



Community Assessment – Technical Addendum City of Carrollton Comprehensive Plan



Submitted to:
Chattahoochee-Flint Regional Development Center
and Georgia Department of Community Affairs

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(A) Population

Purpose

This element follows the guidelines of the Minimum Planning Standards for Population and was written to assist in identifying trends and issues in population growth and significant changes in the demographic characteristics of Carrollton, including:

- Total Population
 - Population Trends (Past - Present)
 - Future Projections
 - Growth Rate comparisons to other areas
- Age Distribution
 - Age groupings (Past – Present)
 - Future Projections
 - Identification of Implications to the Community
- Race and Ethnicity
 - Racial and Ethnic Composition (Past – Present)
 - Future Projections
 - Comparison to other areas
 - Identification of Implications
- Income
 - Median Income (Past – Present)
 - Income Distribution (Past – Present)
 - Income Distribution Trends
 - Per Capita Income (Past – Present)
 - Per Capita Trends



1. Total Population

Figure 1 Total Population and Population Change

Year	City	County	State
1980	14,078	56,346	5,463,105
1990	16,029	71,433	6,478,216
2000	19,843	87,268	8,186,453
2004	21,010	101,577	8,829,383

The City of Carrollton is growing at a steady rate. According to the 2000 Census, the City of Carrollton had a population of 19,843 persons. Between 1990 and 2000, the city experienced a population increase of 23.8%, compared to the state growth during this period of 26.4%. This moderate rate of population growth provides a constant means for infrastructure planning and meeting the future demand for community services.

1.1 Population Trends

Figure 2 Population Growth

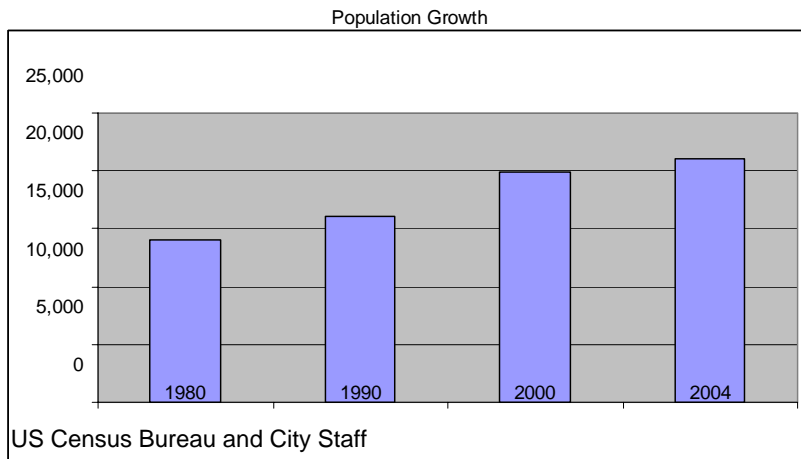
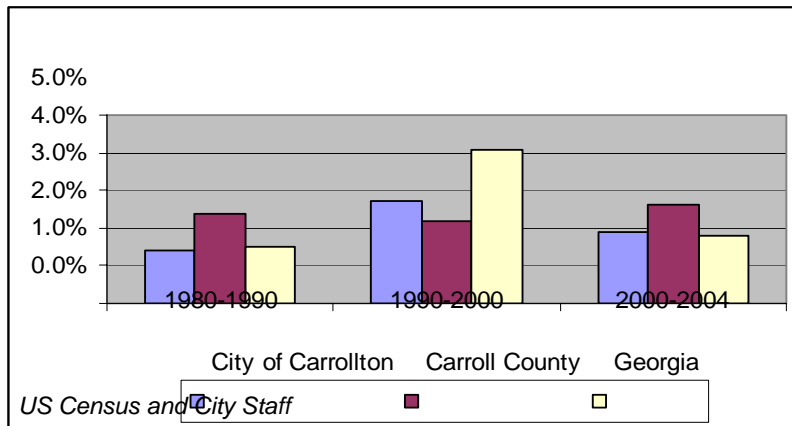


Figure 3 Comparison of Annual Growth Rate



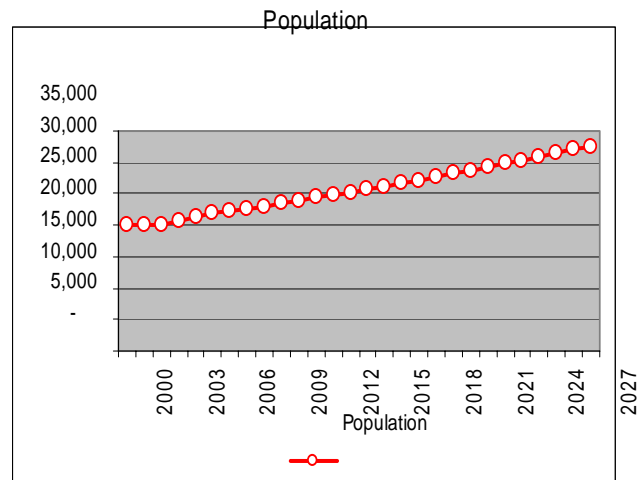
Year	City	County	State
1980-1990	1.4%	2.7%	1.9%
1990-2000	2.4%	2.2%	2.6%
2000-2004	1.5%	4.1%	1.8%



1.2 Future Projections

Population projections for the City of Carrollton were calculated using three separate scenarios. The first scenario was prepared assuming the city will grow at a rate of 1.5% per year; the same rate of growth the city experienced between 2000 and 2004, while the second means was prepared assuming the city will grow at 2.4% a year, the same yearly growth rate at which the city grew between 1990 and 2000. The last means of measuring population growth was prepared by City staff using the city's residential permit history between 2000 and 2005.

Carrollton Population		
Based on 2000-2005 growth rate		
Avg Annual 1.836%		
CENSUS BUREAU	2000	19,938
	2001	19,990
	2002	20,177
	2003	20,777
	2004	21,433
	2005	21,837
	2006	22,238
	2007	22,646
	2008	23,062
	2009	23,485
2010	23,916	
2011	24,355	
2012	24,802	
2013	25,257	
2014	25,721	
2015	26,193	
2016	26,674	
2017	27,164	
2018	27,663	
2019	28,171	
2020	28,688	
2021	29,215	
2022	29,751	
2023	30,297	
2024	30,853	
2025	31,420	
2026	31,997	
2027	32,585	
2006-2027	Change	10,347
	% Change	46.5%



2006-2027	Change in Population	10,347
2006-2027	% Change	46.5%



A population projection for the City is a function of the growth strategy of the City, Carroll County as well as the University of West Georgia. Various factors may determine a more rapid or a less rapid growth rate. These factors include:

- Carroll County's political acceptance or non-acceptance to future development proposals
- Carrollton's annexation policy
- Carrollton's future role with providing water and sewer services to unincorporated areas
- University of West Georgia student enrolment
- Housing market

1.3 Growth Rate Comparisons to other areas

Figure 6 Cities and Unincorporated Population (1990-2004)

	1990	2000	2004	1990-2004 % Increase
Carrollton	16,029	19,843	21,010	31.1%
Unincorporated	43,449	56,901	63,768	46.8%
Bowdon	1,981	1,959	1,950	-1.6%
Mt. Zion	738	1,275	1,446	96%
Roopville	248	177	192	-22.6%
Temple	1,870	2,383	3,694	97.5%
Villa Rica	6,464	4,134	8,930	38.1%
Whitesburg	643	596	587	-8.7%
Total Population	71,422	87,268	101,577	xxx
US Census Bureau and City Staff				

Carrollton's population is growing slightly slower than the local government average (35%) for Carroll County and significantly slower than unincorporated Carroll County. The primary factor for this difference is the growth corridor located in the northern area of the Carroll County along Interstate 20 (I-20). Due to their proximity to Atlanta, unincorporated Carroll County as well as municipalities such as Villa Rica, Bremen and Mt Zion has experienced a rapid growth rate since the 1990's. This trend will most likely continue.



2. Age Distribution

2.1 Age Grouping (Past – Present)

Figure 7 Age Data

Category	1980	1990	2000	1980	1990	2000
0 – 4 Years Old	823	1,015	1,160	5.8%	6.3%	5.8%
5 – 13 Years Old	1,723	1,644	2,215	12.2%	10.3%	11.2%
14 – 17 Years Old	856	571	707	6.1%	3.6%	3.6%
18 – 20 Years Old	1,984	2,372	2,904	14.1%	14.8%	14.6%
21 – 24 Years Old	1,584	2,201	2,456	11.3%	13.7%	12.4%
25 – 34 Years Old	1,983	2,371	2,839	14.1%	14.8%	14.3%
35 – 44 Years Old	1,288	1,766	2,325	9.1%	11.0%	11.7%
45 – 54 Years Old	1,060	1,239	1,743	7.5%	7.7%	8.8%
55 – 64 Years Old	1,159	986	1,254	8.2%	6.2%	6.3%
65 and over	1,618	1,864	2,240	11.5%	11.6%	11.3%

Source: US Census Bureau and City Staff

Figure 8 Age Data Comparison

Category	City of	Carroll	City of	Carroll	City of	Carroll
	Carrollton	County	Carrollton	County	Carrollton	County
	1980	1980	1990	1990	2000	2000
0 – 4 Years Old	5.8%	7.2%	6.3%	7.3%	5.8%	7.1%
5 – 13 Years Old	12.2%	15.4%	10.3%	14.9%	11.2%	14.6%
14 – 17 Years Old	6.1%	7.4%	3.6%	4.6%	3.6%	4.2%
18 – 20 Years Old	14.1%	7.4%	14.8%	6.8%	14.6%	6.5%
21 – 24 Years Old	11.3%	7.6%	13.7%	7.4%	12.4%	6.5%
25 – 34 Years Old	14.1%	15.5%	14.8%	16.5%	14.3%	14.8%
35 – 44 Years Old	9.1%	11.8%	11%	14.4%	11.7%	15.1%
45 – 54 Years Old	7.5%	8.9%	7.7%	10.4%	8.8%	12.5%
55 – 64 Years Old	8.2%	8.3%	6.2%	7.4%	6.3%	8.8%
65 and over	11.5%	10.5%	11.6%	10.2%	11.3%	10%

Source: US Census Bureau and City Staff

Due to the steady increase in enrolment at the University of West Georgia, the largest age group within Carrollton is 18-24. The population age 25-34 is also a significant portion of the population of Carrollton, indicating a mature and established Generation-X age group.



3. Race and Ethnicity

3.1 Racial and Ethnic Composition (Past – Present)

Figure 9 Racial Compositions and Growth

	1980	1990	2000	1980-1990 Increase	1990-2000 Increase
City of Carrollton Total Population	14,078	16,029	19,843	13.9%	23.8%
Race					
White	10,066	11,116	12,399	10.4%	11.5%
African-American	3,969	4,724	6,184	19%	31%
Hispanic Origin	172	234	1,120	36%	378.6%
Other	43	197	571	358.1	189.8%
US Census Bureau and City Staff					

Figure 10 Comparative Trends in Race and Hispanic Origin

	White		African-American		Hispanic Origin	
	1990-2000		1990-2000		1990-2000	
	2000 Share	Growth Rate	2000 Share	Growth Rate	2000 Share	Growth Rate
Carrollton	62.5	11.5%	31.2	30.9%	5.6	378.6%
Unincorporated	79.4		16.1		2.5	
Bowdon	71.9	-11.3%	12.3	14.1%	2.4	N/A
Mt. Zion	94.1	129.0%	3.8	2300%	0.3	100%
Roopville	83.1	-38.0%	15.8	3.7%	0	0
Temple	84.5	22.1%	13.7	56.2%	1.8	126.3%
Villa Rica	79.3	-40.3%	17.9	-29.7%	2.2	800%
Whitesburg	82.2	5.8%	16.8	-22.5%	0.3	0
State	65.1	15.7%	28.7	34.7%	5.3	299.6%
U.S.	75.1	5.9%	12.3	15.6%	12.5	57.9%
US Census Bureau and City Staff						

Carrollton is primarily a white and African-American community. The Hispanic community increased in population by 379% during the 1990's, however, indicating an expanding need for bilingual services and education.



Figure 11 Year 2000 Hispanic Population by Census Block Group

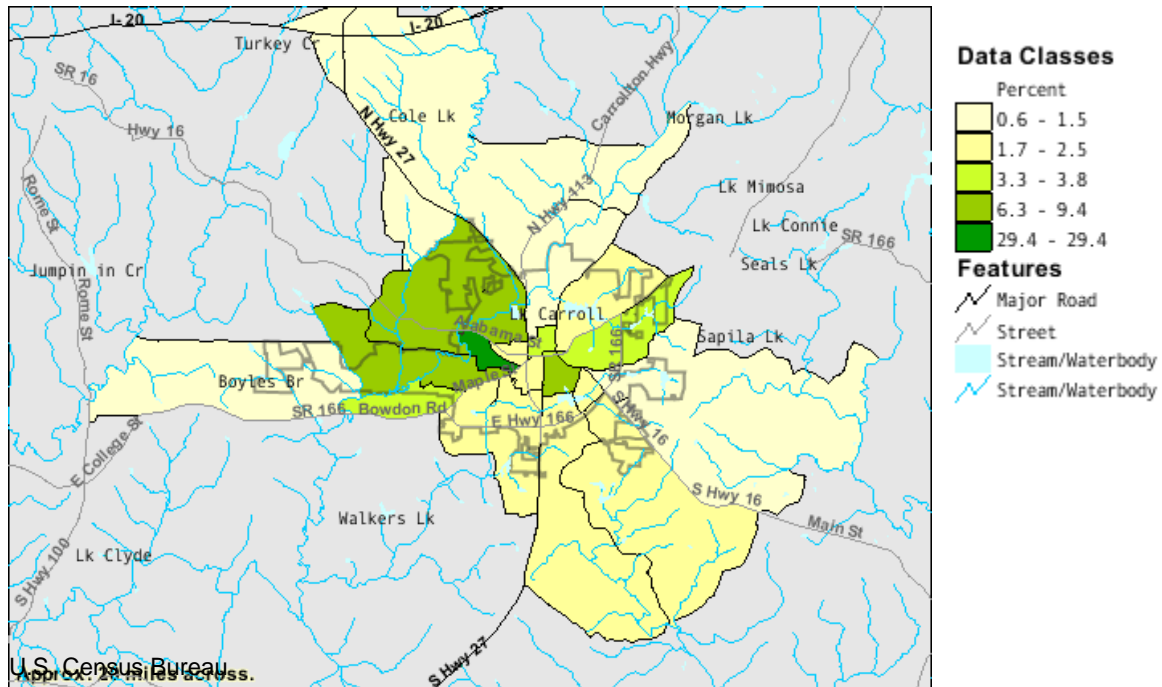
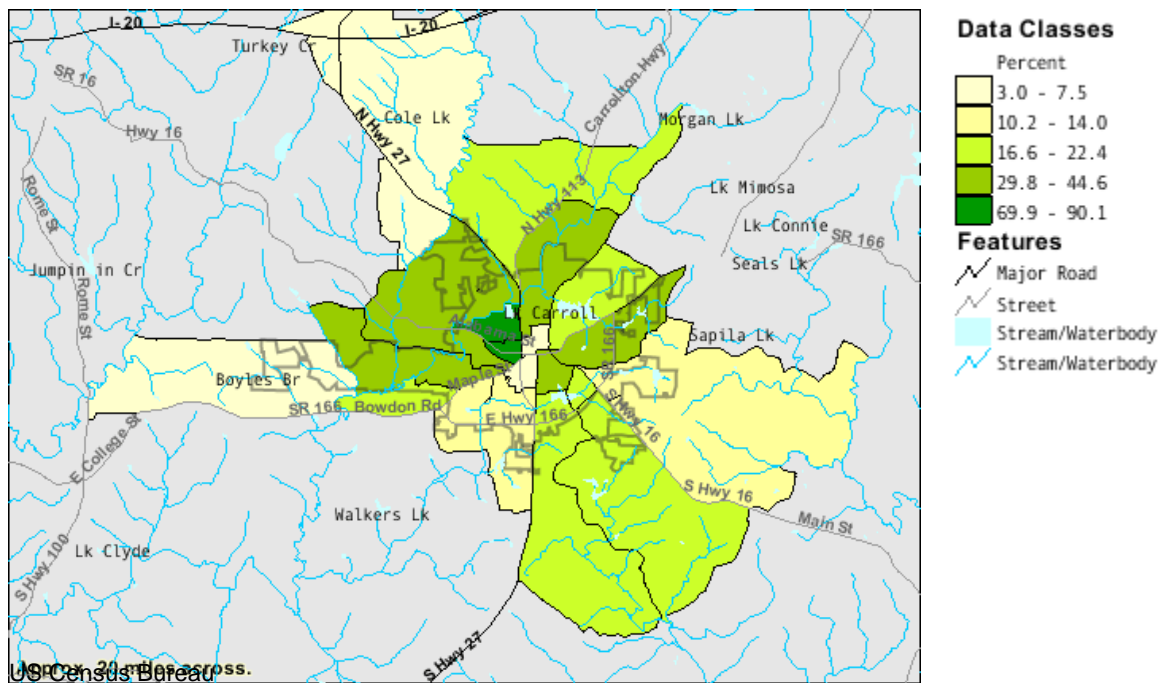


Figure 12 Year 2000 African American Population by Census Block Group





4. Income

4.1 Median Income and Trends (Past – Present)

Figure 16 Median Household Income

Year	Carrollton	Carroll Co.	Georgia
1989	20,565	25,607	29,021
1999	27,559	38,799	42,433
U.S. Census Bureau			

Household income is lagging behind that of Carroll County and the state, indicating the need for services related to poverty.

