

**TOWN OF TALLULAH FALLS  
STATE OF GEORGIA  
WORK SESSION  
TOWN HALL, 255 MAIN STREET, TALLULAH FALLS, GA  
AUGUST 8, 2019, 6:00 PM**

**AGENDA**

- I. Call to Order
- II. Approval of the Agenda (O.C.G.A. § 50-14-1(e)(1))
- III. Comprehensive Plan and Future Land Use Map
- IV. Public Comments
- V. Adjournment

## What is the Difference Between Future Land Use (FLU) and Zoning?

Future Land Use FLU designations indicate the intended use and development density for a particular area, while zoning districts specifically define allowable uses and contain the design and development guidelines for those intended uses. The FLU designations are adopted as part of the Comprehensive Plan.

The Future Land Use Element allows for various zoning districts within a given Future Land Use designation. The appropriate zoning shall be determined based on a number of criteria identified in the Town's Municipal Code of Ordinances.

### Tallulah Falls

The Town of Tallulah Falls is a charming, safe, unique and modest small town for residents and businesses wanting to live within a special part of north Georgia. Home of the scenic Tallulah Gorge State Park with its reservoir and waterfalls, the Town offers both residents and visitors local retail and a strong appreciation for nature and outdoor recreational opportunities.

The Town of Tallulah Falls celebrates its relationship with the Appalachian foothills by fostering events and providing services that enhance community spirit and support local businesses. It balances the community's rural character with the opportunity for economic growth within a popular tourist corridor by prioritizing residents' concerns and preserving the area's small town nature.



<b>Character Areas</b>	<b>Rabun County</b>	<b>Clayton</b>	<b>Dillard</b>	<b>Mountain City</b>	<b>Sky Valley</b>	<b>Tallulah Falls</b>	<b>Tiger</b>
Village Commercial			X		X		X
Village Residential		X	X	X	X	X	X
Downtown Clayton		X					
Clubhouse					X		
Highway 441 – Clayton		X					
Highway 441	X		X	X		X	
Agriculture/ Rural Residential		X	X	X			X
Conservation/ Forestry	X	X			X	X	X
Parks/ Recreation/ Greenspace/ Trails	X	X			X	X	
Industrial	X						
Office/ Institutional/ Campus	X	X					
Waterfront Development	X					X	

Village Commercial	
<p>Village commercial districts are pockets of retail, dining, office or institutional uses located in crossroad settings or along select arterial and collector roads. They are designed to serve area residents by providing a rural destination for commercial and civic activity, while blending into the mountainous context and small-town charm preferred by residents.</p> <p>These areas will feature modest design considerations to minimize surface parking and promote architectural design that reinforces the community's rural, Appalachian culture. Units may be detached or attached, but must exhibit variations in structure for every 2-3 units and should avoid the appearance of a long, continuous structure, such as a conventional shopping center. They will typically be 1-2 stories, and remain within close proximity (under 70 feet) to the prevailing roadway, visible to travelers along the street and framing the streetscape.</p> <p>Additional characteristics recommended for the district, which are intended to sustain the area's rural character, include limited sizes and distribution of signage and limited lighting displays.</p>	<p><b><u>Development Encouraged</u></b></p> <ul style="list-style-type: none"> <li>• Small scale commercial, office or institutional uses</li> <li>• Minimal parking on front and sides; Attached units permitted</li> <li>• Rural/ Mountain themed design elements preferred                         <ul style="list-style-type: none"> <li>◦ Pitched roofs</li> <li>◦ Wood or stone siding</li> <li>◦ Front porches</li> </ul> </li> <li>• Sited along 2-3 lane arterials</li> <li>• Concentrated at nodal intersections or key stretches</li> </ul> <p><b><u>Implementation Measures</u></b></p> <ul style="list-style-type: none"> <li>• Amend/adopt development regulations as needed</li> <li>• Develop design guideline reference material</li> <li>• Develop <i>Iconic Images</i> database</li> <li>• Develop/ Implement streetscape plans (cities)</li> </ul>

Village Commercial





**Village Residential**

Village residential refers to those neighborhoods adjoining activity centers throughout Rabun County. Typically these feature smaller, sometimes urban lot sizes, large enough for the structure and accompanying yards. The districts are almost exclusively residential in use but are immediately connected to a commercial district or some cultural center, often with pedestrian access provided.

