Regional Vision

The Northwest Georgia Regional Plan

• guides the region’s development and conservation of land, resources and infrastructure;
• helps align local, regional and state planning and funding;
• expands access to economic opportunities, adequate and safe housing, outdoor recreation and basic infrastructure;
• supports education pathways and programs that meet the region’s needs and residents’ goals;
• and improves Northwest Georgia’s opportunities for health, economic growth, and prosperity.
Regional Goals

• **Natural and Cultural Resources:** To identify, conserve and protect the environmental, natural, historic and cultural resources of Northwest Georgia; To improve the visibility of the region’s resources and to include them in local and regional plans and projects.

• **Community Facilities and Services:** To ensure the provision of adequate community facilities and services throughout the region to implement local and regional community and economic development objectives, land use plans and service delivery strategies.

• **Housing:** To ensure that all residents of Northwest Georgia have access to affordable, decent, and safe housing.

• **Land Use:** Present current and future land use development patterns and recommended conservation areas as a guide for wise growth in conjunction with local land use plans and policies.
Regional Goals, Continued

- **Transportation:** Ensure coordinated transportation planning within this region and with adjacent regions to provide access to work, housing, healthcare and education for all residents and to serve regionally important economic development objectives.

- **High Speed Internet:** Increase coverage and accessibility of high-speed internet for residential, commercial, and industrial areas, with a focus on rural areas (2017 CEDS).

- **Traditional Infrastructure:** Ensure communities in the region have adequate basic infrastructure to implement their community and economic development objectives (2017 CEDS).

- **Intergovernmental Coordination:** To ensure the coordination of local planning efforts with other local service providers and authorities, with neighboring communities and the region.
Regional Goals, Continued

• **Human Capital**: Improve workforce skills particularly in high skill, high paying occupations; increase access to educational opportunities for employment in skilled and professional positions; Ensure appropriate human services are available to meet the needs of the region’s current and future workforce (2017 CEDS).

• **Economic Development**: Implement the region’s Comprehensive Economic Development Strategy and local economic development strategies and plans.
# Needs and Opportunities

## LAND USE and DEVELOPMENT/ CONSERVATION

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<tbody>
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<td>1</td>
<td>The Appalachian Regional Port will bring new development in a Multi-County Area.</td>
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<td>2</td>
<td>There is a lack of large-acreage developable parcels near highways and rail. **</td>
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<td>3</td>
<td>Separate industry from residential areas to avoid conflicts. *</td>
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<td>4</td>
<td>Industry is now more interested in use the use of rail in addition to trucking. *</td>
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<td>5</td>
<td>Too much sprawl development, with lack of emphasis on infill development to maximize</td>
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<td>existing infrastructure and investment.</td>
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<td>6</td>
<td>Little encouragement for private greenspace conservation in development; more balanced</td>
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<td>approach is needed to incentivize or direct development toward conservation.</td>
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<td>7</td>
<td>Develop a coordinated long-term land use vision for the region that respects local land</td>
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<td>use plans and development plans.</td>
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Work Program Items

• Maintain and update Future Land Use and Future Development Maps.
• Assist communities to update local ordinances related to land use, conservation and development.
• Provide outreach and assistance on good development practices, partnering with DCA, GAZA, GPA and other regional and statewide agencies.
• Assist communities to implement their comprehensive plan and local plans, and with applications to PlanFirst designation.
• Additional Work Program Items
Regional Development Maps:
1. Regional Land Use Map
2. Conservation and Development Map
3. Areas Requiring Special Attention Map
Northwest Georgia Projected 2040 Regional Land Use

Regional Land Use Categories*

- Rural
- Developing
- Developed

*Data from multiple land cover datasets in the 2040 Georgia Land Use Trends (GULT) data from the Natural Resources Spatial Analysis Laboratory of the University of Georgia.

1 in = 8 miles

March 2019
Areas Requiring Special Attention in Northwest Georgia

 Areas Requiring Special Attention

Portions of the Conservation and Projected 2050 Development Map where the "Conservation" Areas overlap the "Developed" or "Developing" Areas.

1 in = 8 miles

NWGRC
NORTHWEST GEORGIA REGIONAL COMMISSION
March 2010
Timeline

- Steering and Technical Committee review of draft materials, March 21, 2019
- Third Public Workshop, March 28, 2019 at Rock Spring Civic Center, 4:00-6:00 pm
- Drafts Prepared March 30, 2019
- Public Hearing Monday April 1, 2019 10:00 am at Gordon County Agricultural Center
- Submit to Georgia Department of Community Affairs via transmittal letter to be signed by Executive Director Lloyd Frasier
- Draft plans and maps will be available on [www.nwgrc.org](http://www.nwgrc.org) website, and emailed to each Council member for review
- DCA conducts regional review and state planning requirements review; NWGRC makes any required changes
- Adoption of updated regional plan at May 2019 Council meeting