4.2 Income Distribution and Trends (Past – Present)

Figure 15 Household Income Distribution- 1999

INCOME IN 1999	Carrollton	Carroll Co.	Georgia
Households			
Less than \$10,000	18.4%	11.6%	10.1%
\$10,000 to \$14,999	11.9%	7.8%	5.9%
\$15,000 to \$24,999	16.5%	13.5%	12.3%
\$25,000 to \$34,999	10.7%	12.2%	12.6%
\$35,000 to \$49,999	14.1%	18.8%	16.7%
\$50,000 to \$74,999	13.1%	19.8%	19.7%
\$75,000 to \$99,999	6.5%	9.0%	10.4%
\$100,000 to \$149,999	5.1%	4.9%	7.8%
\$150,000 to \$199,999	1.4%	1.0%	2.2%
\$200,000 or more	2.2%	1.5%	2.4%
U.S. Census Bureau			

4.3 Per Capita Income and Household Income (Past – Present)

Figure 13 Per Capita Income

Year	Carrollton	Carroll County	Georgia	US
1989	11,647	11,239	13,631	14,420
1999	16,803	17,656	21,154	21,587
U.S. Census Bureau				

Figure 14 Carrollton: Average Household Income (in dollars)

Year	Carrollton	Newnan	Douglasville	State
1990	28,351	31,788	38,401	36,810
2000	44,744	50,401	59,982	80,077
U.S. Census Bureau				



4.4 Poverty

Figure 17 2000 Poverty Status

	Carrollton	Carroll County
Families in poverty	629	2312
With own children	504	1667
Families with female householder, no husband present, with children under 18	392	1037

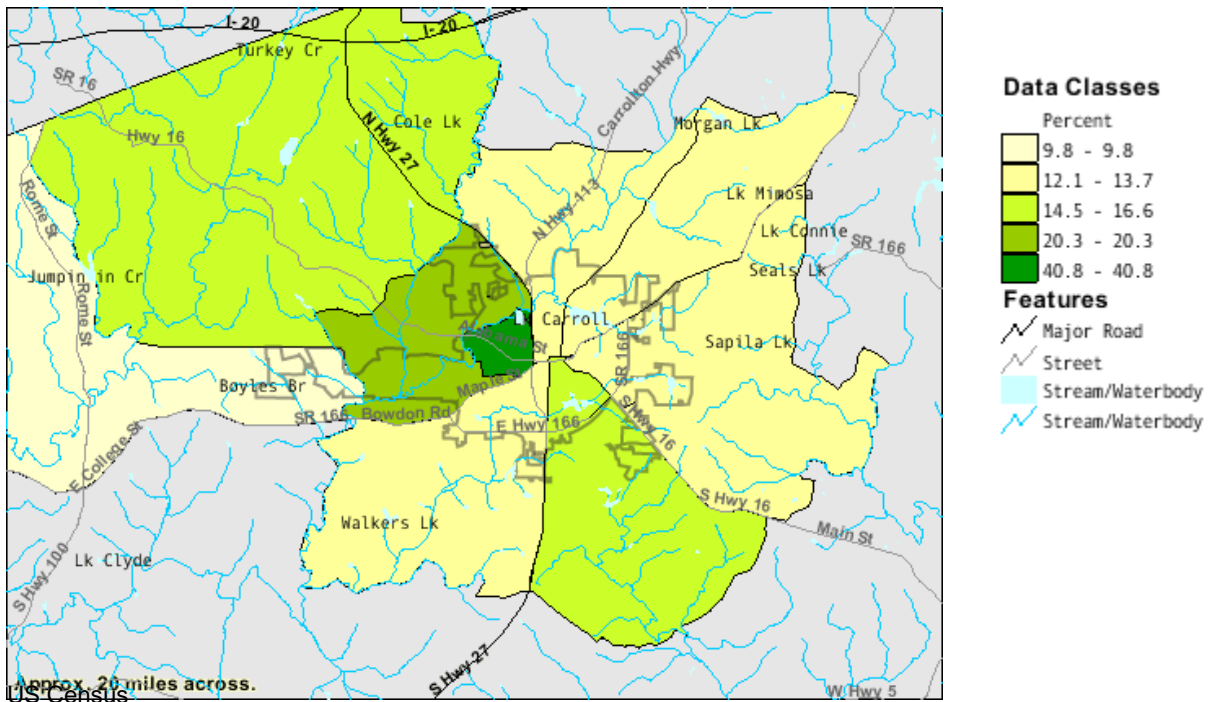
U.S. Census Bureau

Figure 18 2000 Poverty Status – Municipal Comparison

	Carrollton	Douglasville	Newnan
Families in poverty	629	516	724
With own children	504	457	538
Families with female householder, no husband present, with children under 18	451	297	508

US Census

Year 1999 Persons Below Poverty Level



Poverty levels within the City of Carrollton are concentrated in the northwest quadrant of the city, north of Maple Street and west of Highway 27.



5. Education

Figure 20 Education Attainment

	1990			2000		
	Carrollton	Carroll Co.	Georgia	Carrollton	Carroll Co.	Georgia
Population 25 years and over	100%	100%	100%	100%	100%	100%
Less than 9th grade	17.3%	16.6%	12%	10.9%	10.1%	7.6%
9th to 12th grade, no diploma	18.4%	22.7%	17.1%	17.5%	18.9%	13.8%
High school graduate (includes equivalency)	25%	31.9%	29.6%	25.7%	34.2%	28.7%
Some college, no degree	14.2%	13.1%	17%	15.2%	16.8%	20.4%
Associate degree	4.5%	3.6%	5%	2.7%	3.5%	5.2%
Bachelor's degree	11.5%	6.5%	12.9%	16%	9.8%	16%
Graduate or professional degree	9.2%	6.4%	7.2%	11.9%	6.7%	8.3%
U.S. Census Bureau						

Figure 21 Educational Attainment Municipal Comparison
2000

	Carrollton	Douglasville	Newnan
Population 25 years and over	100%	100%	100%
Less than 9th grade	10.9%	5.7%	10.5%
9th to 12th grade, no diploma	17.5%	12.3%	16.5%
High school graduate (includes equivalency)	25.7%	29%	29.4%
Some college, no degree	15.2%	21.1%	18.6%
Associate degree	2.7%	5.7%	3.5%
Bachelor's degree	16%	18.9%	14.8%
Graduate or professional degree	11.9%	7.3%	6.7%
US Census			

Carrollton's level of educational attainment measures even with Carroll County. One exception, however, is the considerable number of college attendees within Carrollton. This is attributed to the University of West Georgia and the number of residents with a post secondary education living within the city limits.



Figure 22 EDUCATIONAL ATTAINMENT PROJECTIONS

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Less than 9th Grade										
9th to 12th Grade (No Diploma)	2,100	1,766	1,431	1,278	1,124	880	636	392	148	0
High School Graduate (Includes Equivalency)	1,375	1,449	1,522	1,671	1,820	1,931	2,043	2,154	2,265	2,376
Some College (No Degree)	811	991	1,171	1,389	1,606	1,805	2,004	2,202	2,401	2,600
Associate Degree	NA	NA	370	331	292	NA	NA	NA	NA	NA
Bachelor's Degree	700	827	954	1,331	1,707	1,959	2,211	2,462	2,714	2,966
Graduate or Professional Degree	747	754	761	1,014	1,266	1,396	1,526	1,655	1,785	1,915

U.S. Bureau of the Census (SF3). The projections are based on the average rate of change from 1980 to 2000.

The table shown above indicated the educational attainment percentage for the City of Carrollton. The above table also projects an attainment level based on the average rate of change from 1980 to 2000.



(B) Economic Development

Purpose

This element was prepared in accordance with guidelines of the Minimum Planning Standards for Economic Development and was written to assist in identifying trends with Carrollton's economic base, labor force characteristics, local opportunities, and economic resources. This data provides a basis for determining economic needs and goals for the city that, in combination with information from other data and mapping specification of this document, lead to strategies for the economic health of Carrollton.

Most economic data collected by state and federal government agencies is compiled at the county, rather than the city, level. For this reason, the information within this section is based on local, as well as, county and state statistics. In addition, various figures throughout this section were derived from studies performed by the Carroll County Chamber of Commerce and Carroll Tomorrow. Specifically, *The Carroll County Economic Profile*, *Carroll County Community Capacity Assessment* and the *Carroll County Profile of Target Business Clusters*.

More specifically, this section takes a general inventory of:

- Economic Base
 - Employment by Industry
 - Comparison to State
 - Comparison to Nation
- Labor Force
 - Employment Status
 - Occupations
 - Personal Income
 - Wages
 - Commuting Patterns
- Economic Resources
 - Development Agencies
 - Programs
 - Tools
 - Education
 - Training
- Economic Trends
 - Sector Trends
 - Major Employers



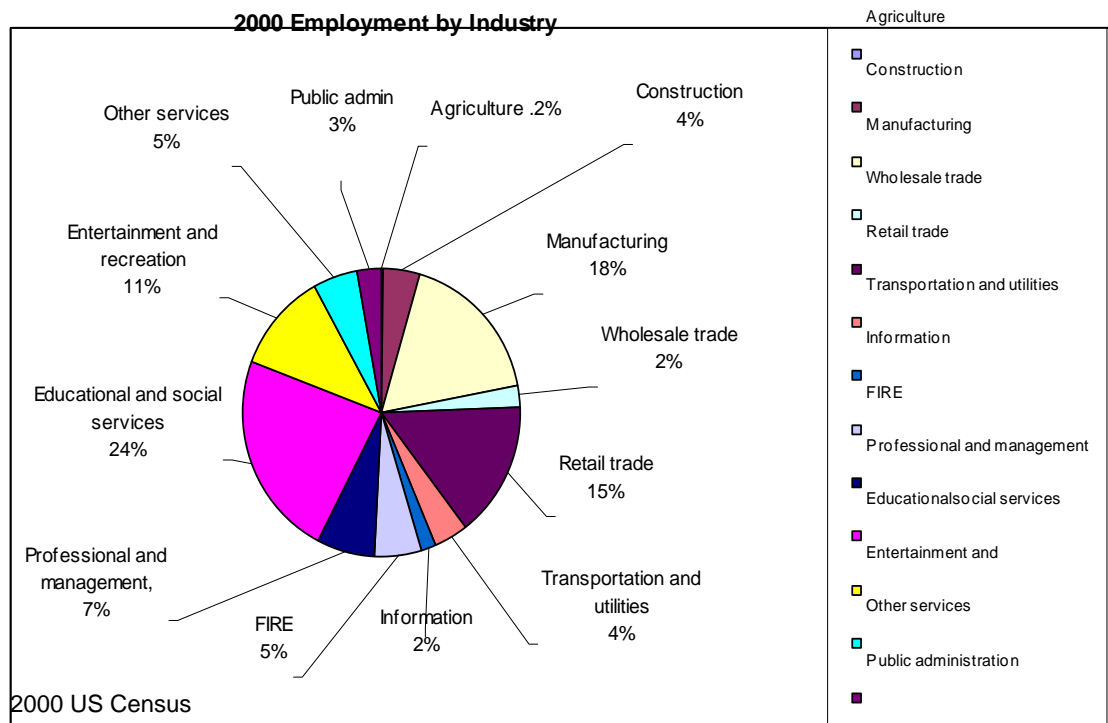
1. Economic Base

1.1 Employment by Industry

Much of the following information uses the term "industry." The federal government classifies local industries and businesses into the following major "sectors," including:

- Agriculture, forestry, fishing and hunting, and mining
- Construction
- Manufacturing
- Wholesale trade
- Retail trade
- Transportation and warehousing, and utilities
- Information
- Finance, insurance, real estate, and rental and leasing
- Professional, scientific, management, administrative, and waste management services
- Educational, health and social services
- Arts, entertainment, recreation, accommodation and food services
- Other services (except public administration)
- Public administration

2000 Employment by Industry City of Carrollton



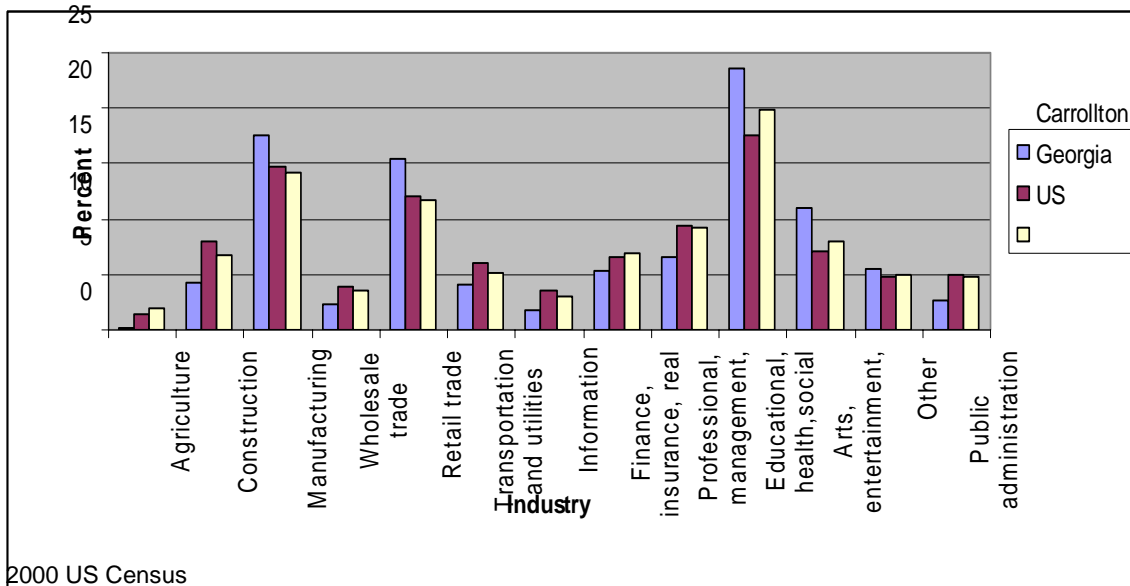


1.2 Comparison to State & Nation

Industry Comparison

INDUSTRY	City of Carrollton		Georgia		US	
	number	percent	number	percent	number	percent
Agriculture	18	0.2%	53,201	1.4%	2,426,053	1.9%
Construction	386	4.3%	304,710	7.9%	8,801,507	6.8%
Manufacturing	1,554	17.5%	568,830	14.8%	18,286,005	14.1%
Wholesale trade	205	2.3%	148,026	3.9%	4,666,757	3.6%
Retail trade	1,364	15.4%	459,548	12%	15,221,716	11.7%
Transportation and warehousing, and utilities	351	4%	231,304	6%	6,740,102	5.2%
Information	149	1.7%	135,496	3.5%	3,996,564	3.1%
Finance, insurance, real estate, and rental/lease	477	5.4%	251,240	6.5%	8,934,972	6.9%
Professional, scientific, management/admin	590	6.6%	362,414	9.4%	12,061,865	9.3%
Educational, health and social services	2,086	23.5%	675,593	17.6%	25,843,029	19.9%
Arts, entertainment, recreation, Other services (except public administration)	973	11%	274,437	7.1%	10,210,295	7.9%
Public administration	484	5.5%	181,829	4.7%	6,320,632	4.9%
Public administration	239	2.7%	193,128	5%	6,212,015	4.8%
2000 US Census						

Local Industry Comparison to State and US





2. Labor Force

Several sources for determining labor statistics for the City of Carrollton were considered. The Georgia Department of Labor maintains statistics on a City, County, State, as well as, on a regional scale and on a yearly, quarterly and in some cases a monthly basis. For this reason, the majority of the labor force data was derived from the Georgia Department of Labor. To provide consistency with other means of measuring overall statistical information, however, labor statistics from the 2000 US Census was also included.

