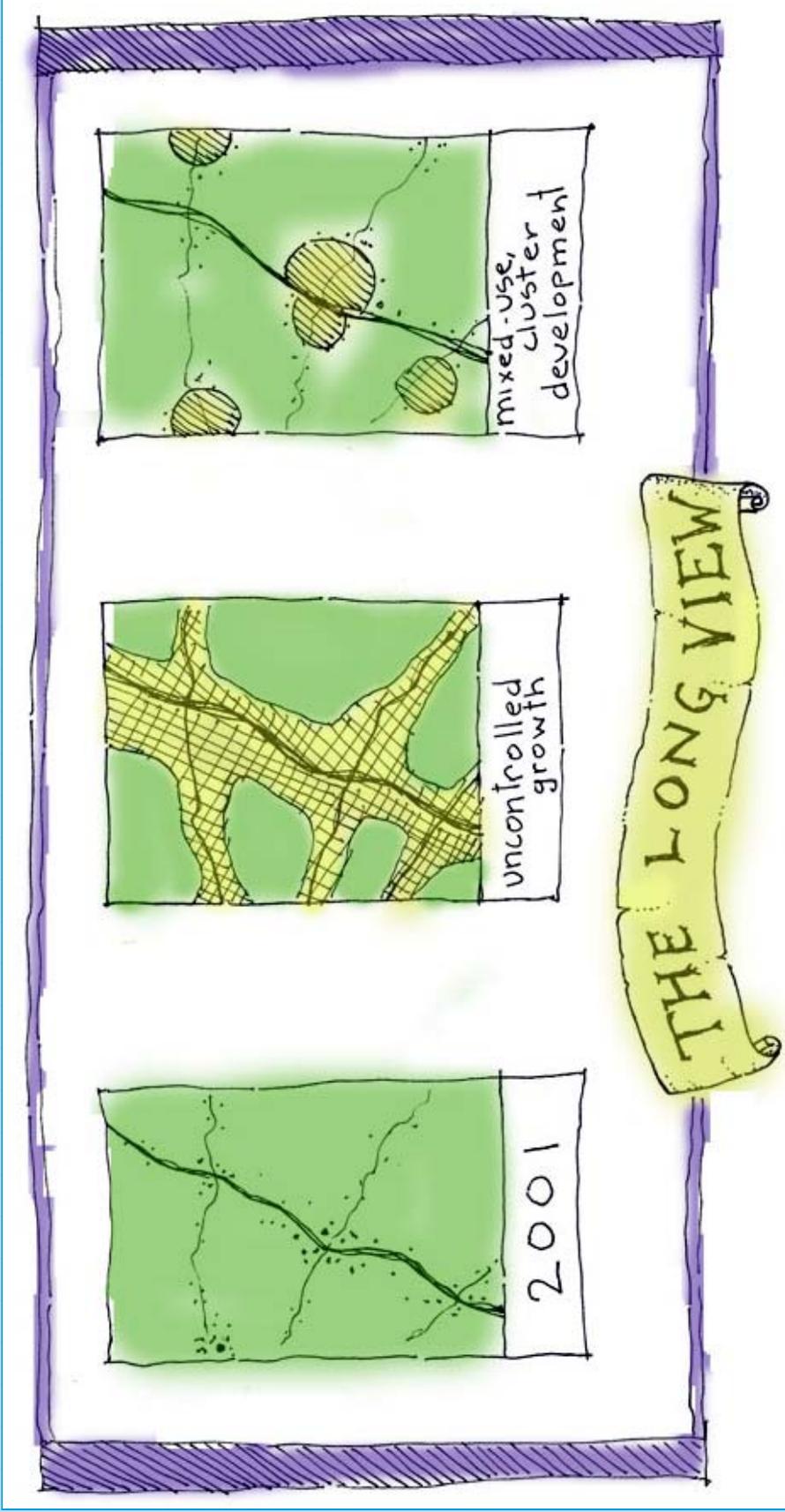
2 Detail of informational sign, similar to the shared "next exit services" signs used along major interstates.



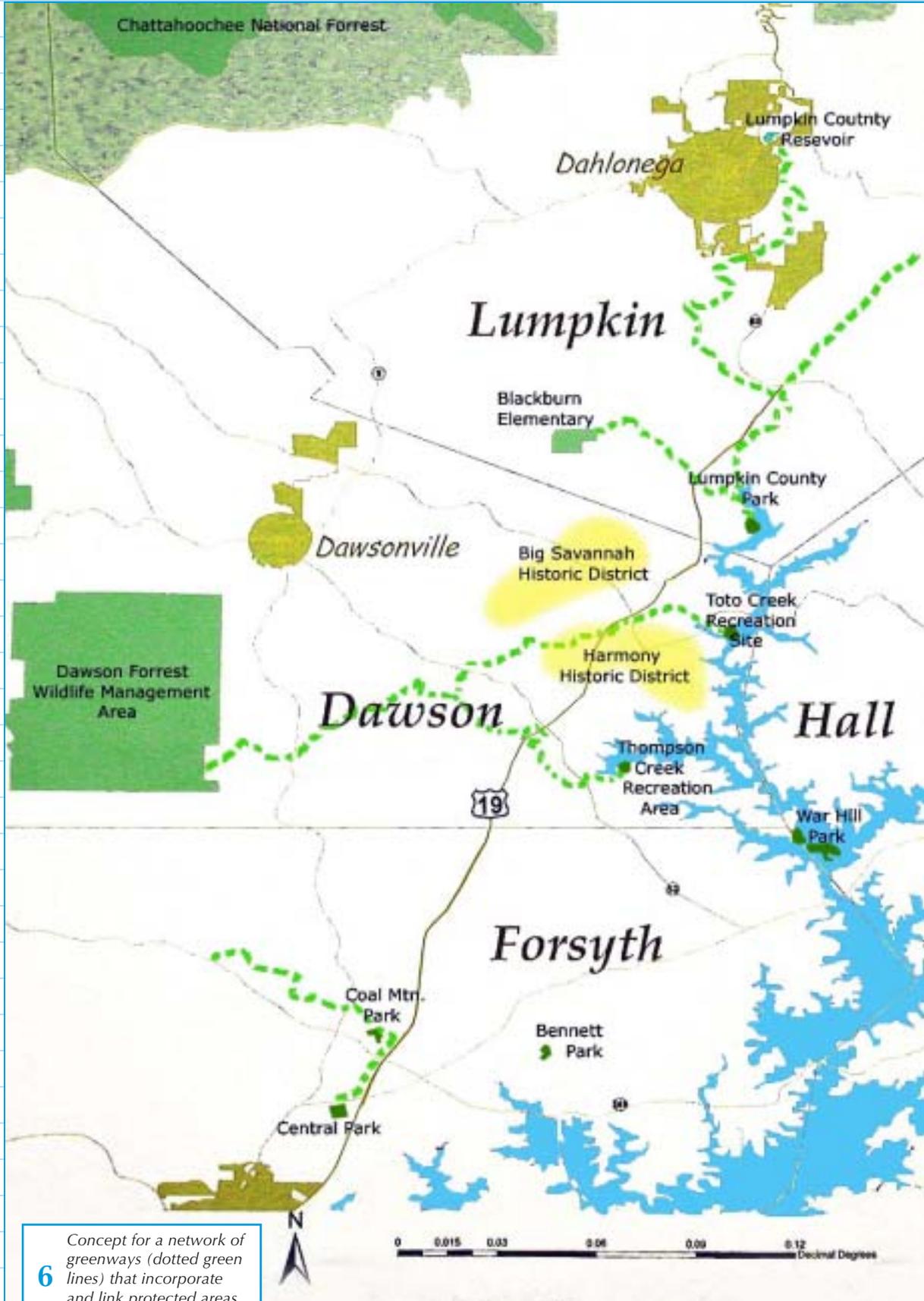
3 Concept for parallel access roads and buffers along GA400, separating development and local traffic from the highway.