These areas incorporate connecting streets and homes that are usually within 25-50 feet of the roadway. The units are also built to an overall density to indicate a true neighborhood, a cluster of units large enough to endow a community and not feel isolated.

Clayton's neighborhood district consists of the various urban-scale residential blocks surrounding the Main Street district. For some blocks there are direct sidewalk connections to Main Street and the commercial district, as befitting traditional urban neighborhoods.

Most housing in these neighborhoods are predominantly site-built in design, with some units dating from the 1930's and most older than 30 years. The typical sites range from  $\frac{1}{2}$  to  $\frac{1}{4}$  acres, each with a single story house within 40-50 feet of the road frontage. Many units have carports or no garage at all, and most are on crawl spaces.

There are a variety of styles present, most with pitched roofs and front porches. Some units have been expanded or renovated, and based on the visual impact and occupancy rates the district as a whole appears economically stable. In some cases the transitions alongside the rural parts of the city/county are seamlessly experienced thanks to the mature trees and comparable architectural styles of rural housing.

**Development Encouraged**

- Single family residential development (attached or detached)
- Light office, commercial and institutional uses conditional
- Rural/ Mountain themed design elements preferred
  - Pitched roofs
  - Wood or stone siding
  - Front porches

**Implementation Measures**

- Conduct forum reviewing/amending development regulations as needed
- Develop design guideline reference material
- Develop *Iconic Images* database

Village Residential





**Downtown Clayton**

Clayton is a classic rural city center that emerged from a crossroads community to a mid-20<sup>th</sup> century urban core. The several blocks surrounding the intersections of Main and Savannah Streets are the retail, civic and social hub for the city while also serving as the defining spaces and forms that give Clayton its rural, small-town character.

The defining elements include the urban scale blocks, the massing of buildings and the prevalence of commercial, civic and service uses befitting a historic town center. Most of the structures are traditional shop-front buildings of 2-3 stories with frontage right along the sidewalks. Design elements feature a variety of brick, stone and wood construction with familiar displays of signage and windows depicting commercial settings oriented around luring pedestrians.

Ancillary elements exhibit traditional small scale urban form. Sidewalks connect Main Street with surrounding blocks, including nearby residential neighborhoods. There are various planters, lampposts and garbage receptacles along the walkways. Pocket parks are located on two sides of the main intersection, along with the historic Rock House, a popular local architectural landmark. On-street parking is provided in diagonal array.

Main Street, the original US Highway 441 route, is the city's social center and an economic hub for residents and visitors alike, complete with popular local restaurants and many unique, boutique shops. The Tallulah Falls Railroad depot site located on Savannah Street has the potential to become a future gateway to a proposed Rails-to-Trails project and the Stekoa Creek Greenway.

The downtown Clayton district is likely to retain its form but possibly expand in scale as businesses respond to the growing popularity of this area. A new streetscape plan will beautify the area and further enhance recent efforts to rehabilitate many older structures. Additional plans for new park space in the area, improved signage and coordination of events around downtown are all intended to enhance the Main Street district's role as the social center for Clayton.

**Development Encouraged**

- 0/Near lot line development
- Mix of uses; preference for commercial along Main Street
- Minimize surface parking; Preference for public lot
- Office, institutional and residential uses acceptable
- Should blend with architectural character of the neighborhoods and Main Street;

**Implementation Measures**

- Support preservation of existing structures
- Conduct forum reviewing/amending development regulations as needed
- Develop design guideline reference material
- Develop *Iconic Images* database
- Implement streetscape plans
- Develop Stekoa Creek Greenway Plan
- Conduct study assessing opportunities for new park space
- Create development plans for Gateway Corridors