1990 & 2000 Labor Force Participation

Category	1990	2000
Total Males and Females	13,202	16,357
In labor force:	7,989	9,550
Civilian Labor force	7,972	9,521
Civilian Employed	7,373	8,876
Civilian unemployed	599	645
In Armed Forces	17	29
Not in labor force	5,213	6,807
Total Males	5,963	7,405
Male In labor force:	3,908	4,603
Male Civilian Labor force	3,908	4,574
Male Civilian Employed	3,685	4,314
Male Civilian unemployed	223	260
Male In Armed Forces	0	29
Male Not in labor force	2,055	2,802
Total Females	7,239	8,952
Female In labor force:	4,081	4,947
Female Civilian Labor force	4,064	4,947
Female Civilian Employed	3,688	4,562
Female Civilian unemployed	376	385
Female In Armed Forces	17	0
Female Not in labor force	3,158	4,005
1990 & 2000 US Census		

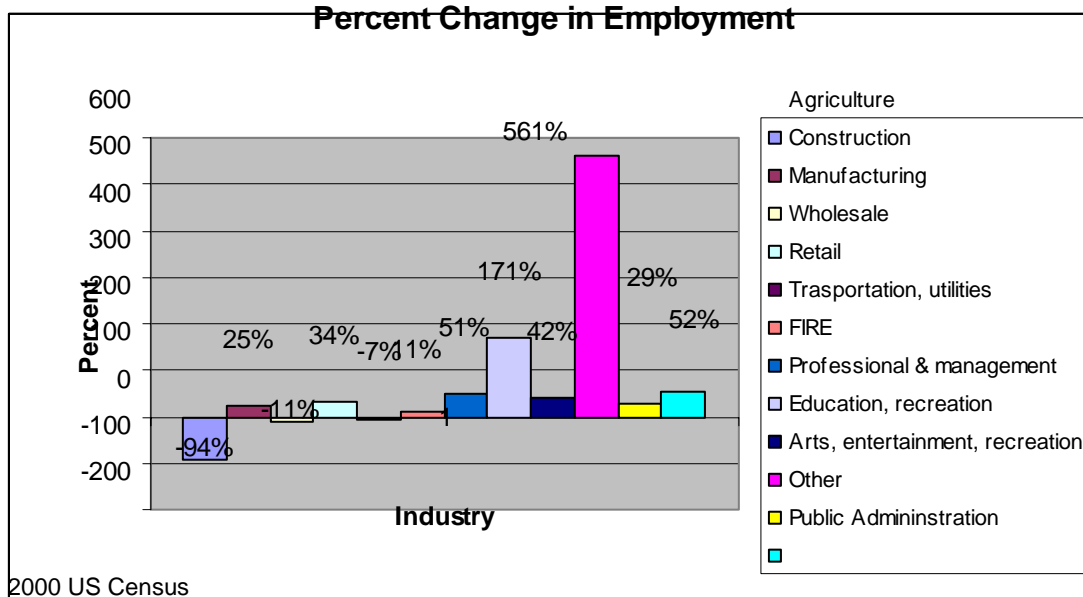


2.1 Employment Status

City of Carrollton Employed Population and % Change

Category	1990	1995	2000	2005	1990-2005% change
Total Employed Civilian Population	7,373	8,125	8,876	9,601	30.20
Agriculture	137	78	18	8	-94.20
Construction	322	354	386	405	25.80
Manufacturing	1,757	1,656	1,554	1,550	-11.80
Wholesale Trade	316	261	205	208	34.20
Retail Trade	1,558	1,461	1,364	1,442	-7.40
Transportation & utilities	322	337	351	360	11.80
Finance, Insurance, & Real Estate	356	417	477	539	51.40
Professional, management	259	425	590	703	171.40
Educational, health and social services	1,573	1,830	2,086	2,245	42.70
entertainment, recreation,	172	573	973	1,136	560.50
Other Services	430	457	484	558	29.80
Public Administration	171	205	239	261	52.60
1990 & 2000 US Census					

1990-2005 Percent Change in Employment by Industry





2.2 Occupations

Carroll County Occupation Change 1990-2004

Sector	Employment, 1990	Employment, 2004	Employment Change	Percent Growth, 1990 - 2004
Education and				
Health Services	3,349	8,377	5,028	150.1
Manufacturing	10,439	7,046	-3,393	-32.5
Trade,				
Transportation, and				
Utilities	4,425	6,419	1,994	45.1
Leisure and				
Hospitality	1,599	2,895	1,296	81.1
Construction	1,259	1,953	694	55.1
Professional and				
Business Services	1,390	1,673	283	20.4
Public				
Administration	143	1,368	1,225	856.6
Financial Activities	818	1,331	513	62.7
Other Services	516	566	50	9.7
Information	275	444	169	61.5
Natural Resources				
and Mining	85	251	166	195.3
	24,298	32,323	8,025	
U.S. Bureau of Labor Statistics' Census of Employment and Wages				

2.3 Personal Income

Household Income in 1999

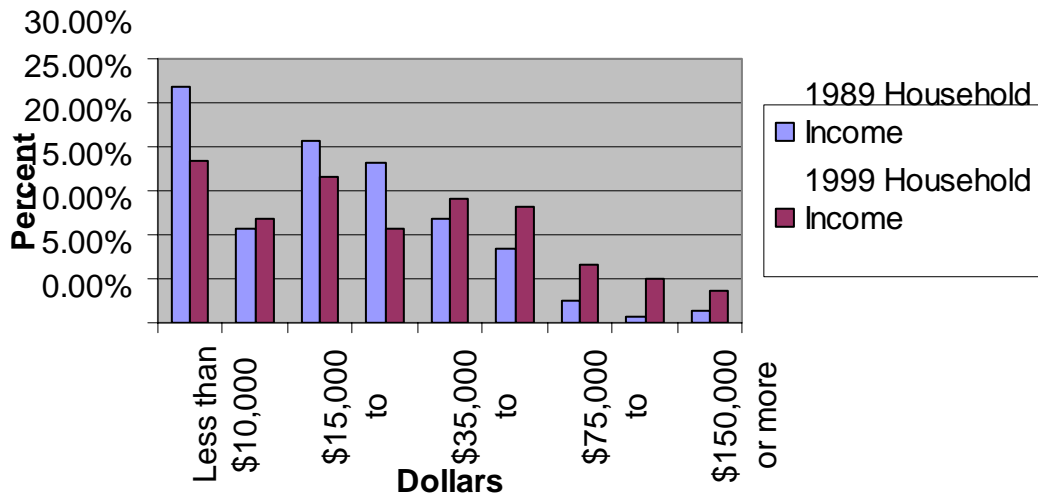
Total Households	7,287	100
Less than \$10,000	1,342	18.4%
\$10,000 to \$14,999	864	11.9%
\$15,000 to \$24,999	1,200	16.5%
\$25,000 to \$34,999	781	10.7%
\$35,000 to \$49,999	1,031	14.1%
\$50,000 to \$74,999	957	13.1%
\$75,000 to \$99,999	475	6.5%
\$100,000 to \$149,999	371	5.1%
\$150,000 or more	266	3.6%
Median household income	\$27,559	(X)
2000 US Census		



Household Income in 1989

Total Households	5766	100%
Less than \$10,000	1,553	26.9%
\$10,000 to \$14,999	614	10.7%
\$15,000 to \$24,999	1196	20.7%
\$25,000 to \$34,999	1045	18.1%
\$35,000 to \$49,999	680	11.8%
\$50,000 to \$74,999	490	8.5%
\$75,000 to \$99,999	151	2.6%
\$100,000 to \$149,999	37	.6%
\$150,000 or more	75	1.3%
Median household income		(x)
1990 US Census		

City of Carrollton 1989 & 1999 Household Income Comparison



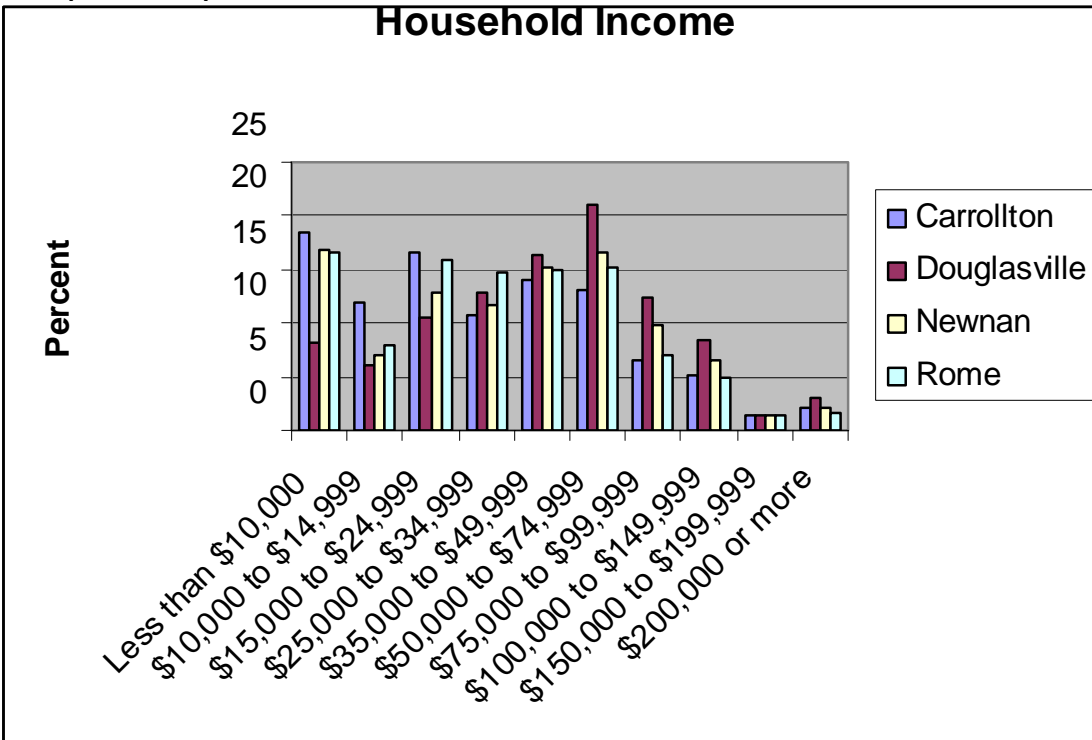


Comparison of Household Income in 1999

INCOME IN 1999	Carrollton	Douglasville	Newnan	Rome
Households	100	100	100	100
Less than \$10,000	18.4	8.2	16.9	16.6
\$10,000 to \$14,999	11.9	6	7	7.9
\$15,000 to \$24,999	16.5	10.5	12.8	16
\$25,000 to \$34,999	10.7	12.9	11.6	14.7
\$35,000 to \$49,999	14.1	16.3	15.2	14.9
\$50,000 to \$74,999	13.1	21	16.7	15.1
\$75,000 to \$99,999	6.5	12.4	9.7	7
\$100,000 to \$149,999	5.1	8.5	6.5	5
\$150,000 to \$199,999	1.4	1.3	1.5	1.4
\$200,000 or more	2.2	3	2	1.6
Median household income	\$27,559	45,289	36,142	30,930

2000 US Census

Comparison Graph House Hold Income in 1999



2000 US Census



2.4 Family Income

Family Income in 1999

Total Families	4,060	100%
Less than \$10,000	422	10.4%
\$10,000 to \$14,999	339	8.3%
\$15,000 to \$24,999	645	15.9%
\$25,000 to \$34,999	437	10.8%
\$35,000 to \$49,999	589	14.5%
\$50,000 to \$74,999	658	16.2%
\$75,000 to \$99,999	392	9.7%
\$100,000 to \$149,999	331	8.2%
\$150,000 or more	247	6%
Median family income (dollars)	39,143	(X)

2000 US Census

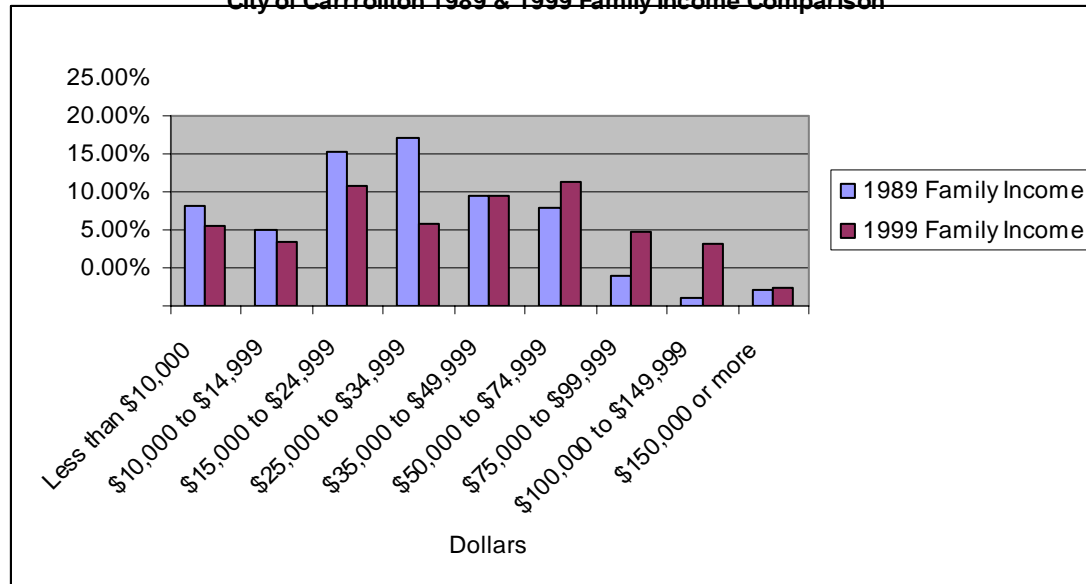
Family Income in 1989

Total Households	3377	100%
Less than \$10,000	447	13.2%
\$10,000 to \$14,999	336	10%
\$15,000 to \$24,999	685	20.3%
\$25,000 to \$34,999	744	22%
\$35,000 to \$49,999	494	14.6%
\$50,000 to \$74,999	431	12.8%
\$75,000 to \$99,999	136	4%
\$100,000 to \$149,999	37	1.1%
\$150,000 or more	67	2%
Median household income	27,439	(x)

1990 US Census

Family Income Comparison

City of Carrollton 1989 & 1999 Family Income Comparison



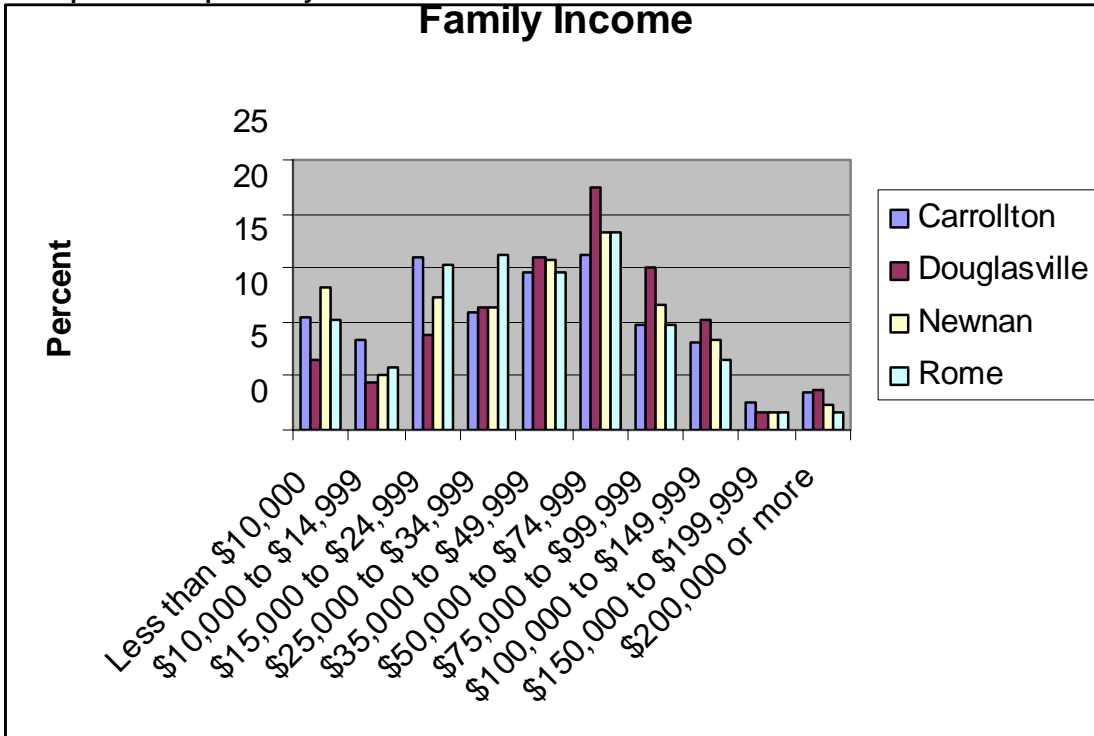


Comparison of Family Income in 1999

INCOME IN 1999	Carrollton	Douglasville	Newnan	Rome
Families	100%	100%	100%	100%
Less than \$10,000	10.4%	6.4%	13.3%	10.1%
\$10,000 to \$14,999	8.3%	4.5%	5.2%	5.8%
\$15,000 to \$24,999	15.9%	8.9%	12.3%	15.3%
\$25,000 to \$34,999	10.8%	11.3%	11.3%	16.2%
\$35,000 to \$49,999	14.5%	15.9%	15.8%	14.6%
\$50,000 to \$74,999	16.2%	22.4%	18.3%	18.4%
\$75,000 to \$99,999	9.7%	15%	11.5%	9.7%
\$100,000 to \$149,999	8.2%	10.3%	8.4%	6.5%
\$150,000 to \$199,999	2.5%	1.6%	1.7%	1.7%
\$200,000 or more	3.5%	3.7%	2.3%	1.7%
Median family income (dollars)	39,143	52,340	43,243	37,775
Per capita income (dollars)	16,803	22,283	19,081	17,327

2000 US Census

Comparison Graph Family Income in 1999



2000 US Census



2.5 Wages

Carrollton city: Per Capita Income (in dollars)

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Per Capita Income	5,378	8,513	11,647	14,225	16,803	19,659	22,516	25,372	28,228	31,084

2.6 Commuting Patterns

2000 - Place of Work for Workers 16 Years and Over

Total:	8,646
Worked in state of residence:	8,508
Worked in county of residence	6,333
Worked outside county of residence	2,175
Worked outside state of residence	138
2000 US Census	

According to 2000 US Census, the City of Carrollton had 8,646 persons aged 16 and over, 73% of which that worked in Carrollton or Carroll County. 2,175 persons aged 16 and over, or 25%, worked outside the county. In short, one in four of the City of Carrollton's population aged 16 and over commutes outside of Carroll County to their place of employment.

In comparison, in 2000 approximately 61% of the residents of the City of Douglasville worked outside of Douglas County and 38% of the City of Newnan's population worked outside of Coweta County.