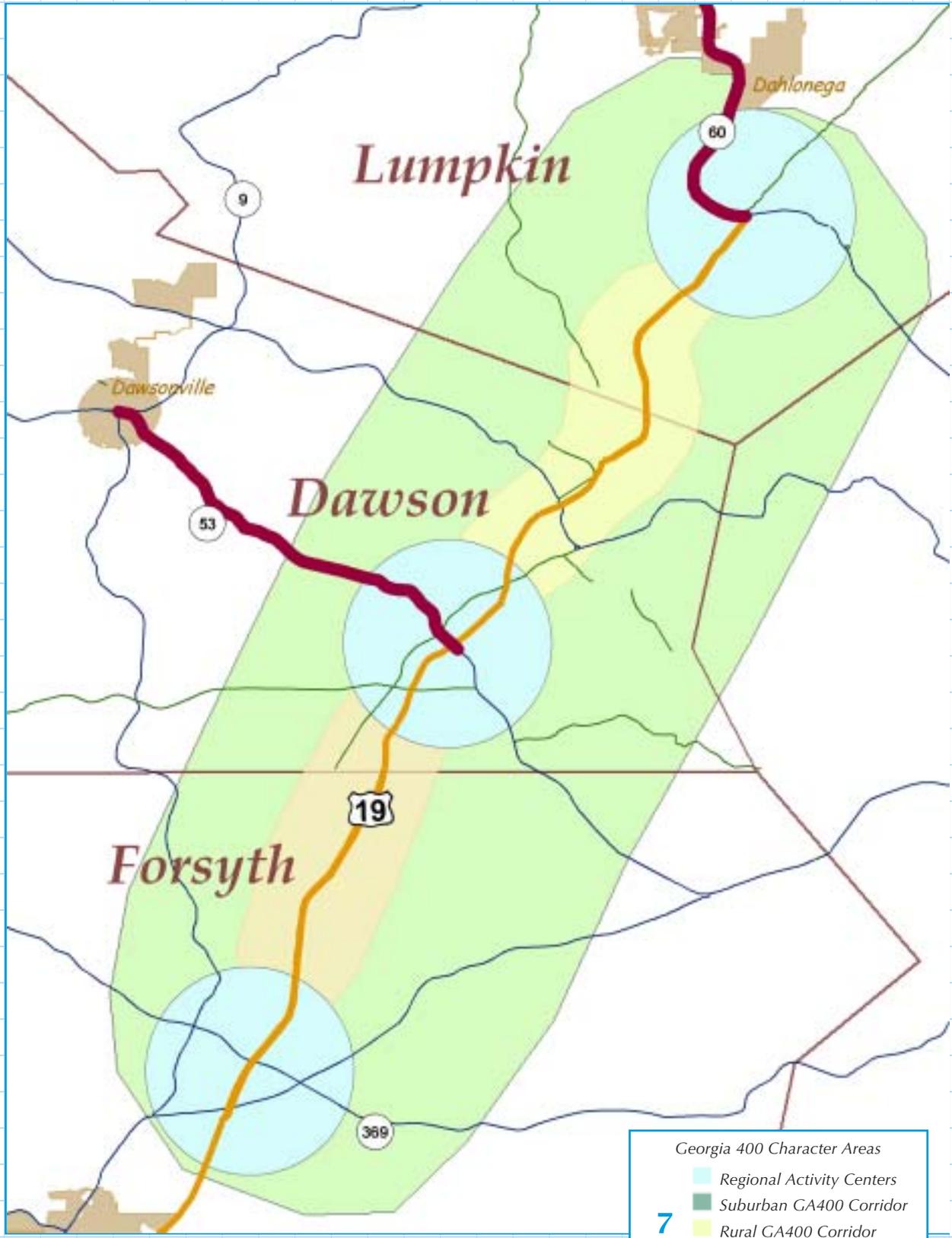
4 Detail of buffer along CA400



5 Contrast between likely results of not managing growth along GA400 vs. following a long-range plan for guiding private sector development along the corridor.



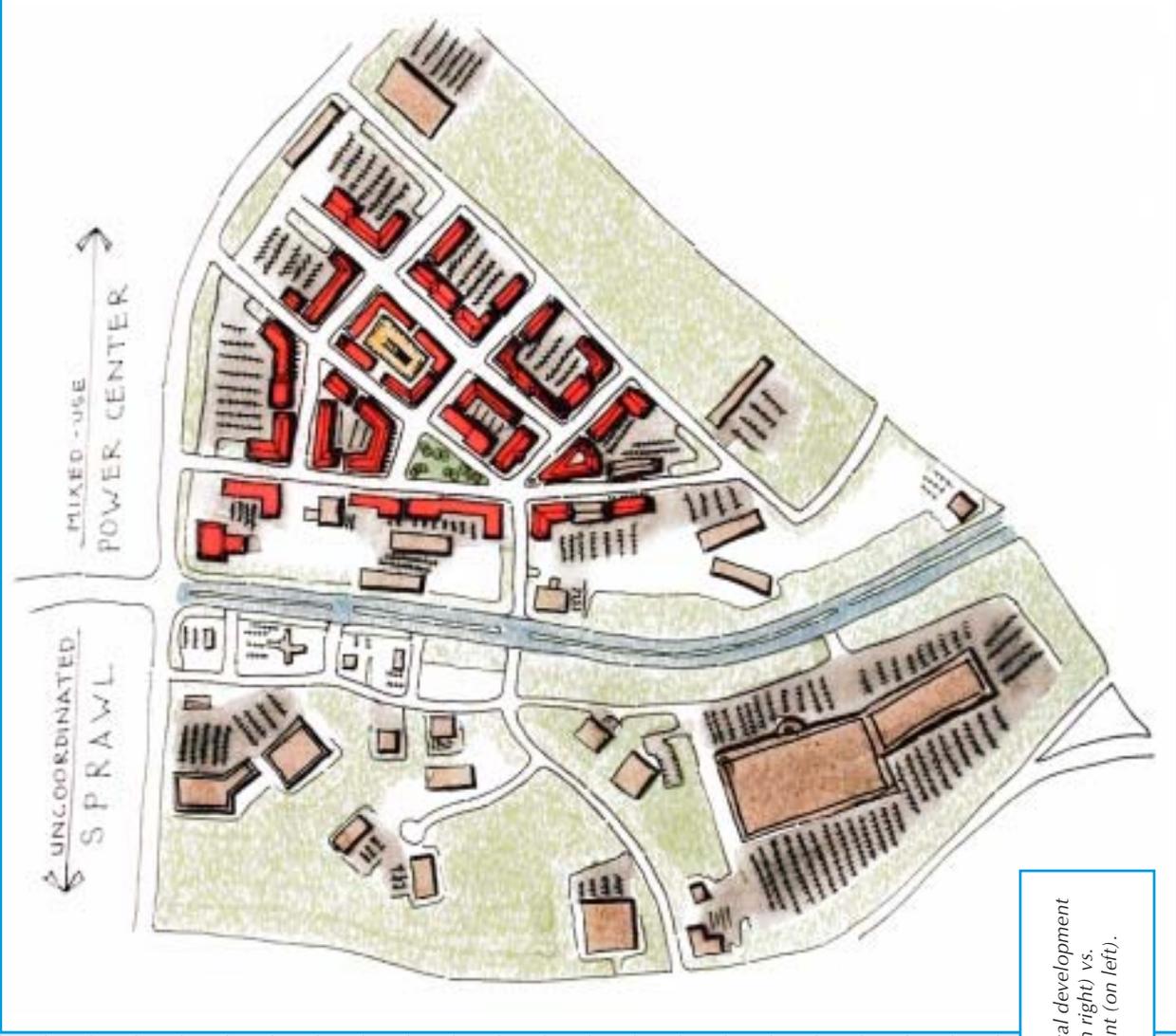
6 Concept for a network of greenways (dotted green lines) that incorporate and link protected areas and major destinations.



