

The McLemore Cove Historic District was listed in the National Register of Historic Places on September 23, 1994. It is our goal to preserve the rural character of the Cove, with the historical significance and integrity that made it worthy of this honored distinction; and the sense of place that is described in the original Registration Form for the District that follows: *Overall, the area retains a sufficient level of integrity to qualify as a single historic rural district. The generally unobstructed vistas of the historic landscape of the Cove and mountain regions is the key factor that ties the district together and creates a unified cultural landscape. Also contributing to the “sense of district” are the relationships between natural terrain and historic settlement patterns and the relationships among the various historic communities and farmsteads. The natural landscape of McLemore Cove serves as both a setting and a container for settlement and development. The resultant pattern of settlement, with the open valley floor reserved for agriculture, the valley edges and other points of higher ground used for development, and the steeper, higher ground around the valley held largely in reserve to physically and visually close the valley, is characteristic of settlement and development in the mountain valleys of north Georgia and is strikingly different from the more evenly dispersed settlement and development patterns elsewhere in the state.* The Historic Overlay District Ordinance, which is our goal, will be a product of that desire; and, if adhered to, will ensure that McLemore Cove remains the protected natural and historic jewel of Walker County for the enjoyment, education, and quality of life of its inhabitants and visitors alike.

1. Official Designation of Agricultural Lands (on a County map)
2. Require an agricultural use notice and waiver (you understand you are buying land in an agricultural area)
3. Establish buffers between agriculture and non-agricultural land uses
4. Protect natural resources—habitats, streams, wetlands, existing vegetation, etc., views, steep slopes
5. Fit development designs into existing contours to minimize earthwork
6. Contribute to interconnected permanent open space
7. Protect prime agricultural land and preserve farming as an economic activity
8. Retain rural residential character by keeping barns and outbuildings in good shape
9. Retain rural character by using natural building materials and colors

10. Site buildings and homes on the edge of clearings, rather than in the middle; or buffer with native trees/shrubs; discourage clearcutting; and require 15 acre minimum residential lot size (to match the conservation tax credit requirements) 15 acre requirement does not pertain to deeding land to family members.
11. Use low intensity lighting and shielded lights to keep light directed downward
12. Change permitting procedures to include pre-planning consultation to ensure that ordinance guidelines are followed
13. Regulate subdivisions to be “conservation” subdivisions, with guidelines and permitting that will keep the rural and historic character of the area (same as discussed above) i.e. open space; views; buffers; native plantings; natural and historic resource protection; the 15 acre minimum will be made up in the common open space within the subdivision
14. Retain rural character by establishing commercial design guidelines as above, but including parking lot and landscaping elements, noise standards
15. Unacceptable uses residential
16. Unacceptable uses commercial
17. Family

Send to Cove association via email April 2, 2009 by Felix Coulter.