2000- Place of Work for Workers 16 Years and Over - Municipal Comparison

	Carrollton	Douglasville	Newnan
Total:	8,646	9,369	6,963
Worked in state of residence:	8,508	9,312	6,954
Worked in county of residence	6,333	3,580	4,275
Worked outside county of residence	2,175	5,732	2,679
Worked outside state of residence	138	57	9
% working outside of county 2000 US Census	25%	61%	38%

1990 – Place of Work for Workers 16 Years and Over - Municipal Comparison

	Carrollton	Douglasville	Newnan
Total	7,141	5,621	4,978
Worked in state of residence	7,064	5,555	4,928
Worked in county of residence	5,628	2,169	3,753
Worked outside county of residence	1,436	3,386	1,175
Worked outside State of residence	77	66	50
% working outside of county 1990 US Census	20%	60%	24%



Residents of the City of Carrollton aged 16 and over commuting to jobs outside Carroll County increased 5% during the 1990's.

1990 & 2000 - Means of Transportation to Work, City of Carrollton

Year:	2000	1990
Car, truck, or van:	7,843	6,465
Drove alone	6,728	5,217
Carpooled	1,115	1,248
Public transportation:	27	
Bus or trolley bus	20	25
Taxicab	7	17
Motorcycle	22	8
Bicycle	42	38
Walked	450	365
Other means	110	109
Worked at home	152	89

1990 & 2000 US Census



3. Economic Resources

3.1 Development Agencies, Programs and Tools

Various public as well private agencies represent the economic development influences of the City of Carrollton. These agencies provide various programs and tools to Carrollton's economic sector, and include:

Carrollton Main Street - This program is designed to maintain a health, viable downtown commercial district by directly marketing the city's unique characteristics to new residents, business and visitors. The Carrollton Main Street program also provides direct support to downtown merchants and assists in organizing yearly events.

Carroll County Chamber of Commerce – The Chamber offers various resources to the business community of Carrollton, and includes: site selection for new facility needs, small business assistance, educational opportunities, marketing assistance and visitor's information.

Carroll Tomorrow is a wide-ranging economic development resource for the City of Carrollton, offering business recruitment, existing business expansion and economic resource information. Carroll Tomorrow established specific goals to reinforce economic opportunities in Carrollton. These goals include:

- Stronger Economy
- Enhancing Our Quality of Life
- Quality Workforce and Education
- Planning & Infrastructure Development
- Local Government Leadership

With the assistance of various business leaders, a number of research documents were produced and are available to the business community of Carroll County. These documents include the development of a *Carroll County Economic Profile*, *Carroll County Community Capacity Assessment* and the *Carroll County Profile of Target Business Clusters*.

Other Economic Development programs and tools include:

- West Georgia Nano Business Alliance
- The Center for New Business Ventures at the University of West Georgia
- Georgia Power Company
- Chattahoochee Flint Regional Development Center
- Georgia Department of Labor, Carrollton Field Office
- The Burson Center Small Business Incubator Small Business Development Center
- Georgia Department of Labor
- Thomas Murphy Center for Public Service, University of West Georgia,



- West Georgia Nano Technology Business Alliance

3.2 Education and Training

The **University of West Georgia** provides a wide-range of education opportunities. In terms of business development, UWG has several programs that can contribute specifically to the economic progress for Carrollton, including: Computer Science, Applied Departmental Research and the Richards College of Business.

Carroll Technical Institute provides the community of Carrollton with a source for local workforce training. With both technical certificates and associate degrees, Carroll Technical offers a broad range of professional and technical programs, including various medical, auto repair and manufacturing and technology certifications.

West Central Technical College provides a broad field of technical programs and offer Associate Degrees, High school Diplomas, online education programs, and Technical Certificates.



4. Economic Trends

4.1 Sector Trends

Between 1990 and 2004, employment in Carroll County increased by 8025 jobs. In terms of employment growth, the most important industry was Education and Health Services (5,028 jobs). It is followed by Trade, Transportation, and Utilities (1,994 jobs), and Leisure and Hospitality (1,296 jobs).

City of Carrollton Historic and Future Employment by Industry

Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total Employed Civilian Population	5,978	6,676	7,373	8,125	8,876	9,601	10,325	11,050	11,774	12,499
Agriculture, Forestry, Fishing, hunting & mining	59	98	137	78	18	8	0	0	0	0
Construction	310	316	322	354	386	405	424	443	462	481
Manufacturing	1,572	1,665	1,757	1,656	1,554	1,550	1,545	1,541	1,536	1,532
Wholesale Trade	193	255	316	261	205	208	211	214	217	220
Retail Trade	1,052	1,305	1,558	1,461	1,364	1,442	1,520	1,598	1,676	1,754
Transportation, warehousing, and utilities	315	319	322	337	351	360	369	378	387	396
Information	NA	NA	NA	NA	149	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	228	292	356	417	477	539	602	664	726	788
Professional, scientific, management, administrative, and waste management services	139	199	259	425	590	703	816	928	1,041	1,154
Educational, health and social services	1,451	1,512	1,573	1,830	2,086	2,245	2,404	2,562	2,721	2,880
Arts, entertainment, recreation, accommodation and food services	322	247	172	573	973	1,136	1,299	1,461	1,624	1,787
Other Services	187	309	430	457	484	558	633	707	781	855
Public Administration	150	161	171	205	239	261	284	306	328	350

US Census Bureau. Projections are based on the average rate of change from 1990-2000



4.2 Major Employers

Major employers of Carroll County are listed below and include both public and private sector organizations

Carroll County Employee Ranking

Institutions	Number of Employees
Tanner Medical Center	1700
Carroll County School System	1700
Southwire Company	1600
University of West Georgia	1000
Gold Kist	700
Carrollton City School System	532
Carroll County	527
Carrollton, City	411
OFS Brightwave	400
West Central Technical College	378
Trintex	316
Fresh Advantage	300
Flowers Baking Co.	300
Printpack, Inc.	216
Source: Carroll Tomorrow	

The City of Carrollton has three principle employers: Tanner Medical Center, Southwire Company and the University of West Georgia. Together, these three private employers provide 56% of the jobs available from the top 10 employers in Carroll County. As such, Carrollton's economic health is closely related to these three industries.



C. Housing

Purpose

This element follows the guidelines of the Minimum Planning Standards for Housing and was written to evaluate the adequacy and suitability of the existing housing stock to serve current and future community needs, including:

- Housing Types & Mix
 - Composition of Housing Stock
 - Recent Trends in types of Housing Provided
 - Evaluation of Mix of Housing Types
- Condition and Occupancy
 - Age and Condition of Housing
 - Owner Occupied
 - Renter Occupied
 - Vacancy Rates Owners and Renters
- Cost of Housing
 - Median Property Value
 - Median Rent
 - Affordability for residents and workers
- Cost-Burdened Households
 - Needs of cost burdened households
 - Relationship of cost to socio-economic characteristics
- Special Housing Needs
 - Elderly
 - Homeless
 - Victims of Domestic Violence
 - Migrant Farm Workers
 - Persons with Disabilities
 - Persons with HIV/AIDS
 - Persons recovering from Substance Abuse
- Job-Housing Balance



1. Housing Types and Mix

1.1 Composition of Housing Stock

The City of Carrollton has a 2000 housing inventory of 7,658 units. Of the total, 52.7% are single-family units and 45.4% multi-family. An even distribution of single-family and multi-family units exists.

Composition of Housing Stock City of Carrollton 1980, 1990, 2000

	1980	1990	2000	1990-2000 % Change
Total Units	5326	6580	7658	16.4%
Single Family	3291	3237	4034	24.6%
Multi Family	1865	3040	3477	14.4%
Manufactured Housing	170	303	147	51.5%
Total Occupied	4849	5890	7121	20.9%
Total Vacant	477	690	456	33.9%
Owner Occupied	2245	2348	2820	20.1%
Percent of Total	46.3%	39.9%	39.6%	-0.7%
Renter Occupied	2604	3542	4301	21.4%
Percent of Total	53.7%	60.1%	60.4%	0.4%
Vacancy Rate	9%	10.5%	6%	-42.8%
US Census, 1990 & 2000				

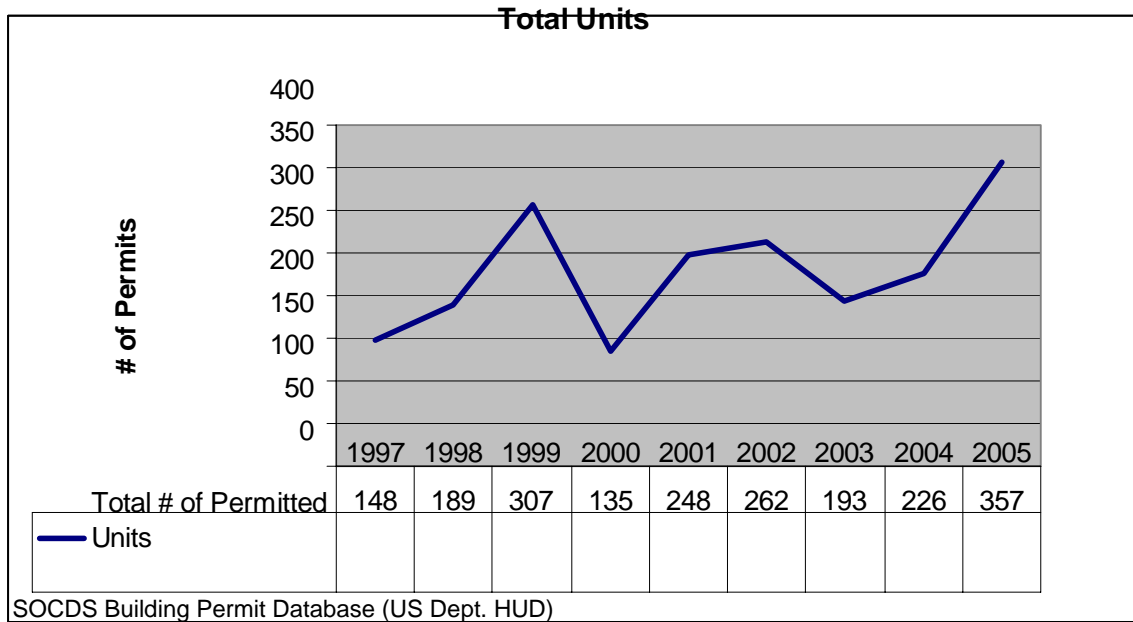
1.2 Recent Trends in Types of Housing Provided

Total Units Issued by Type and Year

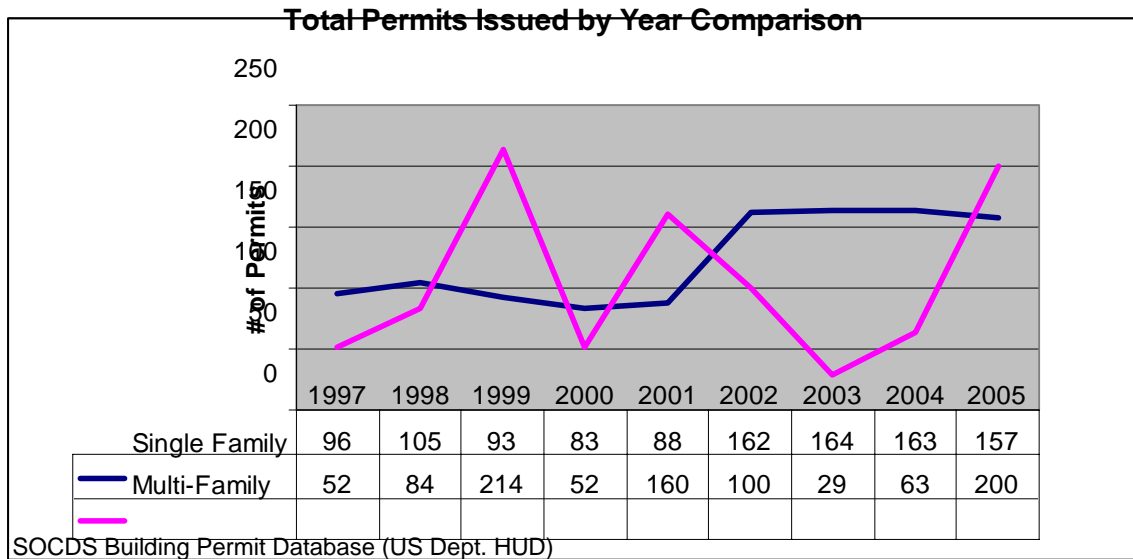
	1997	1998	1999	2000	2001	2002	2003	2004	2005 (thru September)
Total Single Family Units	96	105	93	83	88	162	164	163	157
Total Multi Family Units	52	84	214	52	160	100	29	63	200
2-unit Multi-Family Structures	2	0	0	8	2	0	10	10	2
3- and 4-unit Multi-Family Structures	0	0	52	4	4	0	7	3	0
5+ Unit Multi-Family Structures	50	84	162	40	154	100	12	50	198
Total Units	148	189	307	135	248	262	193	226	357



Total Number of Permits Issued by Year



Single Family and Multi-Family Total Number of Permits Issued by Year





1.3 Evaluation of Mix of Housing Stock

Total number of housing permits in Carrollton has fluctuated greatly since 1997 and is expected to continue for the next several years. As illustrated on the previous page, the fluctuation in the total number of permits is greatly influenced by the number of multi-family projects permitted each year. Between 1997 and 2005, an average of 229 units was permitted each year.

When viewed individually, single-family permit requests remained constant since 1997. The constant number of permits issued between 1997 and 2001 and 2001 and 2005 indicates a brief trend in the number of new single family homes within the City of Carrollton.

Carrollton's multi-family permit totals are greatly influenced by the student housing needs at University of West Georgia. Whereas the single family permit totals are constant yet could be influenced greatly by future annexation proposals.



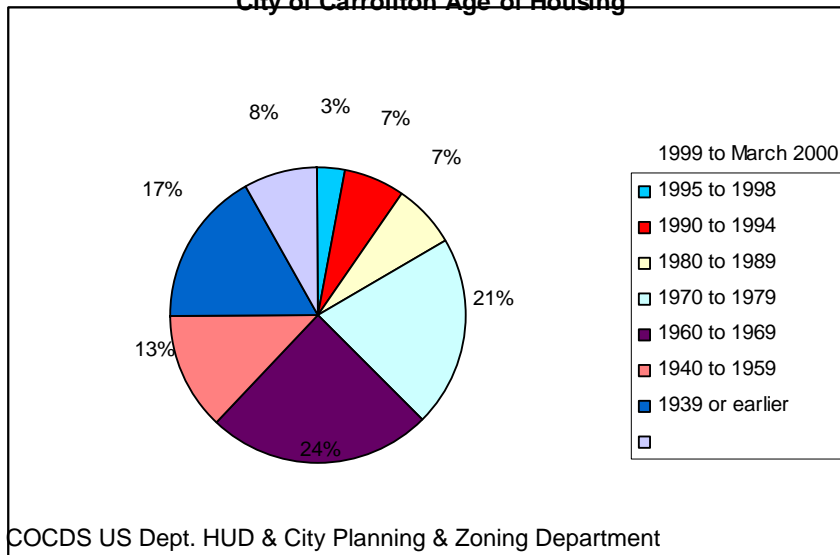
2. Housing Condition and Occupancy

2.1 Age and Condition of Housing

Age and Condition of Housing – Carrollton and Carroll Co.