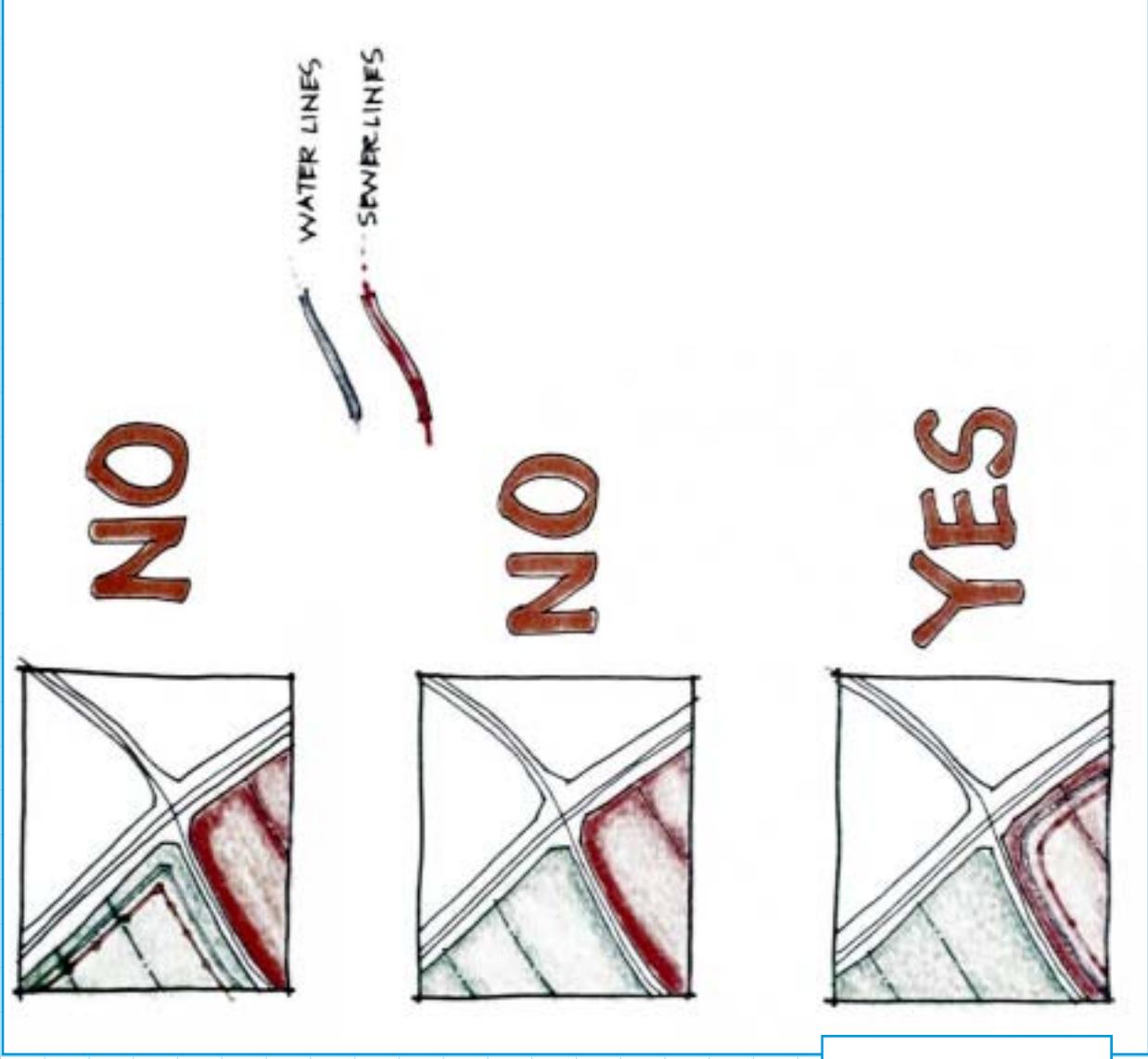
Georgia 400 Character Areas

- Regional Activity Centers
- Suburban GA400 Corridor
- Rural GA400 Corridor
- Rural GA400 Periphery
- Secondary Scenic Corridors