Downtown Clayton



Clubhouse District (Sky Valley)	
<p>The Clubhouse District is the heart of Sky Valley's original resort. The area was intended to be the public, quasi-civic gathering space for City residents and club visitors, mimicking a town square or plaza.</p> <p>The former and current clubhouse structures serve as the anchors for the space, with the pool and tennis courts also nearby. Residents desire additional retail and dining options for the community, preferably in this location. There are also aspirations for lodging and event facilities in the area.</p> <p>Structures should evoke the community's rural, mountain character. Use of wood and stone is preferred as well as sharply pitched roofs. Scale can vary from 1-4+ stories depending on design and utility service. Massing of the structures should emphasize presence and orientation around the center of the district, with parking placed in the rear or heavily dispersed.</p>	<p><b><u>Development Encouraged</u></b></p> <ul style="list-style-type: none"> <li>• Small-scale retail or dining</li> <li>• Conference-style event facility, preferably with adjoining specialty lodging</li> <li>• Possible new City Hall or civic structure</li> <li>• Rural/ Mountain themed design elements preferred                         <ul style="list-style-type: none"> <li>◦ Pitched roofs</li> <li>◦ Wood or stone siding</li> <li>◦ Front porches</li> </ul> </li> <li>• Design and orientation of structures and parking should reflect welcoming, pedestrian friendly area</li> </ul> <p><b><u>Implementation Measures</u></b></p> <ul style="list-style-type: none"> <li>• Conduct forum reviewing/amending development regulations as needed</li> <li>• Develop design guideline reference material</li> </ul>



Clubhouse District





**Highway 441 - Clayton**

The current Highway 441 is the central arterial roadway serving Rabun County. It is the north-south axial connector to regional centers for employment, retail and medical services not available within Clayton, and the main route for tourists traveling to and through the area. For this, at least one of the roles required of this roadway is the ability to manage through traffic and commercial/industrial trucking.

As Highway 441 winds through Clayton the roadway becomes the primary location for large scale and national brand commercial centers. This includes hotels, chain restaurants and retailers, plus some local businesses and services as well as larger institutional uses such as medical facilities, making it the busiest roadway in the county. It is also the single point within the county with a prevalence of elements that are not distinctly Clayton or Rabun in nature

Objectives for the corridor include a more cohesive identity more closely linked to the area's community character. While some structures reflect mountain architectural themes with their use of wood, stone or roofing design, many more employ conventional shopping center forms and large parking lots. The desire is to curtail and possibly reverse the trend with more context sensitive development, with limitations on monolithic forms and placing structures in clusters that are closer to each other and the street. This can include attached units or grouping units so as to minimize buildings as islands within parking lots.

Redevelopment or infill of space at existing properties is also encouraged. As 441 runs closer to downtown Clayton the preference is for increased density and more pedestrian friendly arrangements, including possible incorporation of the Stekoa Creek Greenway and adaptive reuse of older commercial structures.

**Development Encouraged**

- Commercial, office or institutional uses
- Limited, managed access onto Hwy 441
- Rural/ Mountain themed design elements preferred
  - Pitched roofs
  - Wood or stone siding
  - Front porches
- Appropriate buffering from adjoining properties
- Parking should be dispersed
- Properties should feature pedestrian network accessibility
- Limitations on large, monolithic designs for multi-unit structures

**Implementation Measures**

- Conduct forum reviewing/amending development regulations as needed
- Consider guidelines for signage and lighting
- Review property maintenance codes and enforcement policies; Amend as needed