YEAR STRUCTURE BUILT	Carrollton		Carroll County	
	number	percent	number	percent
1999 to March 2000	242	3.2	1,950	5.7
1995 to 1998	508	6.6	3,647	10.7
1990 to 1994	520	6.8	3,476	10.2
1980 to 1989	1,602	20.9	8,202	24.1
1970 to 1979	1,877	24.5	6,821	20
1960 to 1969	975	12.7	3,613	10.6
1940 to 1959	1,316	17.2	3,841	11.3
1939 or earlier	618	8.1	2,517	7.4
Total	7658	100	34,067	100
COCDS US Dept. HUD				

City of Carrollton Age of Housing





Age and Condition of Housing – Municipal Comparison
Carrollton Douglas-

	Carrollton	%	ville	%	LaGrange	%	Newnan	%	Rome	%
Built 1999 - March '00	242	3.2%	501	6.3%	280	2.5%	603	9.1%	300	2.1%
Built 1995 - 1998	508	6.6%	1,475	18.6%	464	4.2%	786	11.8%	692	4.8%
Built 1990 - 1994	520	6.8%	1,507	19.1%	522	4.7%	375	5.6%	580	4.0%
Built 1980 - 1989	1,602	20.9%	2,022	25.6%	1,964	17.8%	889	13.4%	1,578	10.9%
Built 1970 - 1979	1,877	24.5%	859	10.9%	1,870	17.0%	938	14.1%	2,302	15.9%
Built 1960 - 1969	975	12.7%	602	7.6%	1,549	14.1%	736	11.1%	2,522	17.4%
Built 1950 - 1959	827	10.8%	410	5.2%	1,663	15.1%	1,005	15.1%	2,631	18.2%
Built 1940 - 1949	489	6.4%	237	3.0%	1,104	10.0%	500	7.5%	1,535	10.6%
Built 1939 - earlier	618	8.1%	297	3.8%	1,589	14.4%	811	12.2%	2,319	16.0%
Total										
Units:	7,658	100%	7,910	100%	11,005	100%	6,643	100%	14,459	100%

COCDS US Dept. HUD



Housing Unit by Occupancy Status Comparison

		Atlanta MSA	Carrollton	Douglas ville	Lagrange	Newnan	Rome
Total Units	1970	568,215	4,373	1,710	7,779	3,773	10,718
	1980	841,674	5,326	2,842	9,008	4,315	11,958
	1990	1,220,663	6,547	4,676	10,927	5,006	13,050
	2000	1,582,482	7,546	7,873	10,956	6,412	14,462
Occupied Units	1970	540,401	4,080	1,622	7,406	3,583	10,201
	1980	789,577	4,849	2,649	8,689	4,084	11,191
	1990	1,102,578	5,890	4,162	9,772	4,646	12,008
	2000	1,504,871	7,121	7,286	10,022	5,939	13,320
Owner Occupied	1970	322,240	1,921	910	3,886	1,949	5,048
	1980	491,282	2,245	1,721	4,647	2,227	5,726
	1990	691,396	2,348	2,494	4,769	2,241	6,170
	2000	999,564	2,820	4,153	4,692	2,779	7,060
Renter Occupied	1970	218,161	2,159	712	3,520	1,634	5,153
	1980	298,295	2,604	928	4,042	1,857	5,465
	1990	411,182	3,542	1,668	5,003	2,405	5,838
	2000	505,307	4,301	3,133	5,330	3,160	6,260
Vacant Units	1970	27,814	293	88	373	190	517
	1980	52,097	477	193	319	231	767
	1990	118,085	657	514	1,155	360	1,042
	2000	77,611	425	587	934	473	1,142

COCDS US Dept. HUD



2.2 Occupancy Rates and Owner/Renter Occupied

Home Ownership, Rental and Vacancy Rates

		Atlanta		Douglas			
		MSA	Carrollton	ville	Lagrange	Newnan	Rome
Owner Occupied as % of All Occupied Units	1970	59.6%	47.1%	56.1%	52.5%	54.4%	49.5%
	1980	62.2%	46.3%	65%	53.5%	54.5%	51.2%
	1990	62.7%	39.9%	59.9%	48.8%	48.2%	51.4%
	2000	66.4%	39.6%	57%	46.8%	46.8%	53%
Renter Occupied as % of All Occupied Units	1970	40.4%	52.9%	43.9%	47.5%	45.6%	50.5%
	1980	37.8%	53.7%	35%	46.5%	45.5%	48.8%
	1990	37.3%	60.1%	40.1%	51.2%	51.8%	48.6%
	2000	33.6%	60.4%	43%	53.2%	53.2%	47%
Vacant Units as % of All Units	1970	4.9%	6.7%	5.1%	4.8%	5%	4.8%
	1980	6.2%	9%	6.8%	3.5%	5.4%	6.4%
	1990	9.7%	10%	11%	10.6%	7.2%	8%
	2000	4.9%	5.6%	7.5%	8.5%	7.4%	7.9%
COCDs US Dept. HUD							



3. Cost of Housing

3.1 Median Property Value

Median *Household Owner's Value in 1999 Dollars

	Atlanta MSA	Carrollton	Douglasville	Lagrange	Newnan	Rome
1970	\$80,582	\$59,847	\$56,786	\$40,963	\$55,897	\$56,309
1980	\$93,591	\$73,595	\$76,021	\$56,005	\$61,262	\$61,060
1990	\$112,628	\$82,726	\$108,356	\$65,518	\$70,999	\$63,989
2000	\$130,900	\$101,005	\$115,904	\$78,946	\$110,486	\$84,267

COCDs US Dept. HUD (*Household owner's value calculations exclude housing units on 10 acres or more of land, housing units with a business or medical office on premises, housing units in multifamily buildings (i.e. condos), and mobile homes. Single family condo houses, however, are included only for 1990, taken verbatim).

3.2 Median Rent

Median Household Gross Rent in 1999 Dollars *

	Atlanta MSA	Carrollton	Douglasville	Lagrange	Newnan	Rome
1970	\$472	\$361	\$378	\$271	\$309	\$301
1980	\$505	\$364	\$412	\$332	\$382	\$321
1990	\$669	\$435	\$617	\$460	\$503	\$375
2000	\$722	\$443	\$690	\$471	\$602	\$429

COCDs US Dept. HUD (*Household gross rent calculations exclude single-family rental units on 10 acres or more of land).

According to the US Department of Housing and Urban Development (HUD), Carrollton had a year 2000 median household owner's value of \$101,005 and a median rent of \$443 per month. Between 1990 and 2000, median house values increased by 22 percent while median gross rents increased by only 2 percent.



4. Cost – Burdened Households

Cost-burdened households are defined by those paying 30 percent or more of net income on housing costs and severely cost-burdened households are those that pay 50 percent or more. Previous tables demonstrate renters and owners in Carrollton by incomes related to the percentage of median income for jurisdictions located in West Georgia, as well as, the Atlanta Metropolitan Statistical Area.

The “Households Problems” table below illustrates that since 1990 the percentage of households with housing problems, which includes cost burdened and severely cost-burdened households, has remained constant or has slightly increased between 1990 and 2000.

Housing Problems

	1990			2000		
	Renters	Owners	Total Households	Renters	Owners	Total Households
Total						
Households	3,423	2,418	5,841	4,241	2,857	7,098
% With Any						
Housing Problem*	43.30%	18.40%	33%	43%	19.40%	33.50%
% Cost Burden (>30%)	N/A	N/A	N/A	38.60%	18.20%	30.40%
% Cost Burden (>50%)	N/A	N/A	N/A	18.50%	7.80%	14.20%

***Any housing problems:** cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Increasing the amount of affordable housing units could decrease the percentage of cost burdened households but is not necessarily the answer as the City contains an abundance of this type of housing. Rather, increased incomes are especially needed for several of the income groupings represented.

The Affordability Mismatch Output for All Households in Carrollton can be further scrutinized with the chart on the following page.



Affordability Mismatch Output for All Households for Carrollton (2000)

Housing Units by Affordability	Renters Units by # of bedrooms				Owned or for sale units by # of bedrooms			
	0-1	2	3+	Total	0-1	2	3+	Total
	Value <=30%				Value <=50%			
# occupied units	420	395	435	1,250	N/A	N/A	N/A	N/A
% occupants <=30%	67.9	60.8	40.2	56	N/A	N/A	N/A	N/A
% built before 1970	36.9	49.4	34.5	40	N/A	N/A	N/A	N/A
% some problem	51.2	32.9	21.8	35.2	N/A	N/A	N/A	N/A
# vacant for rent	45	80	35	160	N/A	N/A	N/A	N/A
	Rent >30% to <=50%				Value <=50%			
# occupied units	960	1,145	410	2,515	28	264	885	1,177
% occupants <=50%	73.4	44.1	48.8	56.1	64.3	39.4	35.6	37.1
% built before 1970	25.5	34.5	43.9	32.6	100	62.5	55.4	58
% some problem	53.1	38.9	47.6	45.7	35.7	5.7	2.3	3.8
# vacant for rent	30	60	45	135	4	15	0	19
	Rent >50% to <=80%				Value >50% to <=80%			
# occupied units	109	240	109	458	22	180	765	967
% occupants <=80%	81.7	52.1	55	59.8	63.6	44.4	27.5	31.4
% built before 1970	21.1	24.6	59.6	32.1	0	57.2	30.1	34.4
% some problem	73.4	41.7	32.1	46.9	0	13.9	0.5	3
# vacant for rent	0	0	0	0	0	0	15	15
	Rent >80%				Value >80%			
# occupied units	15	24	4	43	4	42	667	713
# vacant for rent	0	0	0	0	0	15	0	15

Rent 0-30% - These are units with a current gross rent (rent and utilities) that are affordable to households with incomes at or below 30% of HUD Area Median Family Income. Affordable is defined as gross rent less than or equal to 30% of a household's gross income.

Rent 30-50% - These are units with a current gross rent that are affordable to households with incomes greater than 30% and less than or equal to 50% of HUD Area Median Family Income.

Rent 50-80% - These are units with a current gross rent that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income.

Rent > 80% - These are units with a current gross rent that are affordable to households with incomes above 80% of HUD Area Median Family Income.

Value 0-50% - These are homes with values affordable to households with incomes at or below 50% of HUD Area Median Family Income. Affordable is defined as annual owner costs less than or equal to 30% of annual gross income. Annual owner costs are estimated assuming the cost of purchasing a home at the time of the Census based on the reported value of the home. Assuming a 7.9% interest rate and national averages for annual utility costs, taxes, and hazard and mortgage insurance, multiplying income times 2.9 represents the value of a home a person could afford to purchase. For example, a household with an annual gross income of \$30,000 is estimated to be able to afford an \$87,000 home without having total costs exceed 30% of their annual household income.

Value 50-80% - These are units with a current value that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income.

Value > 80% - These are units with a current value that are affordable to households with incomes above 80% of HUD Area Median Family Income.

Comprehensive Housing Affordability (CHAS) Data Books (HUD)



5. Special Housing Needs

Special housing needs includes housing for the elderly, homeless, victims of domestic violence, migrant workers, persons with disabilities or HIV/AIDS and persons recovering from substance abuse.

5.1 Elderly

According to the Georgia Department of Human Resources, “Georgia has the fourth fastest growing elderly population and the third fastest growing 85+ population in the United States”. The population of 60 and older is expected to increase 52.6 % between 1990 and 2010 in Georgia, indicating an increase in demand for housing needs for the elderly. Currently, the Carrollton Housing Authority (CHA) is responsible for assisting the elderly housing demands.

Founded in 1952, the City of Carrollton Housing Authority is chartered by the laws of the State of Georgia to provide and administer quality and affordable housing to low-income persons. CHA receives policy guidance and operational approval from its five member governing Board of Commissioners that are appointed by the Mayor of the City of Carrollton.

The Carrollton Housing Authority (CHA) operates and administers a total of 280 public housing units in five developments within the City. The Section 8 program administers 104 housing vouchers in Carroll County. All funding for these programs is provided by the Federal Government through the Department of Housing and Urban Development.

5.2 Homeless

The Carrollton Housing Authority also maintains a homeless shelter located at 415 Newnan Street. This shelter provides temporary housing for up to 12 men.

5.3 Victims of Domestic Violence

Domestic Violence Victims: The Carroll County Emergency Shelter is a non-profit group separate from any specific government agency that serves homeless families in Carrollton and Carroll County. Specifically, the organization shelters victims of domestic violence. To do this, the organization operates a transitional housing program to assure families in poverty affordable housing for up to two years. It matches families to services, writes temporary protective orders for abused spouses, and operates support groups for victims of abuse. Additional programs for children, after school support, tutoring, and transportation for clients to various appointments are a few of the day to day activities of the shelter. The Emergency Shelter is funded by local, State and Federal funding



5.4 Migrant Workers

Currently, there is not a significant population of migrant farm workers to warrant special housing needs.

5.5 HIV/AIDS

People living with HIV/AIDS in Georgia number approximately 28,243 in 2004 according to Centers for Disease Control (CDC). The Atlanta metropolitan statistical area (which includes Carrollton) reported 16,423 cumulative AIDS cases among residents in June 2001. The Centers for Disease Control rates Atlanta as the tenth leading metropolitan area in the nation reporting the highest number of cumulative AIDS cases among residents.

The 10 states or territories reporting the highest number of AIDS cases are as follows:

of AIDS Cases reported in 2004 by State

State/Territory	2004
New York	7,641
Florida	5,822
California	4,679
Texas	3,298
New Jersey	1,848
Illinois	1,679
Georgia	1,640
Pennsylvania	1,629
Maryland	1,451
North Carolina	1,137
<i>Center for Disease Control</i>	

5.5 Persons Recovering from Substance Abuse

Carroll County funds *Pathways*, a public organization responsible for providing treatment, general information and facility options for person recovering from substance abuse. Tanner Medical also provides discounted treatment for those with ailments related to substance abuse.



6. Job-Housing Balance

According to the 2000 US Census, the City of Carrollton had 8,646 persons aged 16 and over, 73% of which that worked in Carrollton or Carroll County. 2,175 persons aged 16 and over, or 25%, worked outside the county. In short, one in four of the City of Carrollton's population aged 16 and over commutes outside of Carroll County to their place of employment.

In comparison, in 2000 approximately 61% of the residents of the City of Douglasville worked outside of Douglas County and 38% of the City of Newnan's population worked outside of Coweta County.

2000- Place of Work for Workers 16 Years and Over - Municipal Comparison

	Carrollton	Douglasville	Newnan
Total:	8,646	9,369	6,963
Worked in state of residence:	8,508	9,312	6,954
Worked in county of residence	6,333	3,580	4,275
Worked outside county of residence	2,175	5,732	2,679
Worked outside state of residence	138	57	9
% working outside of county 2000 US Census	25%	61%	38%

1990 – Place of Work for Workers 16 Years and Over - Municipal Comparison

	Carrollton	Douglasville	Newnan
Total	7,141	5,621	4,978
Worked in state of residence	7,064	5,555	4,928
Worked in county of residence	5,628	2,169	3,753
Worked outside county of residence	1,436	3,386	1,175
Worked outside State of residence	77	66	50
% working outside of county 1990 US Census	20%	60%	24%

Residents of the City of Carrollton aged 16 and over commuting to jobs outside Carroll County increased 5% during the 1990's, and according to the US Census Bureau, the majority commuted to Cobb, Douglas, Coweta and Fulton Counties. This is due to higher wages offered with higher skilled jobs in those counties. However, a lack of affordable housing does not appear to be an issue. In 2000, the median household owner's value was \$101,005. This is in the price range of most starter homes and lower cost housing. In 1999 the median household income was \$27,599. This would mean that the cost of housing for the median household would be 27.3% of their income, which on average would label them as not cost burdened. This indicates the majority of Carrollton's residents do not have to commute to other counties for adequately paying jobs.



D. Natural and Cultural Resources

Purpose

This element follows the guidelines of the Minimum Planning Standards for Natural and Cultural Resources and was written to evaluate how new development is likely to impact resources and identify needed regulations and/or policies for their protection and management, including:

- Environmental Planning Criteria
 - Water Supply Watersheds
 - Wetlands
 - Groundwater Recharge Areas
 - Protected Rivers
 - Protected Mountains
- Other Environmentally Sensitive Areas
 - Public Water Supply Sources
 - Steep Slopes
 - Flood Plains
 - Soils
 - Plant and Animal Habitats
- Significant Natural Resources
 - Scenic Areas
 - Agricultural Land
 - Forest Land
 - Major Parks
 - Recreation Areas
 - Conservations Areas
- Significant Cultural Resources
 - Historic Landmarks
 - Cultural Landmarks
 - Archeological Landmarks



1. Environmental Planning Criteria

1.1 Water Supply Watersheds and Water Supply Sources

The primary source of raw water for Carrollton is the Upper Little Tallapoosa River (ULTR). The headwaters for the Little Tallapoosa begin in Forsyth and Dawson Counties, north of the Atlanta Metropolitan areas, and bisect Carroll County from Villa Rica to the southwest corner of the County. The Little Tallapoosa River Basin Management area covers approximately 700 square miles in five Georgia Counties (Carroll, Haralson, Paulding, Heard and Polk).

The Little Tallapoosa watershed and surface drinking water source is protected by the Water Supply Watershed District; a local ordinance of the city. The purpose of the ordinance is to establish measures to protect the quality and quantity of the present and future water supply for the city, which will minimize the transport of pollutants and sediment to the water supply, and maintain the yield of the water supply watershed. These local regulations comprise of the land areas, which drain to the city's water supply intake on the Little Tallapoosa River. The ridgelines of the respective watersheds and the boundary of a radius seven mile upstream of the respective water supply intake define the boundary of this district.

The Little Tallapoosa watershed and surface drinking water source contains three reservoirs either owned in whole or in part by the city, all of which are covered in the city's DNR approved reservoir management plan dated June 1992. The three reservoirs include Sharpe's Creek, Lake Carroll and Lake Buckhorn and are used primarily for storage impoundment to supplement raw water supply requirements during low flow and drought periods. The Water Supply Watershed District protects these local reservoirs with buffers ranging from 25 to 150 feet, as well as, restricting adjacent uses to minimize impacts from various development scenarios.

(content from the Carroll County Comprehensive Plan and the Georgia Department of Natural Resources)



1.2 Wetlands

Wetlands within the City of Carrollton consist of riparian areas along river corridors, lakes, ponds and other bodies of water. It is not uncommon for developers wanting to drain or fill wetlands to create developable property. In such cases, the Georgia Department of Natural Resources requires the approval of a Section 404 permit prior to the issuance of any local development permit.

Until recently, Section 404 of the Clean Water Act applied to all wetlands. In January of 2001, however, the Supreme Court rules that the US Army Corps of Engineering has jurisdiction over only those wetlands that are adjacent to navigable waterways. As a result of this ruling, many of Carrollton's wetlands could be at risk.

In June of 2002, through local ordinance the City of Carrollton adopted a Wetlands District protection ordinance to provide consistency with the requirements of Georgia's Environmental Planning Criteria and to ensure proper coordination between the City and the Army Corps of Engineering in wetland permits.



1.3 Ground Water Recharge Areas

Carrollton has a Groundwater Recharge Area District that reinforces state-mandated local protection of lands that contribute to the city's water supply. The district was established to correspond to all lands within the jurisdiction of the city that are mapped as significant recharge areas by the state Department of Natural Resources (DNR) in "Most Significant Recharge Area of Georgia, Hydrological Atlas 18, 1989 Edition." Standards for this district comply with the Department of Natural Resources (DNR) Rule 391-3-16-.02, *Criteria for the Protection of Groundwater Recharge Areas*, and establish standards such as on-site wastewater systems requirements for residential developments within these areas.

1.4 Protected Rivers

The Little Tallapoosa River is the single source of surface water intake for Carrollton, as well, for parts of unincorporated Carroll County. As such, in June of 2002, the city adopted the Little Tallapoosa River Corridor protection district to provide a regulatory means for protecting the city's natural water resource. The district includes a 100-foot buffer measured horizontally from the upper most part of the riverbank and on each side of the river and within said buffer, restricts septic tank drain fields, industrial and commercial uses and limits the density of residential developments.