7

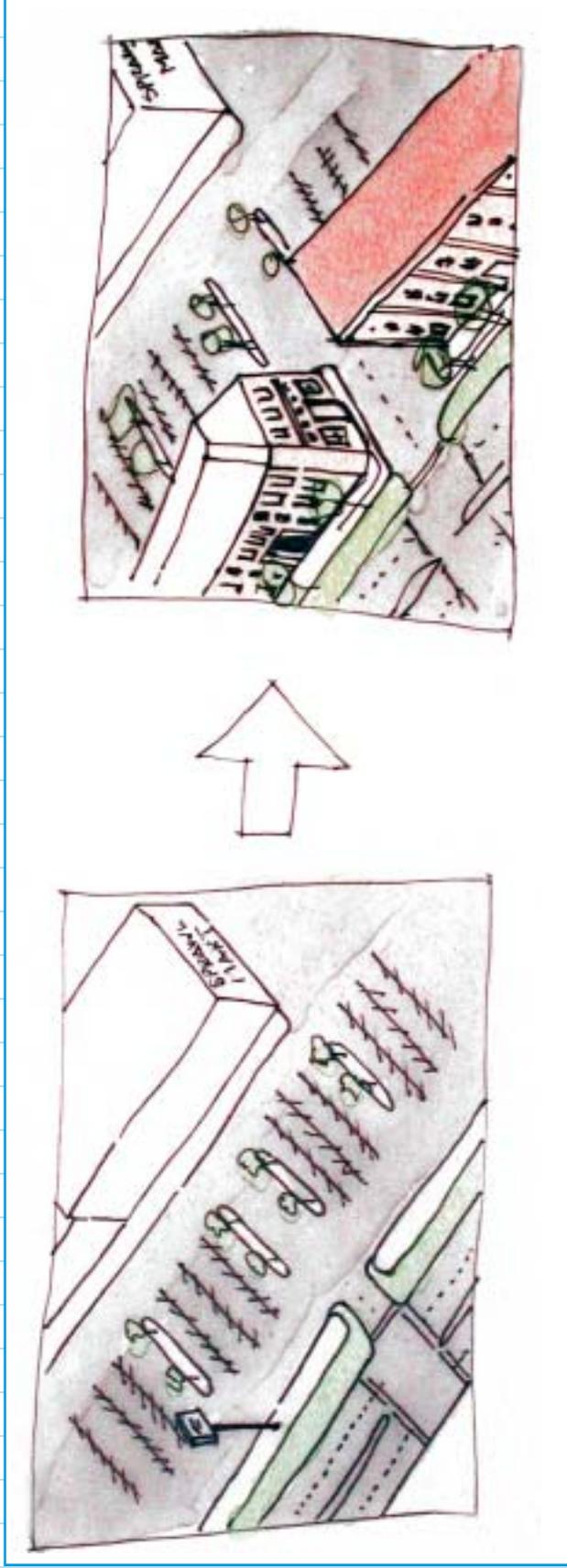


8 Example of desired small area physical development plan for a regional activity center (on right) vs. unplanned auto-oriented development (on left).



9 Ensuring that water and sewer provision is consistent with desired development patterns and land use regulations:

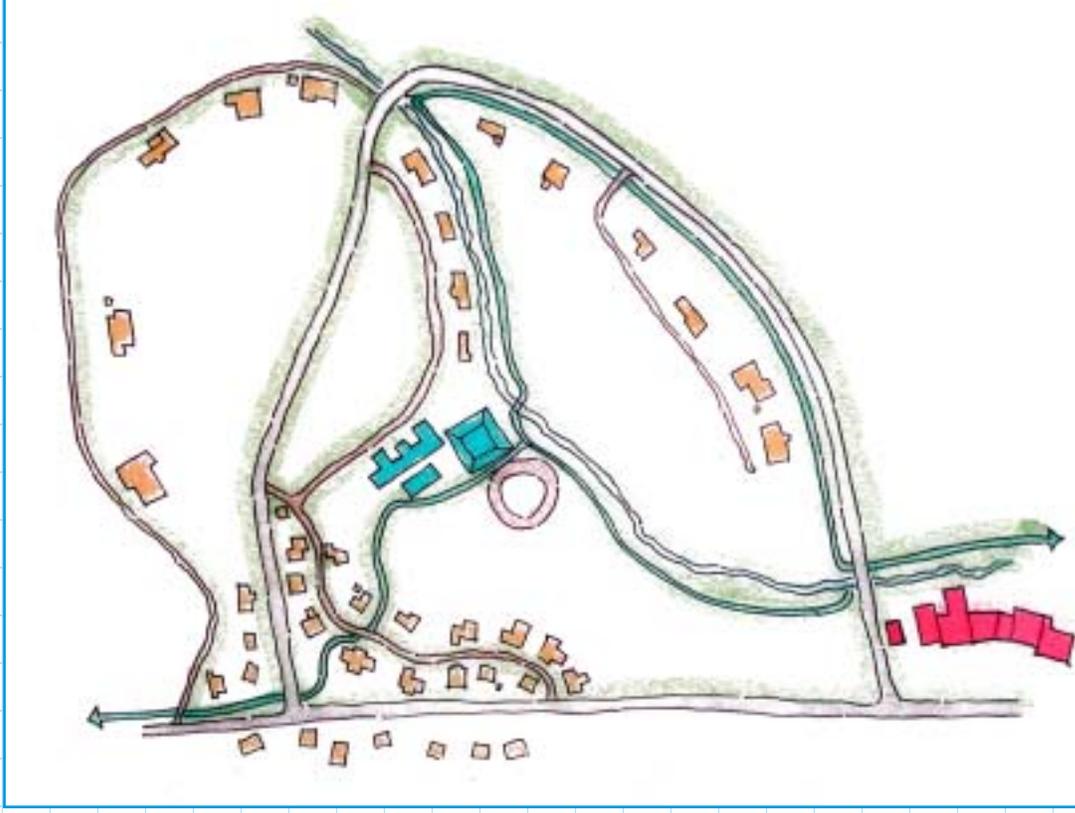
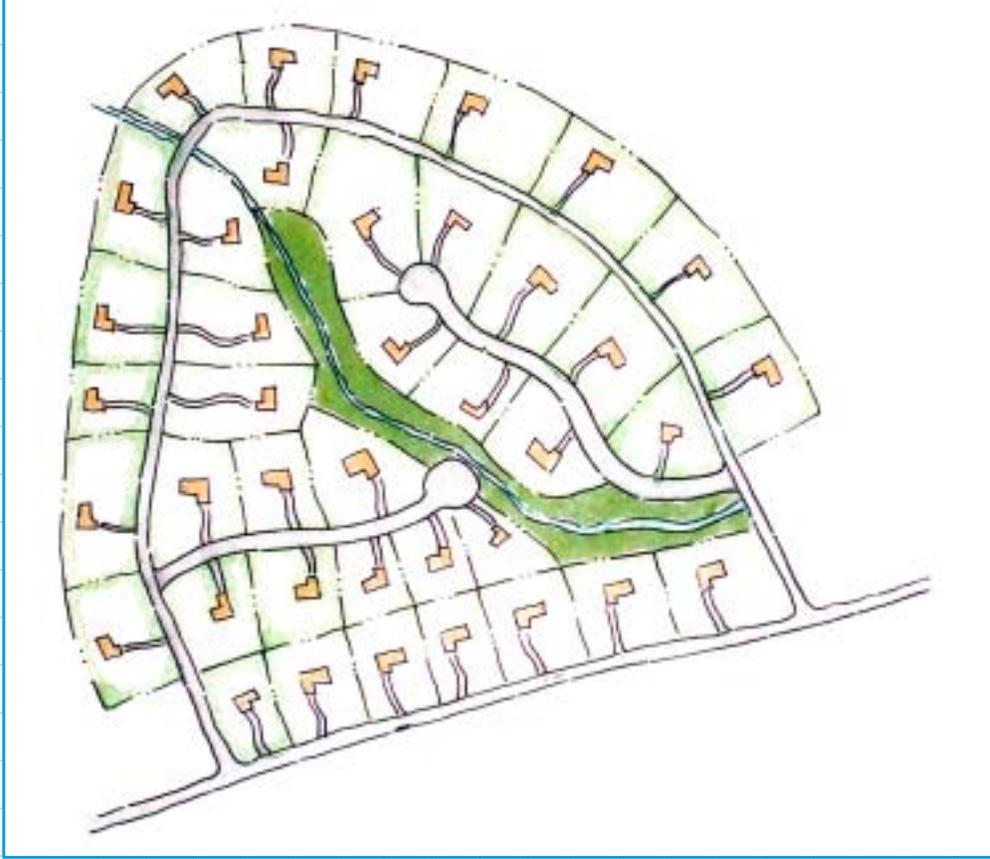
- Don't make water and sewer available in areas (green) where development is not desired.
- Don't fail to provide water and sewer in areas (red) where more intensive development is desired.