Highway 441 - Clayton



Highway 441	<div data-bbox="321 1045 493 1829"> <p>The current Highway 441 is the central arterial roadway serving Rabun County. It is the north-south axial connector to regional centers for employment, retail and medical services not available within Clayton, and the main route for tourists traveling to and through the area. For this, at least one of the roles required of this roadway is the ability to manage through traffic and commercial/industrial trucking.</p> <p>Between Tallulah Falls and Clayton the corridor exhibits steeply sloped terrain and limited opportunity for large scale development. A variety of commercial, office and institutional uses are found scattered along the highway, including the local attraction Goats on the Roof and the joint school campus.</p> <p>As Highway 441 winds up the hills beyond Clayton and runs through Mountain City and Dillard, it changes character to reflect a much more rural scene. Farms and farm stands dot the landscape, and most shops and structures along the roadway are much smaller in scale and passive in design. There is a density reflective of everyday use, but most of the businesses and commerce showcase the area's agrarian, rustic nature. Signature elements include the vistas of the valley and several farms, the campus of Rabun Gap – Nacoochee School and downtown Dillard.</p> <p>Further development along the road is encouraged provided it is sensitive to the existing character and scale. Larger, generic commercial or office structures should be limited or restricted in favor of designs that reflect the intimate scenes already present. The preference is for structures to be within 70 -100 feet of the roadway and employing design elements from rural mountain communities, such as front porches and pitched roofs.</p> </div> <div data-bbox="321 237 732 1024"> <p><b><u>Development Encouraged</u></b></p> <ul style="list-style-type: none"> <li>• Commercial, office or institutional uses</li> <li>• Limited, managed access onto Hwy 441</li> <li>• Appropriate buffering from adjoining properties</li> <li>• Village-scale development, comparable with rural setting</li> </ul> <p><b><u>Implementation Measures</u></b></p> <ul style="list-style-type: none"> <li>• Conduct forum reviewing/amending development regulations as needed</li> <li>• Consider guidelines for signage and lighting</li> <li>• Review property maintenance codes and enforcement policies; Amend as needed</li> </ul> </div>
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Highway 441





**Agricultural/ Rural Residential**

This district is a catch-all designation for those larger lots that lie outside the urban neighborhoods or slightly more populated transitional zones. There is little agricultural activity within City limits, and almost all of that is of a non-commercial scale. Many lots are simply large residential lots with most of the property left undeveloped.

These properties primarily feature a house with one or more storage or agricultural structures. Most are long established properties of 30 years or more. In a couple cases their residence is substantially improved and indicative of a high economic class. Others are simply modest homes on lots retained purely for their scenic, rural value.

This is a transitional space between established neighborhoods and the vast forestland throughout the county. It consists mostly of undeveloped land or recently built suburban housing. By type the subdivisions are attempting to fit in with the predominantly residential character surrounding the cities, but in form they differ by relying on insular road networks and a departure from the classic urban grid. Some of the houses are also larger both in structure and in terms of lot size than found within the urban neighborhoods.

This topographical transition aids the rural areas outside the cities, as well. By softening the change in density and concentrations of development, adjoining agricultural uses and woodland experience less pressure for up-selling. Likewise, it aids utility and infrastructure management by marking the essential limits of urban-level services.

**Development Encouraged**

- Large-lot (3+ acres) single-family detached
- Agricultural uses
- Churches
- Small-scale institutional
- Minimize surface parking
- Should blend with architectural character of community
- Conservation design subdivisions

**Implementation Measures**

- Maintain development regulations; Refine as needed (Policy)
- Support preservation of existing agricultural lands and structures (Policy)
- Maintain/Pursue policies that encourage appropriate infill development (Cities)

Agricultural/ Rural Residencal



Conservation/ Forestry

This district comprises currently established woodland reserved for commercial forestry and/or conservation. The only notable intrusions into the property are unpaved roads, occasional residential structures or facilities required by utilities or the USFS to maintain the land.

Much of this is found on steeper slopes and ridgelines, comprising the scenic vistas and outdoor recreation areas that help define Rabun County. Aspirations are to preserve this part of the landscape as best as possible, prohibiting new development apart from replacing existing structures or from forms that mimic the scale and context of existing structures in the area.

To the extent possible driveways and roads in this area should remain unpaved and utilities should be limited, so as not to attract greater development pressures.