1.5 Protected Mountains

There are no protected mountains with the City of Carrollton.



2. Other Environmentally Sensitive Areas

2.1 Steep Slopes

Slopes within Carrollton range from nearly level to 20 percent. The steeper slopes, defined as greater than 15 percent, are located on the northwest side of the city, as well as, the east to the south central portion of Carrollton. Use of these lands have, and will continue, to create a challenge when implementing erosion and sediment control regulations. Figures located in the appendix section at the end of this report illustrate the general location of steep slopes in and around Carrollton.

Flood Plain

Carrollton protects property from flood damage through its Flood Damage Prevention ordinance. The purpose of the ordinance is to promote public health, safety and general welfare and to minimize public and private losses due to flood conditions (*58-28 Code of Ordinances, City of Carrollton*). Figures located in the appendix section at the end of this report illustrate the general location of floodplain in and around Carrollton.



2.2 Soils

Soils are based upon their suitability for development. There are a multitude of factors that influence soil behavior, including slope stability, available water capacity, permeability and erodibility. Soil types affect drainage systems, pipelines, foundations for small buildings, construction and maintenance of roads, and sewage and refuse disposal systems.

The soils in Carrollton are generally red in color and, with exception of those found in floodplain areas, are well-drained. These soils were formed from metamorphic and igneous rocks and range in texture from stony, gravelly and sandy loams to clay loams.

Soils in Carrollton can be grouped into eight associations. A soil association is a landscape that has a distinctive proportional pattern of soils. It usually consists of one or more major soils, for which it is named, and at least one minor soil. Soils in one association may occur in another, and at least one minor soil. Soils in one association in Carrollton are grouped into three categories according to type and location, as indicated in the following summary. Use limitations related to soil types are defined below.

1. Nearly level soils on bottomlands and low stream terraces:

Chewacla-Augusta Association - Drains poorly and typically found in flooded bottomlands (floodplain) and low stream terraces.

Congaree-Buncombe Association - Well-drained to excessively-drained, nearly level soils on infrequently flooded bottomlands

These soils lie along the Tallapoosa River and Buffalo Creek as well as other streams and creeks. Because of the flooding hazard, the major soils in these associations have several limitations if used for utility construction or residential, recreational, commercial or light industrial development. These areas should be limited to suitable wildlife habitat and supporting hardwood stands.

2. Gently sloping and moderately sloping soils of uplands:

Madison-Tallapoosa Association - Well-drained micaceous soils with subsoil or red clay or clay loam found on tops and sides of broad and narrow ridges; including some severely eroded soils.

Hulett-Grover Association - Well-drained soils with subsoil of yellowish-brown to yellowish-red clay or clay loam found on tops and sides of low interstream divides and on low ridges and their sides.

Davidson-Musella Association – Well-drained souls with dark red clay loam or clay subsoil.



Appling-Louisburg Association – Well-drained to excessively drained strongly acid loamy sands or sandy loams; includes some severely eroded areas.

3. Strongly sloping and steel soils of uplands:

Madison-Louisa-Tallapoosa Association – Well-drained to excessively-drained micaceous soils with moderately thick to thin subsoil of red or yellowish-red clay to clay loam; including many severely eroded soils.

Davidson Musella Association – Well drained soils with subsoil or dark red clay or clay loam; includes many severely eroded soils.



2.3 Plant and Animal Habitats

Georgia is home to more than 4,000 species of native or naturalized plants and animals. At least 10 percent of these species are in danger of extinction. The primary factor in the loss of biodiversity in Georgia is the elimination or deterioration of habitat. The following plant and animal species are listed on both the Federal Endangered Species List and Georgia's Protected Species List as being endangered or threatened.

Species	Federal Status	State Status	Habitat	Threats
Bird				
Bald Eagle <i>Haliaeetus leucocephalus</i>	T	E	Inland waterways and estuarine areas in Georgia.	Major factor in initial decline was lowered reproductive success following use of DDT. Current threats include habitat destruction, disturbance at the nest, illegal shooting, electrocution, impact injuries, and lead poisoning.
Fish				
Bluestripe shiner <i>Cyprinella callitaenia</i>	No Federal Status	T	Brownwater streams	
Highscale shiner <i>Notropis hypsilepis</i>	No Federal Status	T	Blackwater and brownwater streams	Restricted distribution and are extremely rare. Habitat loss due to dam and reservoir construction, habitat degradation, and poor water quality.
Stippled Studfish <i>Fundulus bifax</i>	No Federal Status	E	Coosa and Tallapoosa River systems. Pools, stream margins and backwaters over sand or rocky substrate	Populations are fragmented due to reservoirs. Vulnerable to extirpation in GA as a result of single catastrophic event.
Plant				
Bay star-vine <i>Schisandra glabra</i>	No Federal Status	T	Twining on subcanopy and understory trees/shrubs in rich alluvial woods	
Piedmont barren strawberry <i>Waldsteinia lobata</i>	No Federal Status	T	Rocky acidic woods along streams with mountain laurel; rarely in drier upland oak-hickory-pine woods	
White Fringeless Orchid <i>Platanthera intergrilabia</i>	Candidate Species	T	Red maple-blackgum swamps; also sandy damp stream margins; on seepy, rocky, thinly vegetated slopes. Also known as Monkey-face Orchid .	
U.S Fish and Wildlife (May 2004)				



3. Natural Resources

3.1 Scenic Areas

Minimum Planning standards require that the natural resource element include significant visual landmarks and vistas that may necessitate special management practices. Scenic areas within Carrollton are locations and roadways that are characterized by certain natural, historic and architectural elements that may receive special regulations regarding roadway access and appearance.

Natural scenic areas are very limited in the Carrollton. The primary scenic area in Carrollton is Lake Carroll, a city owned amenity consisting of 175-acres of lake and park area surrounded by upper to middle income housing. Lake Carroll boasts recreational options such as boating, fishing, and other water related activities.

Other scenic sites are found throughout Carrollton and are formed by man-made landscaping or features of existing buildings and structures that offer the public numerous scenic views. The University of West Georgia also provides the public, and especially students, with view of beautifully landscaped grounds and a diverse mixture of architectural styles.

Additional scenic areas include various parks throughout the city. As such, the City has a vested interest in maintaining these areas and assuring the public at large of a continued opportunity for the appreciation of the aesthetic environment of Carrollton.

Protection of scenic views and sites is addressed by various ordinance and regulations. For example, Lake Carroll is administered by the Parks, Recreation and Cultural Arts Department through the use of the *Rules and Regulations for Lake Carroll*. These rules set forth allowable uses, guidance for accessory structures and uses, hours of operation and general upkeep and maintenance requirements.

Despite natural-scenic areas being somewhat limited within Carrollton; streetscapes, along with historic architecture and manicured landscaping, boast noteworthy locations warranting scenic consideration. These areas include:

- Dixie Street between Harmon Avenue and Newnan Street.
- Cedar Street between North White Street and Bankhead Highway
- University of West Georgia
- Historic Downtown Carrollton



3.2 Agriculture and Forest Lands

Although some farmland may still exist in scattered locations, the extensive nature of urban and suburban development in Carrollton advocates few if any opportunities exist that support the need for the preservation of any remaining agricultural lands. Therefore, the comprehensive plan does not call for special protective measures to protect agricultural.

Hardwood trees, such as oak, pecan and maple, are found throughout Carrollton but are more concentrated and noticeable within the historic residential areas of downtown. Outside of downtown, pine tree stands, such as the Loblolly are more frequent.

In 2002, Carrollton received a grant from the Georgia Forestry Commission to conduct a citywide street tree inventory. The inventory identified those trees located in the front yards of businesses and residences sited on major corridors within the city limits. Included were North and South Park Street, Newnan Road, Bankhead Highway, the Bypass, Northside Drive, Alabama Street, Maple Street, and several City parks. The inventory has been used as a tool by both the recreation and community development departments for better management of the City's urban forest. More specifically, the inventory assessed the overall properties and condition of individual trees. Accumulated information also included location, size, species, condition, crown spread, health, structure, and needs of the tree.

The project resulted in the development of a database that can be updated as trees are planted, pruned or removed. The inventory has been used by city staff and the general public when identifying specimen trees earmarked for preservation.

3.3 Major Parks, Recreation and Conservation Areas

Currently, there are no major federal, state or regional park areas located within Carrollton. Carrollton does, however, boast both active outdoor and indoor recreational programs that are discussed in more detail in the Community Facilities and Services element of the Comprehensive Plan.

Carrollton does not have recreation or park lands allocated to the conservation of natural resources; however, Carrollton does participate with Carroll County in the Governor's Statewide Georgia Greenspace Program. The City also maintains a *Planned Unit* zoning district. This zoning district provides a density bonus in exchange for preserving up to 30% of the gross developable acreage as permanently protected greenspace.



4. Significant Cultural Resources

Local History

Before January 24, 1826, the land that is now Carroll County belonged to the Creek Indians, one of the so-called Five Civilized Tribes. More specifically, the local Indians were called the Lower Creeks because they were served by the south fork of a trail used by white traders. Politically organized and open to changes in culture and civilization brought by the Indian Agent Benjamin Hawkins, they were bitterly opposed by the Upper Creeks of Alabama, who zealously resisted change. In the Creek Indian War of 1813-14, General Andrew Jackson raised an army composed mostly of militia men and Lower Creek Indians to defeat the militant Upper Creeks.

The leader of Jackson's Indian troops was one of this area's most illustrious and affluent men, Chief William McIntosh. He was called "White Warrior" and was the son of a Scottish father and a Creek mother. Never knowing his white father, the younger McIntosh was reared as an Indian and rose through the ranks to be Speaker of the Lower Creek Nation, an office that brought him into association with five presidents: Jefferson, Jackson, Madison, Monroe and John Quincy Adams. He earned recognition as a plantation owner who also owned a tavern and operated a ferry. He was one of the few prominent Creek chiefs who understood the practicality of exchanging all Creek Indian lands in Georgia for land in the west. He was under extreme pressure from the United States government and from his white first cousin, Georgia Governor George M. Troup, to vacate the area to white settlers. Despite the fact that the Upper Creeks had vowed to kill anyone who signed away more land, Chief McIntosh and eight minor chiefs signed a treaty on February 12, 1825, relinquishing all the Creek lands in Georgia, with the government paying the Creeks a total of \$400,000 for improvements on their ceded lands. Before dawn on April 30, a band of about 200 Upper Creek warriors, led by Menewa, set fire to his plantation home - Lockchau Talofau and killed McIntosh, afterwards looting or destroying all his property. Because of the controversy, the February treaty was declared void by the Senate, but another treaty, signed by only a few chiefs, relinquished the Creek lands on January 24, 1826.

The Creek Indians were ordered to give up the land by September 1, and in late 1826 surveying of the new land cession began. The act that created Carroll County was passed on December 11 and it was named for Maryland's Charles Carroll, the last living signer of the Declaration of Independence. This 66th Georgia county enclosed in its original boundaries all of present-day Carroll County as well as the southern part of Haralson and Douglas counties and the part of Heard and Troup lying west of the Chattahoochee. As was commonplace in those days, the land was distributed in a lottery held in the state capital at Milledgeville in 1827.

Because of the public ferry at McIntosh's home site, that one square mile area known as the "McIntosh Reserve" was withheld from the lottery. (Today, the McIntosh plantation site remains preserved as the "McIntosh Reserve" and is the location of the annual McIntosh Festival each October). One winner who came to view the land he had drawn offered the lot to a Carrollton innkeeper for a night's lodging; the innkeeper refused.



On March 8, 1827, lot number 128, which would contain Carrollton's public square, was surveyed by Ulysses Lewis, who noted that it was "second quality oak and hickory land." In May, the first Carroll Inferior Court was convened on lot 115 near Sand Hill, and the place called "Old Carrollton" was briefly designated the county seat. On November 14, 1829, the county seat was moved to its present site, and on December 22, the legislature incorporated the town as Carrollton.

(Context take from "At Home in Carrollton 1827-1994")

4.1 Historic and Cultural Landmarks

Georgia Historic Markers

In 1951, the Georgia General Assembly created the Georgia Historical Commission (GHC) with responsibility,

“...to promote and increase knowledge and understanding of the history of this State from the earliest times to the present, including the archaeological, Indian, Spanish, Colonial and American eras by adopting and executing general plans, methods and policies for permanently preserving and marking objects, sites, areas, structures and ruins of historic or legendary significance, such as trails, post-roads, highways or railroads, inns or taverns; rivers, inlets, mill-ponds, bridges, plantations, harbors or wharves; mountains, valleys, coves, swamps, forests or everglades; churches, missions, campgrounds and places of worship, schools, colleges and universities; courthouses and seats of government; places of treaties, councils, assemblies and conventions; factories, foundries, industries, mills, stores and banks; cemeteries and burial mounds; battlefields, fortifications and arsenals, by erecting signs, pointers, markers, monuments, temples and museums with tablets, inscriptions, pictures, paintings and sculptures, maps, diagrams, leaflets and publications explaining their significance.”

Between 1952 and 1959 -- the GHC initiated an aggressive program of erecting Georgia state historical markers at most county courthouses, as well as, at countless sites related with Sherman's march through Georgia. These markers were created from cast aluminum and painted olive with gold lettering. At the bottom center, each marker was issued the designation "Georgia Historical Commission," plus an individual number (such as 061-34) in the bottom left coupled with the year the marker's erection. The first set of numerals was a 3-digit number representing the county numbered alphabetically from Appling (001) -- to Worth (159). The second set of numbers indicated the total number of GHC markers in a county as of that marker. For instance, a marker numbered 022-06 indicates that this was the 6th GHC marker erected in Carroll County.

In 1973, the GHC was discontinued and many of their functions were transferred to the Georgia Department of Natural Resources (DNR). Between 1973 and 1997, DNR maintained the existing GHC markers and dedicated very few additional markers.



DNR still has maintenance responsibility for markers placed before 1997. After 1997, the placement and maintenance of new markers was transferred to the Georgia Historical Society (GHS).

There are a total of seven (7) Historic Markers within Carroll County, 4 of which are located within the City of Carrollton, including:

Name: Charles Carroll of Carrollton (GHM 022-1)

Location: Courthouse, Newnan and Dixie Streets, Carrollton.

Charles Carroll was born in Annapolis, Maryland, in 1737. He attended preparatory schools in this county but completed his education in France and England. At the age of 28 he returned home to settle down and his father gave him a large estate near Frederick, Md., known as Carrollton Manor. From then on he became known as "Charles Carroll of Carrollton." Although extremely wealthy and risking the loss of all his property, Charles Carroll boldly threw himself into the Revolutionary activities. He served in the Continental Congress in 1776-78, and soon after his election was appointed by the Congress also with Benjamin Franklin and Samuel Chase to unsuccessfully seek Canadian support for the Continental cause. He became one of Maryland's first United States Senators serving from 1789 through 1792.

Charles Carroll played an important part in early railroad and canal building in the United States and laid the corner-stone of the Baltimore & Ohio Railroad in 1828, at the age of ninety one. Four years later he died, the last survivor of the 56 signers of the Declaration of Independence

Name: Council Bluffs Treaty 11 December 1821

Location: McIntosh House in McIntosh Reserve, off Ga. 5 Dixie Street From 1865 Dixie Street 1 block SE of courthouse, Carrollton

Here at the home of Creek Chief Wm McIntosh, a treaty establishing a new boundary between the CHEROKEE and CREEK Indian Nations was drafted and signed. The north boundary was later used in the first survey of Carroll County in 1826-27[.]

Name: Six Industrial Giants GHM 022-5

Address: Tanner and Newton Sts, Carrollton

Born within a few miles of each other were six people who are recognized as giants of industry in the southeast. Asa G. Candler of Villa Rica was founder and first president of Coca-Cola; Sam Candler Dobbs, president of Coca-Cola; Arthur Acklen, president of Coca-Cola; Warren Sewell, father of men's clothing manufacturing in the south. D.W. Brooks started the Georgia Cotton Cooperative which became Gold Kist and Roy Richards developed Southwire into one of the largest wire companies in the world.

West Georgia: College GHM 022-4 - Bonner House

Address: Front College Dr (off Maple St), Carrollton



The Bonner House, built by Thomas Bonner in 1843, is the oldest building on the UWG campus. It served as the first women's dormitory for the A&M school, and has since been used as the residence for WGC's Dean of the College, and in a number of other roles. The house originally stood on the hilltop on Front Campus Drive, in front of the present site of Adamson Hall, but was moved to its present location in 1916.

National Register of Historic Places

Resource Name	Location	Date Listed
Bonner-Sharp-Gunn House	University of West Georgia Campus	5/13/1970
Burns Quarry	Private	8/29/1977
Carroll County Courthouse	Corner of Newnan and Dixie Streets	9/18/1982
U.S. Post Office	402 Newnan Street	4/18/1983
	Roughly bounded by RR tracks, Harmon and West Avenues, Bradley, Mill and Garrett Streets, Tillman and Hill Drive	
South Carrollton Residential Historic District National Register of Historic Places		6/28/1984

Historic District and Properties

The Carrollton Historic Preservation Commission prepares and maintains an inventory of all land within the city having the potential for designation as historic property, review applications for certificates of appropriateness, coordinate the acquisition by the city of facade easements and conservation easements in accordance with the provisions of the Georgia Uniform Conservation Easement Act (O.C.G.A. § 44-10-1 et seq.) and are responsible for conducting educational programs on historic properties located within the city. Currently, with the help of the Historic Preservation Commission, the Carrollton Downtown Historic District is currently nominated to be on the National Registry, and comprises of 66 properties constructed during the late nineteenth/early twentieth centuries. At the center of the district is the Carrollton downtown "square" (Adamson Square), which is part of the town's original acreage laid out in 1829 (Van Buren, 1989:8).