10 Example of locating buildings at roadside with parking in the rear.

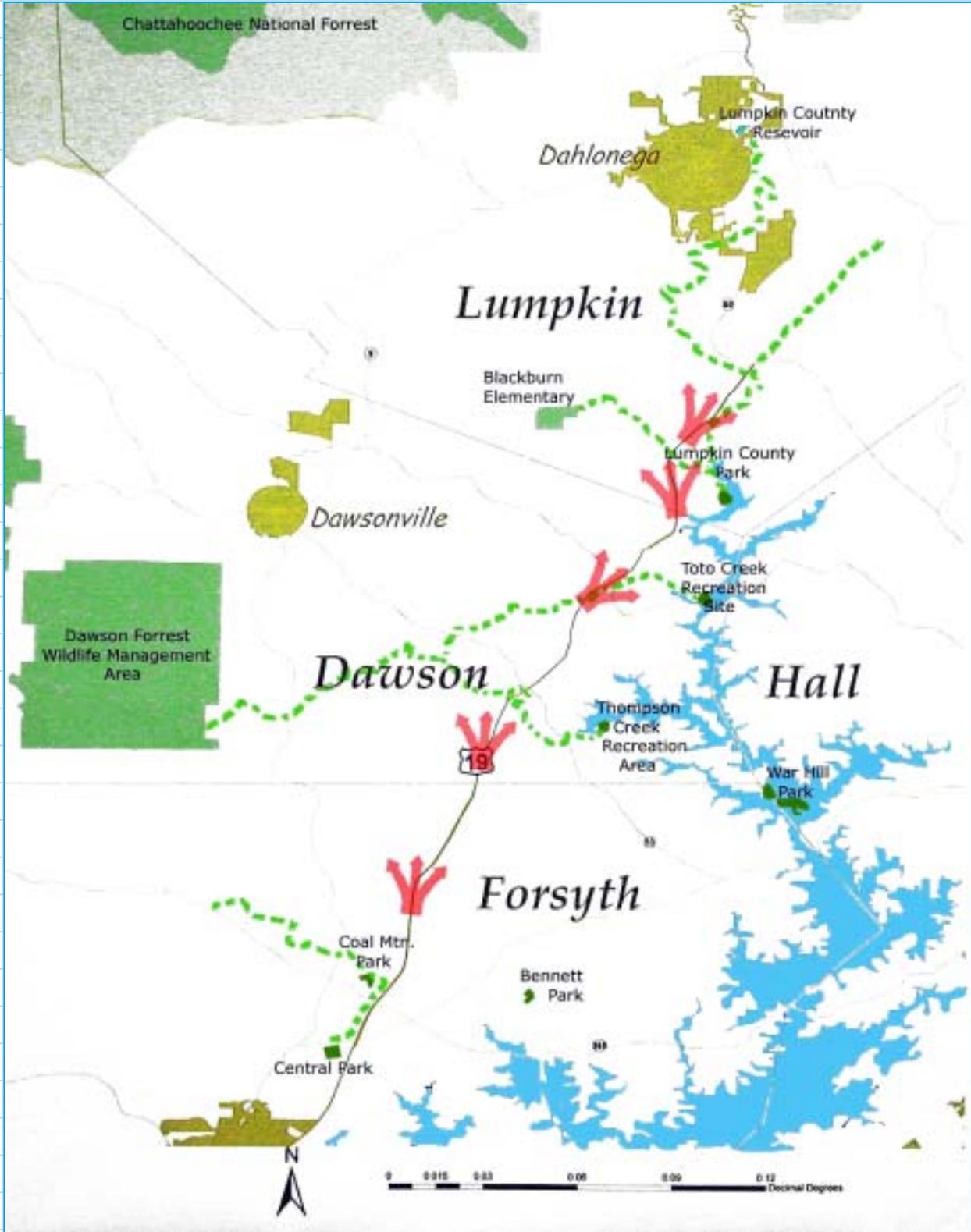


11 Examples of compatible architecture styles that maintain the regional character.



Conventional subdivision (left) vs. desired residential development (right) that preserves open space, includes a nearby community center (blue) and convenience shopping (red), and has internal pedestrian connections (green lines) linking to the regional greenway network.

12



13 Red arrows indicate hilltop locations along GA400 offering scenic views of the mountains.

POSSIBLE FUNDING SOURCES

PROGRAM TITLE & DESCRIPTION

ADMINISTERING AGENCY/CONTACT

Capital Outlay for Public School Facilities Construction
Eligible Activities: Grants for new construction, renovation, and modifications of public school facilities.
Total Funding: Determined annually by the Georgia General Assembly.
Maximum per Project: Determined by project application.
Match Requirements: 10% - 25% local matching funds required.

Georgia Department of Education
 Facilities Services Unit
 1670 Twin Towers, East
 Atlanta, Georgia 30334

William Jerry Rochelle, Ph.D.
 (404) 656-2454

Community Development Block Grant — Loan Guarantee Program (Section 108 Program)
Eligible Activities: Loans for (a) Acquisition of improved or unimproved real property, including acquisition for economic development purposes; (b) Rehabilitation of real property owned or acquired by the public entity or its designated public agency; (c) Payment of interest on obligations guaranteed under the 108 program; (d) Clearance, demolition and removal, including movement of structures to other sites, of buildings and improvements on real property acquired or rehabilitated pursuant to activities a and b of this section; (e) Site preparation, including construction, reconstruction, or installation of public and other site improvements, utilities, or facilities (other than buildings), which is related to the re-development or use of the real property acquired or rehabilitated pursuant to activities a and b of this section, or for an economic development purpose; (f) Payment of issuance, underwriting, servicing, trust administration and other costs associated with private sector financing of debt obligations under the 108 program; (g) The acquisition, construction, reconstruction, rehabilitation or installation of commercial or industrial buildings, structures, and other real property equipment and improvements, including railroad spurs or similar extensions.
Total Funding: twenty percent (20%) of its current and future CDBG allocations
Maximum per Project: \$5,000,000
Match Requirements: N/A

Georgia Department of Community Affairs
 60 Executive Park South, NE
 Atlanta, GA 30329

Brian Williamson
 (404) 679-1587
 bwilliam@dca.state.ga.us

Community Development Block Grant Program — Regular Round
Eligible Activities: Grants for housing improvement projects, public facilities such as water and sewer lines, buildings such as local health centers or headstart centers, and economic development projects.
Total Funding: Approximately \$43 million per year.
Maximum per Project: Single-Activity: \$500,000;
 Multi-Activity: \$800,000
Match Requirements:

- Grants up to \$300,000, or grants for single activity housing projects - no matching funds required.
- Grants of \$300,000 to \$500,000 – 5% local matching funds required.
- Grants of more than \$500,000 – 10% local matching funds required.