Development Encouraged

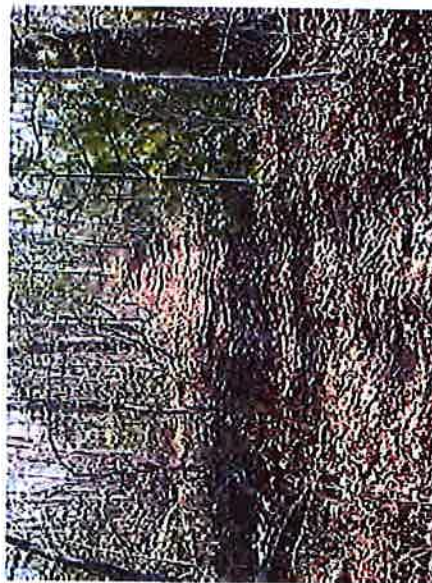
- National forest and preserved utility land
- State Parks and wildlife management areas
- Minimal construction
- Preference for unpaved roads

Implementation Measures

- Maintain cooperation with USFS, Ga Power and DNR (Policy)
- Attain/ enforce State environmental standards (Policy)
- Update floodplain and environmental mapping data every 5 years



Conservation/ Forestry





**Parks/ Recreation/ Greenspace/ Trails**

This district is reserved for naturally landscaped areas that are designated for specific recreational use and/or as a buffer within developed areas. This can include passive or active parks, trails, larger public gardens or popular spots designated for hiking, camping, etc. Greenways can provide safe, efficient pedestrian linkages and at the same time give uses an opportunity to enjoy the natural environment. Properly designed greenways can serve as an alternative transportation network, accommodating commuting to work or shopping as well as recreational biking, walking, jogging, and other activities.

These are spaces restricted from new development save for the maintenance and expansion of amenities designed to enhance the property's role as a park. Parking and facilities should be minimized and development should incorporate high degrees of locally-appropriate landscaping. These spaces should be attractive to, and serve the interests of, the residents and visitors to the area as a primary way to appreciate the rural and Appalachian culture of Rabun County.

**Development Encouraged**

- Parks, recreation areas, trails
- Large lot residential or agricultural uses
- Minimal land disturbance
- Conservation design subdivisions

**Implementation Measures**

- Develop/ Maintain a Parks and Rec Master Plan
- Develop Stekoa Creek Greenway Plan
- Conduct study assessing opportunities for new park space
- Support development of the Tallulah Falls Trail & Greenway (Policy)

Parks/ Recreation/ Greenspace/ Trails



Industrial	
<p>Areas used in low intensity manufacturing, wholesale trade, and distribution activities that do not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.</p> <p>Currently Rabun County has few sites suitable for goods manufacturing, but does intend to accommodate some industrial growth for the future. Currently, the Rabun Business Park offers 950,000 square feet of modern manufacturing space, over 20,000 square feet of office space, and 96 acres of property for new build-to-suit facilities. Additional, smaller properties scattered across the county are capable of hosting independent operations with limited needs for heavy traffic access.</p> <p>These spaces are targeted for accommodating industrial needs, and as such are dispersed to minimize their impact on local communities or the natural environment. Design should include buffers and restrictions against ecological impacts, with a preference for green technology in design or operation. Minimal traffic impacts are preferred, both due to limitations of the local roadways and to protect the communities and residents within the valleys.</p>	<p><u>Development Encouraged</u></p> <ul style="list-style-type: none"> <li>• Industrial, low-impact mining, warehousing and distribution</li> <li>• Large-scale institutional uses</li> <li>• Requirement for appropriate buffering from adjoining properties</li> </ul> <p><u>Implementation Measures</u></p> <ul style="list-style-type: none"> <li>• Inventory all potential industrial sites</li> <li>• Develop utility and commercial traffic assessment for growing industry</li> </ul>