The district awaiting national approval contains the majority of the historic commercial development in downtown Carrollton, along with an assortment of community landmark buildings developed during early 1870's through 1956. The proposed district is noteworthy in the area of architecture for its collection of high-quality commercial building styles and types representative of many small Georgia. Architectural styles symbolized in the district include:

- Romanesque
- Revival
- Classical Revival
- Beaux Arts
- Colonial Revival
- Commercial Style



Downtown Carrollton is significant in the area of business and as the historic commercial core of Carrollton and Carroll County. The Carrollton Downtown Historic District is important in the area of community planning and development for its historic and intact town plan, a deviation of the “Augusta-type,” grid pattern county seat plan. The district is also significant in the field of politics and government activities for the typical behavior that take place in the city as the county seat for Carroll County.

Train Depot

In recent years, the City of Carrollton accomplished much in the way of protecting its historic resources. For example, in early 2006, the City purchased the historic train depot from Norfolk Southern R/R located on Bradley Street and just south downtown. Obtaining the aging depot is historically significant due to its role in the overall development and growth of Carrollton and Carroll County, especially between 1872 and 1930, a time frame of economic growth and prosperity that shaped most of the core physical character of downtown. The historic train depot exhibits craftsmanship in its decorative brickwork, engineering skill in an uncommon metal truss system, and is an example of the Craftsman style of architecture.

Significant renovation to the train depot will be required before the structure yields any functional community use. To initiate the renovation, the City allotted funds from a Georgia State Transportation Enhancement (TE) grant to help initiate the restoration of the aging structure; however, additional funding will be necessary. To assist in identifying other financial sources, as well to help in the selection of the use(s) for the depot; in January of 2006, city officials appointed a depot committee consisting of various members of the Carrollton community.



E. Community Facilities and Services

Purpose

This element follows the guidelines of the Minimum Planning Standards for Community Facilities and Services. Various key characteristics of community services that support current and future demand are reviewed, including:

- Water Supply and Treatment
 - Distribution Systems
 - Treatment Systems
- Sewerage Systems and Wastewater Treatment
 - Collection Systems
 - Treatment Systems
 - Septic Systems
- Other Facilities and Services
 - Fire Protection
 - Public Safety
 - Parks and Recreation
 - Stormwater Management
 - Solid Waste Management



1. Water Supply and Treatment

The City of Carrollton draws its water from the Little Tallapoosa River, which is fed by three reservoirs. The Little Tallapoosa River runs through one of these reservoirs, Lake Buckhorn. Sharpes' Creek Reservoir flows into the Little Tallapoosa River, and Lake Carroll flows into Curtis Creek, which then flows into the Little Tallapoosa River. All three reservoirs act as the recharge mechanisms for the city's water withdraw resource.

The City owns and operates a 12.0 million gallons per day municipal surface water treatment plant located at 1007 North Park Street and serving the citizens of Carrollton and portions of unincorporated Carroll County. The water treatment plant is a conventional sedimentation/filtration facility that includes raw water withdrawal from the Little Tallapoosa River, treatment of the water to drinking water standards, and pumping the finished water through transmission mains to the distribution system. With the latest expansion constructed in 1996, the treatment facility consists of raw water pumping, flow measurement, chemical conditioning, rapid mix, flocculation, sedimentation, disinfection, fluoridation, corrosion control, and high service pumping. The operation and maintenance of the water plant is a primary function in the operation and maintenance of the water system. (Excerpts taken from the *Water Treatment Plant Operation and Maintenance Plan*)

1.1 Distribution Systems

The City operates a distribution of network pipes and valves that provide water to customers within Carrollton and portions of unincorporated Carroll County. Water distribution system storage consists of 7 elevated storage tanks, as indicated below.

Storage Tanks

Location	MGD
Bankhead Highway	0.4
Blandenburg "A"	2.0
Blandenburg "B"	2.0
Lassiter Road "A"	0.4
Lassiter Road "B"	0.6
Maple Street	0.5
Oak Mountain	0.4
University of West Georgia	0.3
Clear Well "A"	0.8
Clear Well "B"	1.0
Total Storage Capacity	8.4
<i>Source: Carrollton Water Department</i>	

Water Service Area

The Department provides water services to approximately 8,700 customers within the city limits, 1,766 of which are located within unincorporated Carroll County. As such, the geographic water service area is related to the Carrollton City limits and outlying areas.



1.2 Treatment Systems

The Carrollton Water Treatment Plant is a conventional sedimentation/filtration facility for the treatment of surface water to remove turbidity (particulate matter) and

microbiological contamination (bacteria, Giardia and Cryptosporidium). The treatment process includes raw water screening and intake, raw water pumping, flow measurement, chemical addition, rapid mix, flocculation, sedimentation, filtration, chemical conditioning and disinfection.

Future Demand

Future demand for water services were developed based upon existing water usage and population projections. Figure xxx below demonstrates the future water demand for the City of Carrollton.

Projected Water Demand

Year	AADD (gpd)	Peak Day (gpd)
2005	5.5	7.2
2010	5.9	7.7
2015	6.4	8.3
2020	6.9	9.0
2025	7.3	9.6
2027	7.5	10.0

Source: Carrollton Water Department



2. Sewerage Systems and Wastewater Treatment

2.1 Collection System

The City of Carrollton owns and operates a sanitary wastewater sewerage system consisting of a network of collection pipes, drains and lift stations, a pre-treatment plant, sludge application site and a spray irrigation facility. As of February of 2006, the system served approximately 8,700 customers, 1,766 (20%) of which are located within unincorporated Carroll County. There are nine wastewater pump stations in the City which are required to lift the wastewater to elevations that are sufficient for gravity flow to continue transporting the wastewater to its final destination. The wastewater is treated and disposed of by a Land Application System (LAS) that consists of a 1,400 acres spray field located in western Carrollton.

Sanitary Sewer Facilities Inventory

Sanitary Sewer Lines (size 8" – 42")	Manholes	Pump Stations
173 miles	4002	9

The City currently treats approximately 4 million gallons a day (MGD) of wastewater and is permitted by the Georgia Environmental Protection Division (EPD) for 7 MGD, indicating the city has the capacity to meet short term future demand.

2.2 Treatment Systems

The Carrollton Wastewater Treatment Plant facilities achieve acceptable wastewater treatment levels by utilizing an extended aeration and activated sludge process, whereby a biological culture, maintained under aerobic conditions, removes certain pollutants from the wastewater. The biological culture is composed of a large number of microorganisms, which utilizes suspended and dissolved materials in the wastewater as a food source. The concentration of microorganisms in the process is maintained at an appropriate level to balance the available food. During removal of the materials from the wastewater, the microorganisms consume oxygen, therefore, a continuous supply of oxygen must be provided to satisfy the microorganisms' aerobic needs.

Process Elements

Equipment	Unit #
Bar Screens	2
Raw Wastewater Pumps (4 MGD)	4
Aerated Grit and Grease Removal Tanks	2
Aerated Flow Equalization Basin	1
Air Delivery Systems (blowers)	3
Activated Sludge Process Tanks	2
Circular Clarifiers	3
Sludge Thickeners	2
Aerobic Sludge Digestion Tanks	2

Source: Carrollton Wastewater Treatment Department



In an effort to provide efficient use of the city's wastewater facilities, The City's Department performs scheduled maintenance on the Wastewater Collection System. To do so; information is collected by us of remote cameras, smoke and general flow monitoring to assist in prioritizing work on the collection system. For example, defective laterals are periodically replaced to re-establish existing services, reduce maintenance expenses and eliminate groundwater infiltration into the collection system. Additionally, new manholes are installed where needed; others will be replaced or rehabilitated to improve structural integrity, reduce groundwater infiltration and improve collection system operations and minimize costs as inflow and infiltration is decreased.

2.3 Septic Systems

Septic systems are generally not allowed for residential development within the City. New developments are required to connect to sewerage and wastewater systems.



3. Other Facilities and Services

3.1 Fire Protection

The City of Carrollton Fire Department serves the citizens of Carrollton, the students of the University of West Georgia and a surrounding portion of Carroll County. The Department operates with a staff of 50 personnel, 3 fire stations, 3 fire engines, a 90-foot Aerial Platform truck and a regional Hazardous Materials Response Team. All members of the Department are State Certified Firefighters, Medical First Responders, EMT or Paramedic and have specialized training in hazardous materials response. The Department responded to 3,655 calls in 2005, of which included: fires, medical calls, auto accidents, machinery accidents, fire alarms, carbon monoxide problems and a variety of other emergency situations.

The City's Department is based from three stations, including Stations #21, #22 and #23. The main station/headquarters is located at 155 West Center Street and is referred to as Station #21. The second station, located at Brumbelow Road, is referred to as Station #22 and station #23 is located on Central High Road.

Existing Fire Station Locations and Facilities, 2005

Fire Station	Location	Size of Facility (sq. ft.)
Station #21	West Center Street	12,000
Station #22	Brumbelow Street	4,000
Station #23	Central High School Road	3,200
<i>Source: Carrollton Fire Department Staff</i>		

The Fire Department is now in the process of acquiring property for a new station along Northside Drive for the purpose of added fire protection for portions of northeast Carrollton. Staffing needs for the new facility will include 12 additional firefighters and a fire engine. The funding source for the new facility and engine were allocated from the Carroll County Special Purpose Local Options Sales Tax (SPLOST).

Existing Department Vehicles

Year and Model	Use and Assignment	Unit
2003 American LaFrance	Fire Engine-1500 gpm pumper	Engine 21
2003 American LaFrance	Fire Engine-1500 gpm pumper	Engine 22
2004 American LaFrance	Fire Engine-1500 gpm pumper	Engine 23
1992 Sutphen	Fire Engine-Reserve Pumper	Reserve Engine 21
1992 Sutphen	Fire Engine-Reserve Pumper	Reserve Engine 22
1993 Sutphen	Fire Engine-Reserve Pumper	Reserve Engine 23
2003 Freightliner FL112	Hazardous Materials Unit	HAZ/MAT 1
1993 Sutphen	Aerial Ladder Tower (90ft)	Ladder 21
2004 Ford Crown Victoria	Fire Chiefs Car	Unit 10-01
2000 Ford Crown Victoria	Captains Car	Unit 10-02
1996 Ford Crown Victoria	Reserve Captains Car	Reserve Unit 10-02
2005 Ford F-250 4WD	Training Officers Truck	Unit 10-07
1990 Ford F-150 Truck	Hydrant Maint. Truck	Unit 10-09
1968 GMC Truck	Reserve Hydrant Maint. Truck	Reserve Unit 10-09



The Insurance Services Office (ISO) of Georgia establishes fire insurance ratings based on a scale from one to ten, with a one being the best and ten being no fire protection. The higher the score the greater the insurance premiums are paid by property owners and tenants. In 1981, Carrollton was issued an ISO rating of 6 and 6/9 (9 being for areas covered by the City's Department but located within unincorporated). This rating reflected the potential for high fire risks and the continuance of high insurance costs.

The City was re-graded in 1995 to an ISO rating of 3, reflecting considerable improvement since the 1980's. In 2005, the city continued to maintain an ISO rating of 3.



3.2 Public Safety

The Carrollton Police Department currently occupies two buildings; the main station is shared with City Hall services and is located at 115 West Center Street and a satellite station known as the Aubrey Mitchell Precinct is located on the western side of town. These two stations serve as office space for 64 fulltime sworn officers, 13 civilian employees and eight part-time employees. Prisoner transport and detention are maintained by the Carroll County Sheriff's office.

Police Service Facilities - City of Carrollton

Service Unit	Size of Facility (sq. ft.)
City Hall Station	15,000
Aubrey Mitchell Precinct	500
<i>Source: Carrollton Police Department</i>	

The Department has three divisions: Uniform Services, Support Services and Criminal Investigations. Uniform Services is responsible for the day-to-day operations of the Department and includes the Patrol Unit, the Traffic Unit, the Bike Unit, and the Housing Authority Patrol Unit.

The Criminal Investigative Services Division investigates incidents to determine whether a crime has been committed. This division collects and organizes facts and evidence that lead to the identification, apprehension, and the prosecution of the offender and consists of four units: Crimes Against Persons, Crimes Against Property, Identification and Evidence, and a Street Level/Drug Unit. This division is also attached to the WestGeorgiaDrug Task Force, a multi-jurisdictional unit commanded by the Georgia Bureau of Investigations (GBI) with enforcement powers throughout the Coweta Judicial Circuit.

The Support Services Department is responsible for the operation of three divisions, including the Carrollton Municipal Court, Training and Crime Prevention. Support Services work closely with the Municipal Judge and Solicitor to ensure proper court proceedings. The Training Division holds the responsibility of insuring that all employees of the Department are adequately trained utilizing in-house instructors as well as various resources from the State of Georgia. The Crime Prevention Division is the primary conduit of safety information to the community and manages civilian programs such as volunteers in policing and crime stoppers.

Service Area

As mentioned above, the Department is presently served by two stations, one centrally located in downtown and one at the west side of town. These individual stations do not have a specified service area; rather, they each respond to calls throughout the City depending upon the nature of the situation. As such, the service area for the Department is the City limits.



Carrollton's crime rate is higher than Georgia. The following exhibits indicates that between 1985 and 2004, on average, the City had higher rates of violent and property crime than the state.

The Department does not currently have plans to increase the number of on-duty personnel. Preliminary plans do exist, however, to locate existing officers and administrative personnel at the future fire station site on Northside Drive for the purpose of providing citizens in the area with an immediate location for obtaining fire as well as police services.



3.3 Parks and Recreation

Recreation services for the community of Carrollton and portions of Carroll County fall under the policy direction of the Carrollton Parks, Recreation and Cultural Arts Commission, a six member body appointed by the Mayor and City Council and responsible for setting guidelines and approving goals set by the Department Director.

Since the formation of the Parks, Recreation and Cultural Arts Commission in 1956, the Department has received awards too numerous to account. The Department was recognized as the Gold Medal Winner in its class during the late 1980's signifying one of the top U.S. recreation programs. In more recent history, in 2004 the Department met 156 national standards and was awarded National Accreditation from the Commission for Accreditation of Park and Recreation Agencies (NRPA).

In total, the Department administers and maintains over 20 parks and municipal grounds. Of the twenty parks, only Lakeshore Park, East Carrollton Park, and West Carrollton Park contain major athletic facilities used for organized sports. The remaining parks offer a variety of amenities ranging from walking paths to basketball courts, picnic areas, playgrounds, tennis and roller hockey courts, as well as, landscaped gardens.

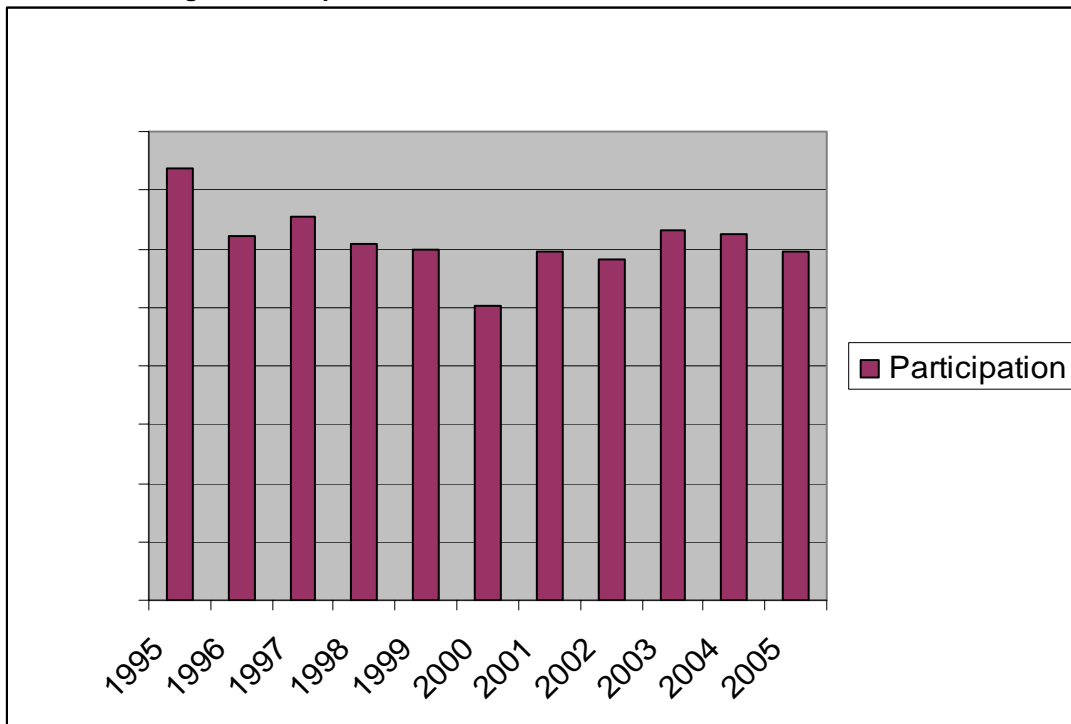
City Parks

Park	Size (Acres)
Alice's Park	.50
City Hall Park	.50
City Park	2.40
East Carrollton Park	86.00
Knox Park	9.00
Hays Mill Park	26.60
Kramer Park	2.00
Lakeshore Park	80.00
Log Cabin Park	1.80
Longview Park	9.90
Memorial Park	1.70
Midtown Water Park	2.00
Oil Park	6.90
Optimist Park	7.00
Presbyterian Park	2.80
Rome Street Park	.10
Smith Park	.30
Triangle Park	3.00
West Carrollton Park	7.50
Worthy Park	.30
Total	250.30
<i>Source: Parks & Recreation Staff</i>	



To meet future participation levels, short and long term planning for the Department is dictated by a Facility Improvements Plan. The Department's Plan attempts to identify Department goals by maintaining an inventory of current and future needs based upon future population characteristics and density, land use patterns and accessibility to-and-from recreational activities.