Georgia Department of Community Affairs
 60 Executive Park South, NE
 Atlanta, Georgia 30329

Susan McGee
 (404) 679-3176
 smcgee@dca.state.ga.us

PROGRAM TITLE & DESCRIPTION

ADMINISTERING AGENCY/CONTACT

Community HOME Investment Program (CHIP)

Eligible Activities: Grants to stimulate the creation of local public/private partnerships whose goals are to expand the availability of decent, safe, sanitary, energy efficient, and affordable housing within the community.

Total Funding: \$3,000,000

Maximum per Project: \$250,000

Match Requirements: N/A

Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, GA 30329

Jane Keefe

(404) 679-3167
jkeefe@dca.state.ga.us

Downtown Development Revolving Loan Fund (DDRLF)

Eligible Activities: Loans to non-entitlement cities and counties for small and middle-size communities in implementing quality downtown development projects.

Total Funding: Approximately \$2.3 million per year.

Maximum per Project: \$200,000

Match Requirements: N/A

Other: Interest Rate: below-market rates, depending on project requirement Repayment Period: up to 20 years, depending on the assets financed and project requirements. Security: usually project collateral and backing by the applicant.

Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, Georgia 30329

Steed Robinson

(404) 679-1585
srobinso@dca.state.ga.us

Russell Morrison

(404) 679-4825
rmorriso@dca.state.ga.us

Employment Incentive Program

Eligible Activities: Grants for local projects intended to facilitate and enhance job creation and/or retention, principally for persons of low and moderate income.

Total Funding: Approximately \$5 million per year.

Maximum per Project: \$500,000

Match Requirements: Dollar for dollar private leverage minimum.

Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, Georgia 30329

Andy Yarn

(404) 679-1589
ayarn@dca.state.ga.us

Mitch Griggs

(404) 679-0593
mgriggs@dca.state.ga.us

Georgia Cities Foundation Program

Eligible Activities: Loans to cities requesting financial assistance in their efforts to revitalize and enhance their downtown areas.

Total Funding: Not to exceed one-third of the project cost

Maximum per Project: \$200,000

Match Requirements: Interest Rate: below-market rates

Repayment Period: generally not to exceed 15 years Project collateral and backing by the cities and Downtown Development Authority.

Georgia Cities Foundation

201 Pryor St., SW
Atlanta, Georgia 30303

Greg Fender

(888) 488-4462
gfender@gmanet.com

Linda Wilkes

(888) 488-4462
lwilkes@gmanet.com

Georgia Commission for National and Community Service/Americorps State

Eligible Activities: Grants to meet community service needs which match national need areas as determined annually by the Corporation for National Service.

Total Funding: Approximately \$4.4 million per year.

Maximum per Project: Varies dependent on need.

Match Requirements: 15% local matching funds required.

Georgia Commission for National and Community Service

60 Executive Park South, NE
Atlanta, Georgia 30329

James P. Marshall, Jr.

(404) 327-6844
jmarshall@dca.state.ga.us

PROGRAM TITLE & DESCRIPTION

ADMINISTERING AGENCY/CONTACT

Georgia Community Housing Development Organization (CHDO) Housing Program

Eligible Activities: Loans for predevelopment activities (CHDO Predevelopment Loan Program), acquisition, new construction, and rehabilitation of rental housing developments for multi-family, special needs, and elderly tenants of 20 or more units that are targeted to low-income housing.

Total Funding: Approximately \$4.7 million per year.

Maximum per Project: \$2,800,000

Match Requirements: N/A

Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, Georgia 30329

Doug Scott

(404) 327-6881
douscott@dca.state.ga.us

Georgia Heritage Grants

Eligible Activities: Grants to assist eligible applicants with the rehabilitation of Georgia Register-listed historic properties and related activities.

Total Funding: \$307,000 for FY2001, \$250,000 for Development Projects, \$50,000 for Predevelopment Projects.

Maximum per Project: \$40,000 for Development Projects, \$20,000 for Predevelopment Projects.

Match Requirements: 40% local matching funds required.

Georgia Department of Natural Resources

Historic Preservation Division
156 Trinity Avenue, SW
Suite 101
Atlanta, Georgia 30303

Cherie Blizzard

(404) 651-5181

Grassroots Arts Program

Eligible Activities: Grants to arts organizations and other groups to support Grassroots arts activities that broaden and deepen public participation in the arts.

Total Funding: N/A

Maximum per Project: \$2,000

Match Requirements: N/A

Georgia Council for the Arts

260 14th Street, NW
Suite 401
Atlanta, Georgia 30318
(404) 685-2787

Home Buyer Program

Eligible Activities: Loans at fixed, below market interest rates to qualified low to moderate-income home buyers.

Total Funding: Approximately \$120 million per year.

Maximum per Project: Individual maximum loan amounts vary by type of unit (new or existing), location, and type of loan (FHA, VA, RECD, or Conventional).

Match Requirements: N/A

Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, Georgia 30329

Carmen Chubb

(404) 679-4846
cchubb@dca.state.ga.us

HOME CHDO Loan Program

Eligible Activities: Loans for construction financing and/or permanent financing for the costs of constructing or rehabilitating rental housing as defined in the State of Georgia's 1999 Qualified Allocation Plan. Rental dwelling units financed through the program must be affordable by low-to-moderate-income households as defined in the State of Georgia's 1999 Qualified Allocation Plan, the OAHD Application Manual, and the HOME Investment Partnerships Program Final Rule (24 CFR Part 92).

Total Funding: \$3,000,000

Maximum per Project: \$2,000,000

Match Requirements: N/A

Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, GA 30329

Andria Williams

(404) 982-3483
awilliam@dca.state.ga.us

PROGRAM TITLE & DESCRIPTION

ADMINISTERING AGENCY/CONTACT

HOME CHDO Predevelopment Loan Program

Eligible Activities: Loans for the predevelopment costs associated with a CHDO Program-eligible project, incurred up to the closing of the CHDO Program loan (construction and permanent debt financing), as listed in the Sources and Uses Form (CHDO-025) in the Application. These costs include, but are not limited to, market study and title search costs which are incurred before applying for CHDO Program funds, and environmental review and appraisal costs which are incurred after being approved for CHDO Program funds.