Industrial





Office/ Institutional/ Campus	
<p>This district is for specialized office, lodging and institutional settings that often function as collective developments, or campuses. These may or may not entail overnight use but often feature shared amenities, roadway access and signage. The intent is to create a coordinated development for one or multiple uses with a united function or design scheme.</p> <p>This could include passive use, extended stay facilities within rural settings, such as small resorts or conference facilities that complement their surroundings and build off the low-intensity tourism of Rabun County's outdoor recreation industry. Such facilities can connect with existing communities and neighborhoods or be located in isolated settings with proper utilities and site management.</p> <p>This can also include schools or civic structures, conference and meeting facilities or smaller offices.</p> <p>Developments of these types should provide coordinated design schemes that also match the context of their surroundings. Buffering against adjoining properties should be employed if the nature of the uses presents possible adverse impacts.</p>	<p><b><u>Development Encouraged</u></b></p> <ul style="list-style-type: none"> <li>• Office parks</li> <li>• Small-to-medium sized institutional settings</li> <li>• Lodging</li> <li>• Specialty multi-family residential</li> <li>• Conference-style event facilities</li> <li>• Schools campuses</li> </ul> <p><b><u>Implementation Measures</u></b></p> <ul style="list-style-type: none"> <li>• Conduct forum reviewing/amending development regulations as needed</li> </ul>

Office/ Institutional/ Campus



Waterfront development	
<p>This is for the variety of developments, existing and developing, surrounding Lake Burton, Lake Rabun and the Tallulah River. It is also regarding development along the myriad of mountain streams and waterways that exist throughout Rabun County.</p> <p>To ensure local water quality and to preserve the scenic character that's so valuable to the area, developments in this character area should implement stream buffers and/or setback protections. Land disturbance should be minimized, public sewer should be used where available, and impervious surfaces should be kept to a minimum.</p>	<p><b><u>Development Encouraged</u></b></p> <ul style="list-style-type: none"> <li>• Single-family Residential, attached or detached</li> <li>• Small-scale resort structures</li> <li>• Marinas, docks and ancillary watercraft storage units</li> <li>• Parks and recreation facilities</li> </ul> <p><b><u>Implementation Measures</u></b></p> <ul style="list-style-type: none"> <li>• Conduct forum reviewing/amending development regulations as needed</li> <li>• Enforce State environmental standards (Policy)</li> <li>• Update floodplain and environmental mapping data every 5 years</li> </ul>



Waterfront Development





### Quality Community Objectives

Since 1999 the Board of the Department of Community Affairs has identified various Quality Community Objectives (QCOs) as value statements of the development patterns and options that will help Georgia preserve her unique cultural, natural and historic resources while looking to the future and developing to her fullest potential.

These ten objectives are adapted from generally accepted community development principles to fit the unique qualities of Georgia's cities and counties. Although these objectives are only recommendations, we are convinced that implementing these principles will result in greater efficiency and cost savings for local governments and a higher quality of life for their citizens.

- **Economic Prosperity:** Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.
- **Resource Management:** Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.
- **Efficient Land Use:** Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.
- **Local Preparedness:** Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

- **Sense of Place:** Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.
- **Regional Cooperation:** Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizing; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.
- **Housing Options:** Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.
- **Transportation Options:** Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.
- **Educational Opportunities:** Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.
- **Community Health:** Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

In developing the Future Development Scenario portion of the Comprehensive Plan, the community is encouraged to review the QCOs for their applicability to local conditions and goals. Their general application to each Character Area is described here.

**Applicable QCO's per Character Area**

DCA Quality Community Objective	Economic Prosperity	Resource Mgmt.	Efficient Land Use	Local Preparedness	Sense of Place	Regional Cooperation	Housing Options	Transportation Options	Educational Opportunities	Community Health
Village Commercial	X		X	X	X					X
Village Residential		X	X	X	X		X			X
Downtown Clayton	X				X		X			X
Clubhouse	X				X					X
Highway 441 – Clayton	X		X		X	X		X		X
Highway 441	X		X		X	X		X		X
Agriculture/ Rural Residential		X	X		X	X	X			
Conservation/ Forestry		X	X	X	X	X				
Parks/ Recreation/ Greenspace/ Trails		X	X	X	X			X		X
Industrial	X					X				
Office/ Institutional/ Campus	X								X	
Waterfront Development		X	X	X	X		X			

# City of Tallulah Falls Character Areas

- Legend**
- City Limit Boundary
  - Character Areas
    - Village Residential
    - Agricultural/Rural Residential
    - Village Commercial
    - Park
    - Campus/Institutional
    - Conservation/Forestry