Total Funding: \$150,000

Maximum per Project: \$45,000

Match Requirements: N/A

Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, GA 30329

Andria Williams
(404) 982-3483
awilliam@dca.state.ga.us

HOME CHDO Permanent Supportive Housing Program

Eligible Activities: Grants to create the best possible projects recognizing the difficulty of coordinating the activities necessary for special needs populations.

Total Funding: \$3,000,000

Maximum per Project:

Match Requirements:

Other: Application deadline is June 30, 2002

Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, GA 30329

Doug Scott
(404) 679-4844
douscott@dca.state.ga.us

HOME Rental Housing Loan Program

Eligible Activities: Loans for construction financing and/or permanent financing for the costs of constructing or rehabilitating rental housing as defined in the State of Georgia's 1999 Qualified Allocation Plan. Rental dwelling units financed through the program must be affordable by low-to-moderate-income households as defined in the State of Georgia's 1999 Qualified Allocation Plan, the OAHD Application Manual, and the HOME Investment Partnerships Program Final Rule (24 CFR Part 92).

Total Funding: \$12,000,000

Maximum per Project: \$2,000,000

Match Requirements: N/A

Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, GA 30329

Andria Williams
(404) 982-3483
awilliam@dca.state.ga.us

Land and Water Conservation Fund (LWCF)

Eligible Activities: Grants for acquisition of real property and development of facilities for general-purpose outdoor recreation.

Total Funding: Dependent upon annual congressional appropriations.

Maximum per Project: \$35,000.

Match Requirements: 50% local matching funds required.

Georgia Department of Natural Resources
Parks, Recreation and Historic Sites Division
Grants Administration and Planning
205 Butler Street, SE • Suite 1352
Atlanta, Georgia 30303

Antoinette Norfleet
(404) 656-3830

Local Development Fund

Eligible Activities: Grants to fund community improvement activities of local governments in Georgia

Total Funding: Approximately \$650,000 per year.

Maximum per Project: \$10,000 for single community projects; \$20,000 for multi-community projects.

Match Requirements: Dollar for dollar local matching funds required.

Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329

Amy Hill
(404) 679-3154
ahill@dca.state.ga.us

PROGRAM TITLE & DESCRIPTION

ADMINISTERING AGENCY/CONTACT

Low Income Housing Tax Credit Program

Eligible Activities: Federal income tax incentives for the following activities:

- Acquisition – To qualify for the acquisition Credit, the building must have been last placed in service at least 10 years prior to application — certain exceptions apply — and must involve rehabilitation.
- Rehabilitation – To qualify for the rehabilitation Credit, rehabilitation expenditures chargeable to capital account must equal the greater of 10 percent of the building’s adjusted basis or average at least \$10,000 per low-income unit.
- New construction.

Total Funding: Approximately 9.5 million in tax credits

Maximum per Project: an annual Credit of approximately thirty percent (30%) of the present value of depreciable basis for developments involving acquisition, and an annual Credit of approximately seventy percent (70%) of the present value of depreciable basis for developments involving new construction or rehabilitation.

Match Requirements: N/A

Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, GA 30329

Phyllis Carr

(404) 327-0619
pcarr@dca.state.ga.us

OneGeorgia Equity Fund Program

Eligible Activities: Grants and loans to finance activities that will assist in preparation for economic development. Eligible projects include traditional economic development projects such as water and sewer projects, road, rail and airport improvements and industrial parks as well as workforce development projects, technology development or tourism development proposals, just to name a few. Applications considered for projects in Tier 1, Tier 2 or Tier 3 (with conditions) counties only.

Total Funding: Approximately \$10 million per year.

Maximum per Project: \$500,000

Match Requirements: N/A

Other: Application deadlines are:

- January 16, 2001/Awarded March 30
- May 15, 2001/Awarded July 31
- September 14, 2001/Awarded November 3

OneGeorgia Authority

1202-B Hillcrest Parkway
Dublin, Georgia 31021
(478) 274-7734

Organizational Grants

Eligible Activities: Grants designed to provide support to arts organizations and other groups administering arts projects.

Total Funding: N/A

Maximum per Project: \$5,000

Match Requirements: 25% local matching funds required.

Georgia Council for the Arts

260 14th Street, NW
Suite 401
Atlanta, Georgia 30318
(404) 685-2787

OwnHOME Program

Eligible Activities: Loans for first-time home buyers with a deferred payment to cover most of the down payment, closing costs and prepaid expenses associated with their home purchase.

Total Funding: Approximately \$3 million per year.

Maximum per Project: \$5,000

Match Requirements: 1.5% personal matching funds required.

Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, Georgia 30329

Carmen Chubb

(404) 679-4846
cchubb@dca.state.ga.us

PROGRAM TITLE & DESCRIPTION

ADMINISTERING AGENCY/CONTACT

Public Library Capital Outlay Grant Program

Eligible Activities: Grant program providing financial and consultant assistance for the construction of public library facilities.

Total Funding: Dependent upon annual appropriation.

Maximum per Project: \$2,000,000

Match Requirements: 10 – 15% local matching funds required.

Georgia Department of Education

Office of Public Library Services
1800 Century Place, NE
Suite 150
Atlanta, Georgia 30345

Thomas A. Ploeg
(404) 982-3560

Quality Growth Grant Program

Eligible Activities: Grants for projects directly promoting growth management concepts, infill housing, brownfield redevelopment, or similar projects that discourage urban sprawl; preparation of local ordinances, regulations, or inter-governmental agreements promoting growth preparedness, sustainable development, and other quality growth strategies; public education on quality growth topics; programs to preserve community heritage, sense of place, and regional identity; alternative/multi-modal transportation facilities; preservation of critical environmental resources, wildlife habitat, prime farmland, or sensitive ecosystems; start up cost of new programs for implementing quality growth initiatives; and physical development projects that are particularly critical to local implementation of quality growth.

Total Funding: \$250,000 for FY2002.

Maximum per Project: \$25,000

Match Requirements: Dollar for dollar local matching funds required.

Other: Application deadlines are:

- November 15, 2001
- May 15, 2002

Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, GA 30329

Jim Frederick
(404) 679-3105
jfrederi@dca.state.ga.us

Recreation Assistance Fund (RAF)

Eligible Activities: Grants for the purchase of real property, facility development or rehabilitation of existing facilities to increase the local supply of public recreation lands and/or facilities.

Total Funding: Approximately \$1 million per year.

Maximum per Project: \$12,500

Match Requirements: N/A

Georgia Department of Natural Resources

Parks, Recreation and Historic Sites Division
Grants Administration and Planning
205 Butler Street, SE
Suite 1352
Atlanta, Georgia 30334

Antoinette Norfleet
(404) 656-3830

Recreational Trails Program (RTP)

Eligible Activities: Grants for acquisition and/or development (80% federal / 20% local) of motorized and non-motorized recreational trails including new trail construction, maintenance/rehabilitation of existing trails, trail-side and trail-head facilities.

Total Funding: Approximately \$1.2 million per year.

Maximum per Project: \$100,000

Match Requirements: 20% local matching funds required.

Parks, Recreation and Historic Sites Division

Grants Administration and Planning
205 Butler Street
Suite 1352
Atlanta, Georgia 30334

Antoinette Norfleet
(404) 656-3830

PROGRAM TITLE & DESCRIPTION

ADMINISTERING AGENCY/CONTACT

Regional Assistance Program (RAP)

Eligible Activities: Grants for Regional Economic Development

Total Funding: \$1,128,125 per year.

Maximum per Project: \$500,000

Match Requirements:

- Applicants for facilities and construction grants in local governments within Tier 1 counties or in joint development authorities including a Tier 1 county are not required to match the requested grant amount.
- Applicants for facilities and construction grants in local governments within Tier 2 counties or in joint development authorities including a Tier 2 county must match at least one-half (50%) of the requested grant amount.
- Applicants for facilities and construction grants in local governments within Tier 3 counties or in joint development authorities including a Tier 3 county must match an equal or greater amount of the requested grant amount.
- Applicants for grants for multi-county activities that do not involve construction must match at least one half (50%) of the requested grant amount.

Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, Georgia 30329

Mitch Griggs

(404) 679-0593
mgriggs@dca.state.ga.us

Rural Rental Housing Development Fund (RRHDF)

Eligible Activities: Construction financing and permanent financing for the costs of constructing up to ten (10) units of new rental housing, including land acquisition, hard construction costs, and soft costs. Rental dwelling units financed through the RRHDF must be affordable by low and moderate-income households as defined in the Manual and this Program Description.

Total Funding: \$3,000,000

Maximum per Project: \$600,000

Match Requirements: Required to provide cash equity equal to the level of operating reserves required by underwriting (approximately \$25,000).

Georgia Department of Community Affairs

60 Executive Park South, NE
Atlanta, GA 30329

Doug Scott

(404) 327-6881
dousscott@dca.state.ga.us

Transportation Enhancement Program

Eligible Activities: Federal grants for twelve categories of transportation enhancement activities.

Total Funding: Approximately \$23 million per year.

Maximum per Project: \$1,000,000

Match Requirements: 20% local matching funds required.

Georgia Department of Transportation

Planning Division
No. 2 Capitol Square
Atlanta, Georgia 30334

Marta Rosen

(404) 657-5226

Type II – Eisenhower Professional Development Program Competitive Grants

Eligible Activities: Grants for demonstration and exemplary projects for improving instruction in mathematics and science.

Total Funding: Approximately \$12,130,000 per year.

Maximum per Project: Determined by project application.

Match Requirements: 33% local matching funds required.

Georgia Department of Education

Division of School Support
1852 Twin Towers East
Atlanta, Georgia 30334

Brendon Long

(404) 657-8300

Urban and Community Forestry Assistance Program

Eligible Activities: Grants designed to encourage citizen involvement in creating and supporting long-term and sustained urban and community forestry programs throughout the state.

Total Funding: Determined annually by the US Forest Service.

Maximum per Project: Determined by project application.

Match Requirements: 50% local matching funds required.

Georgia Forestry Commission

Urban and Community Forestry Assistance Program
5645 Riggins Mill Road
Dry Branch, Georgia 31020

Susan Reisch

(912) 751-3521

EXCERPTS FROM DAWSON COUNTY COMPREHENSIVE PLAN

NATURAL RESOURCES GOALS, OBJECTIVES AND POLICIES AND IMPLEMENTATION STRATEGY GENERAL

- Preserve and enhance ecologically sensitive land and water areas and other outstanding natural and cultural resources.
- Reduce erosion and sediment in County streams, rivers and lakes.
- Sponsor public educational programs regarding preservation and management of critical natural resources issues.
- Promote Dawson County as a tourist attraction for many activities, especially those relating to natural and historic sites.
- Establish a task force of special interest groups (i.e. Georgia Conservancy, Nature Conservancy, Georgia Wildlife Federation, etc.), on federal, state and local levels to establish land acquisition needs, funding strategy, development and programming concepts.

SPECIFIC STREAM PROTECTION

- The 100-year floodplains should be exempted from all development.
- Protect natural vegetation within 200 feet on both sides of streams and river corridors, prime agricultural lands, floodplains, wetlands, and groundwater recharge areas from over development.
- Encourage landowners to maintain easements along all perennial streams free from development.

SPECIFIC SITES

- Preserve and protect the Dawson County Wildlife Management Area, which lends itself to a multitude of recreational uses, public hunting, and fishing.
- Develop a comprehensive tourism promotional program combining county and Amicalola Falls features with assistance from the State Department of Natural Resources.
- Acquire an approximately 1,280 acre parcel, not privately owned, in order to maintain the integrity of the Amicalola River Park include a 500 foot easement paralleling both sides of the Little Amicalola River.
- Extend a connector trail from the southern terminus of the Appalachian Trail southward paralleling the entire length of the Amicalola River to its confluence with the Etowah River. Such a trail would require the acquisition of an easement along the Little Amicalola River. Preserve the County's many beautiful scenic views.
- Acquire a 20-30 acre access area to the Etowah River near Hightower Church Road to be used for hunting and fishing.

SEWERAGE AND SEPTIC

- Provide collective sewage treatment in the projected major growth area of the County, generally the southeastern portion of the County. The County's land use policy and zoning strategy should encourage more planned growth in the Ballus Creek watershed over the next 15 years.
- Current state health regulations prohibiting development on all soils unsuitable for septic tanks should be rigidly enforced. On other soil, density of developments using septic tanks should be regulated in relation to soil permeability and with reference to groundwater.

OTHER RECREATION

- Provide park facilities that will appeal to all segments of the population, incorporating rest areas, walking paths, and gardens. Keep pace with the needs of the County in providing new facilities and opportunities as such needs arise.
- Acquire a 54 acre site near SR 400 to meet the growing demand for organized recreational facilities in this area ...
- Require the provision of recreational and open space areas in new residential developments.
- Encourage the use of the County school recreational facilities.
- Development of the valleys should be compatible with present pastoral scenes. These would include agriculture, large estates, low intensity use, institutional open space, public and private parks, and recreation.
- Promote land development to accommodate natural and planned growth in a practical and coherent manner in order to maintain the environmental quality and natural beauty of the county and to improve the tax base.
- Coordinate land use development within the regional framework.
- Encourage new development to fill in undeveloped land, primarily within the City Limits and to the south of Dawson County.
- Establish areas for various residential densities which relate to the availability and efficient delivery of public services and suitability of the land to accommodate development.
- Discourage development which could conflict with environmentally sensitive and historic areas of the county and city.
- Reserve and protect mountain land areas above 2,200 feet or more, that have a slope of 25% or greater, for at least 500 feet horizontally.
- Preserve the County's many beautiful scenic views.
- Protect prime and significant agricultural land from scattered development which is inefficient to service and non-essential to the overall growth concept of the County.
- Encourage the preservation and planting of vegetation with new development.