Recreation Program Participation



Source: City Parks, Recreation and Cultural Arts Department

Immediate and long term plans for the Department includes the renovation and extension of the East Carrollton Park - a property that intersects Northside Drive and North Lake Drive and formally the location of an air strip. The improvements planned for the area are detailed within a Master Plan developed in 2003. The Plan provides illustrations, construction timelines and costs for the reconfiguration and development of a new softball field facility into a competition and tournament-friendly wagon wheel arrangements with a centrally-located concession and restroom building. Other phases of development detailed within the Master Plan include a large (approx. 20,000 SF) freestyle skating zone, a picnic shelter, and sitting and picnic areas, extended youth soccer fields and additional parking facilities.

Finally, under the direction of the department, in 2002, the City partnered with a small group of citizens to create a Greenspace program for the community. During the meetings, the committee, made up of representatives from the Planning Department, the Recreation Department and local citizens, recognized an opportunity to create a greenbelt, or multi-use path, around the city that would connect four schools, several commercial areas, and many of the existing neighborhoods. The committee formalized











Average daily traffic is typically measured by machine counts. Depending on the purpose of the traffic analysis, directional counts can be collected or total counts not taken into account direction. Measuring traffic volumes assists in determining present demand for service on street and highways and assists with determining new facilities or improvements to an exiting transportation networks.

Capacity Analysis and Levels of Service (LOS) Indicators

The LOS is calculated by taking the traffic volume for a roadway (AADT) and dividing it by the design capacity for that roadway. The capacity analysis used in the “LOS Indicators” chart below is based on Highway Capacity Software (HCS) Analysis, Chapter 7, and using the following standard for roadway types:

Capacity Analysis, Based on Highway Capacity Software (HCS) Analysis	
Roadway Type	Typical Capacity
2-Lane Undivided	16,000 Vehicles
4-Lane Undivided	38,000 Vehicles
4-Lane Divided	45,000 Vehicles
6-Lane Divided	67,000 Vehicles
8-Lane Divided	80,000 Vehicles

LOS is an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. A minimum Level of Service 'D' (high density, stable flow) should be maintained for peak travel times near major commercial and industrial areas, freeway interchanges, and central business districts in cities. The typical LOS classification thresholds are shown in the table on the following page:



Level of Service (LOS) Indicators

LOS	General Characteristics	V/C Ratio	Average Delay in Seconds
A	Free flow traffic with individual users virtually unaffected by the presence of others in the traffic stream	.00 - .25	< 10
B	Stable traffic flow with a high degree of freedom to select speed and operating conditions but with some influence from other users	.25 - .55	10-20
C	Restricted flow which remains stable but with significant interactions with others in the traffic stream. The general level of comfort and convenience declines noticeably at this level	.55 - .77	20-35
D	High-density flow in which speed and freedom to maneuver are severely restricted and comfort and convenience have declined even though flow remains stable	.77 - .93	35-55
E	At capacity; unstable flow at or near capacity levels with poor levels of convenience and comfort, very little, if any, freedom to maneuver	.93 – 1.00	55-80
F	Forced traffic flow in which the amount of traffic approaching a point exceeds the amount that can be served. LOS F is characterized by stop-and-go waves, poor travel times, low comfort and convenience and increased accident exposure	< 1.00	> 80

Source: Transportation Research Board, Highway Capacity Manual, 2000 update

Typically, local governments determine the Level of Service (LOS) that is acceptable to the community. LOS is an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. A minimum Level of Service 'D' (high density, stable flow) should be maintained for peak travel times near major commercial and industrial areas, freeway interchanges, and central business districts in cities. The typical LOS classification thresholds are shown in the following table:



Downtown Carrollton LOS

Roadway	Location	Volume (AADT)	Capacity	V/C	LOS
Johnson Ave.	Between Barnes St. and Rome St.	1,280	16,000	0.1	A
Martin Luther King, Jr. St.	Between Lambert and Alabama St	2,140	16,000	0.13	A
College St.	Between Robinson St. and Newnan St.	3,900	16,000	0.24	B
Cedar St.	Between Stewart St. and Perry St.	3,940	16,000	0.25	B
U.S. 27/SR 1 (N.Park Street)	Between Lambert St. and Johnson Ave.	11,860	45,000	0.26	B
Lee St.	Between Dixie St. and Clifton St.	4,260	16,000	0.27	B
Rome St.	Between Johnson Ave. and Ward St.	4,480	16,000	0.28	B
Cedar St.	Between College St. and White St.	5,450	16,000	0.34	B
Newnan Rd.	Between Bankhead Rd. and West Ave.	5,450	16,000	0.34	B
Bradley St.	Between Presbyterian and Adamson Square	5,650	16,000	0.35	B
Austin Ave.	@ Adamson Ave.	5,680	16,000	0.36	B
Bradley St.	Between Lee St. and Minden Pl.	6,590	16,000	0.42	B
Dixie St.	Between Alabama St. and West Ave.	7,150	16,000	0.45	B
U.S. 27/South Park	@ Maple St.	21,690	45,000	0.48	B
U.S. 27/SR 1 (South Park Street)	Between Center St. and South St.	21,920	45,000	0.49	B
Newnan St.	Between Tanner St. and College St.	18,620	38,000	0.49	B
Newnan St.	Between White St. and Jones St.	18,890	38,000	0.5	B
South St.	Between Park St. and Bradley St.	9,490	16,000	0.59	C
Alabama St.	Between Park St. and Cliff St.	9,900	16,000	0.62	C
Alabama St.	Between Cliff St. and Barnes St.	15,510	20,000	0.77	C

From the data presented in the above table and the LOS indicator chart, the traffic volumes and corresponding LOS for the downtown area of Carrollton indicate that there is not a severe congestion (LOS D, E or F) problem. With the exception of a small section of Newnan/Alabama street, most of the downtown area streets function at an LOS B or better, which do not represent a serious congestion problems for the city. As earlier stated, the LOS function measures the amount of delay as it relates to congestion on a roadway. It is an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Typically, as the LOS declines on roadways due to congestion, the travel speed decreases due to the delay (travel times increases). This is evident in the downtown Carrollton area, especially on the main east-west travel route, Newnan Street/Alabama



Street. During the public involvement process, several citizens also confirmed there is an issue with speeding and expressed some concern for safety in a high-pedestrian urban area. This matter will be further evaluated in the 'Transportation Recommendations' section in the Master Plan.

1.2 Bridges

There are 25 bridges maintained by the City of Carrollton, or Carroll County, all which are considered acceptable by the 2004 Georgia Department of Transportation Bridge Inspection report.

1.3 Signalized Intersections and Regulatory Signage

The City of Carrollton acts in accordance with federal regulations presented in the Manual of Uniform Traffic Control Devices (MUTCD) to regulate and guide traffic along all streets and highways within the City. These regulations cover traffic signals, pavement markers and signage in order to provide consistency in traffic control devices across jurisdictional lines throughout the United States.

The City of Carrollton currently maintains 22 traffic signals located at various intersections throughout town. Additionally, there are 23 traffic signals within the City that are currently maintained by the Georgia Department of Transportation.

Regulatory signs notify road users of traffic laws or regulations and indicate legal traffic requirements. These signs consist primarily of Speed Limit, Stop and Yield signs and range in size. The following summarize the City of Carrollton total street sign inventory as of April, 2005.

Size	Number of Signs
9"	540
12"	29
12" Overhead	19
18" Overhead	10



2. Alternative Modes of Transportation

The creation of alternative modes of transportation within the City of Carrollton is extremely important. The City recognizes the importance of movement in and around town, particularly within downtown, and the need for more than just roads to facilitate and promote a safe and mobile community. This statement is evident with the City's recent investment in a Downtown Master Plan, a professional and publicly designed document aimed at evaluating streetscape, open space, land use and transportation improvements in Carrollton.

2.1 Bicycle and Pedestrian Walkways

A broad system of pedestrian and bicycle facilities is an important element of a high quality community. Sidewalks provide pedestrians with a convenient and safe access to local amenities and recreational opportunities. Bikeways promote both a recreational and alternative transportation opportunity for a various reasons, including children going to school and parents opting for light shopping opportunities. A system of bicycle and sidewalk facilities also provides an attractive streetscape by distinguishing a community from the automobile-oriented development found in most rural and suburban areas.

Sidewalks: Approximately 60-miles of sidewalks exist within the City of Carrollton with the highest concentrations found within the historic downtown. From downtown, a sidewalk network spreads to several neighborhoods and commercial centers.

In 2005, an inventory of the existing sidewalk conditions in the city was completed. This inventory describes roadways with sidewalks on either one or both sides and areas with no sidewalk. The inventory of existing sidewalks in the city included the downtown Carrollton area only. Locations with existing sidewalks will be analyzed by the condition of the sidewalk by categories such as good, fair or poor.

The overall pedestrian network is in good condition, as it relates to sidewalks and pedestrian enhancements on the downtown square. This is due to sidewalk and other streetscape elements recently installed. In terms of the conditions of the existing sidewalks in other CBD areas, they should be considered only fair as it relates to the actual availability/existence of sidewalks. However, in terms of the conditions there are some minor deficiencies that do not meet the American Association of State Highway and Transportation Officials (AASHTO), Americans with Disabilities Act (ADA) or GDOT standards. Recommendations for sidewalks and other pedestrian elements will be included in the Transportation Recommendations section.

The following aerial (Figure II-7) provides a graphical illustration of the existing sidewalk conditions for the downtown Carrollton area.

Bikeways: There are no designated on-street bicycle lanes within Carrollton; however, several roadways have shoulders that accommodate cyclists.



2.2 Public Transportation

The only public transportation system in Carrollton is provided by the City Parks, Recreation and Cultural Arts Department and is for local seniors only. Transportation options provided to seniors includes transit to and from the Senior Center, as well as, transport for special events.

2.3 Greenbelt

In 2002, the City partnered with a small group of citizens to create a Greenspace program for the community. During the meetings, the committee, made up of representatives from the Planning Department, the Recreation Department and local citizens, recognized an opportunity to create a greenbelt, or multi-use path, around the city that would connect four schools, several commercial areas, and many of the existing neighborhoods. The committee formalized this proposal by creating a 30-year implementation plan to build a 14-mile multi-use trail that could be used for recreation and non-motorized transportation by everyone in the community.

Since the development of the concept in 2002, the Mayor and Council, city staff, and community activists have participated in a fundraising effort to kick-off the Greenbelt Program. The Mayor and Council purchased (using state Greenspace allocation funds) a 26-acre tract on Hays Mill Road adjacent to Buffalo Creek. The Recreation Department secured a \$100,000 Land and Water Conservation Fund Grant for developing trails and hardscaping on this tract, as this property will serve as Phase I for the Carrollton Greenbelt and will connect Hays Mill Road with the City of Carrollton School Campus. Also, since the development of the concept, federal and state grants have been awarded for the project in excess of one million dollars.



3. Parking

Parking is not a major issue for the City of Carrollton; however, there is a perceived lack of parking available in the Downtown Historic District. As such, and with the recent completion of the *Carrollton Downtown Master Plan*, an analysis of opportunities to redesign and reconfigure existing parking areas was performed.

The parking analysis evaluated both the current and projected needs for off-street parking in the downtown area. The primary methodology for the analysis was a spatial analysis of all property currently used for off-street parking in downtown Carrollton. For a more comprehensive parking study, reference “City of Carrollton, Central Business District Parking Study,” by Neel-Schaffer, Inc., dated December 4, 2001.

To determine the existing number of off-street parking spaces in the downtown study area, careful examination of recent aerial photographs were supplemented by field surveys. Properties identified as parking lots were mapped for ease of identification.

Because it is anticipated that no change to the existing parking configuration in the square is recommended by the Master Plan, the parking spaces around Adamson

Square were not included in the analysis. Similarly, this Plan did not provide an inventory of all of the on-street parking throughout downtown Carrollton.

The result of this analysis, shown in the table below, identified a total of 681 off-street spaces within the downtown Carrollton study area. One of the most notable aspects of this existing parking inventory is the inefficient configuration of parking spaces and driving lanes. As a result, the Recommendations section of the Plan specifically enumerates the number of additional spaces that could be added by simple re-striping and re-configuration of the existing parking lots. (excerpts taken from the *Carrollton Downtown Master Plan*)

Existing Off-Street Parking Estimates

Quadrant	Parking Spaces
SE – Courthouse Area	79
SE – Proposed Parking Deck Area	124
SE – City Market Area	68
SW – City Hall Area	138
SW – Presbyterian Avenue Area	76
NW – Cultural Arts Center Area	74
NE - Old City Hall Avenue Area	122
TOTALS	681



4. Railroads and Airports

Airports: There is no airport within the City limits of Carrollton. The West Georgia Regional Airport is located adjacent to Mt. Zion and northwest of Carrollton, near U.S. 27. The airport has a 5,500 ft. asphalt runway and serves over 10,000 annual passenger and commercial flights. While no commercial passenger service is available, the airport does support corporate jets.

Hartsfield/Jackson Atlanta International Airport (HJAIA) is located approximately 50 miles from Carrollton in the southwest portion of Atlanta, which is a relatively easy commute for business and personal use. Over 30 airlines provide international, national, regional and local passenger and commercial use.

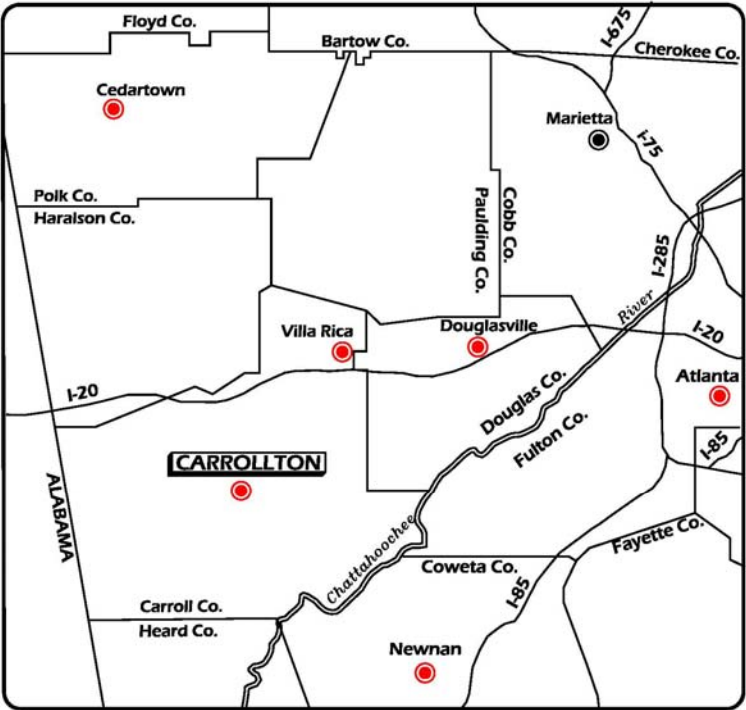
Railroads: There are no passenger rail lines or facilities within the City of Carrollton. There is, however, a Norfolk Southern Railway that serves a number of existing industrial sites.



(G) Appendix

Maps

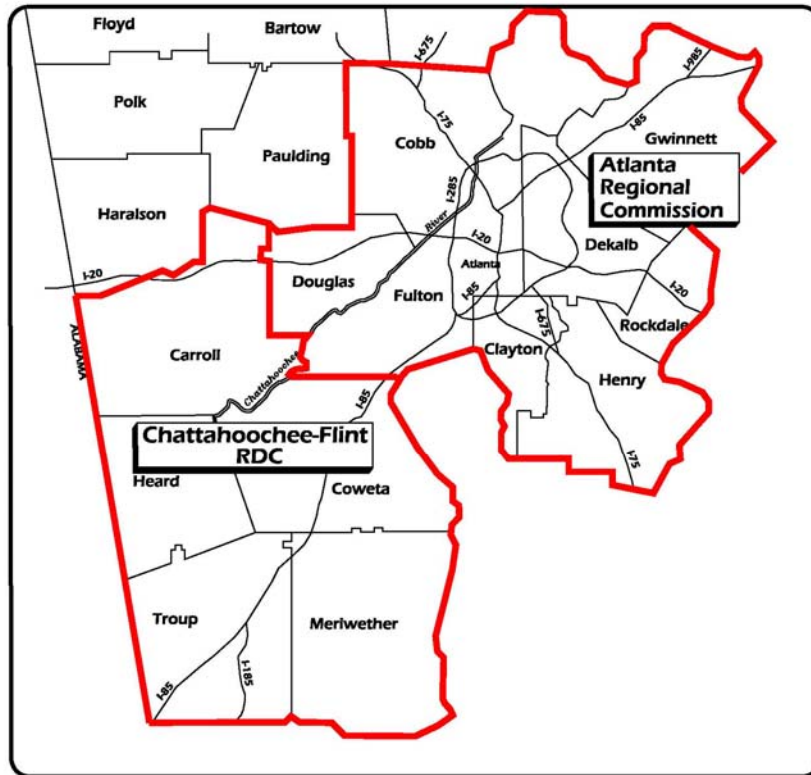
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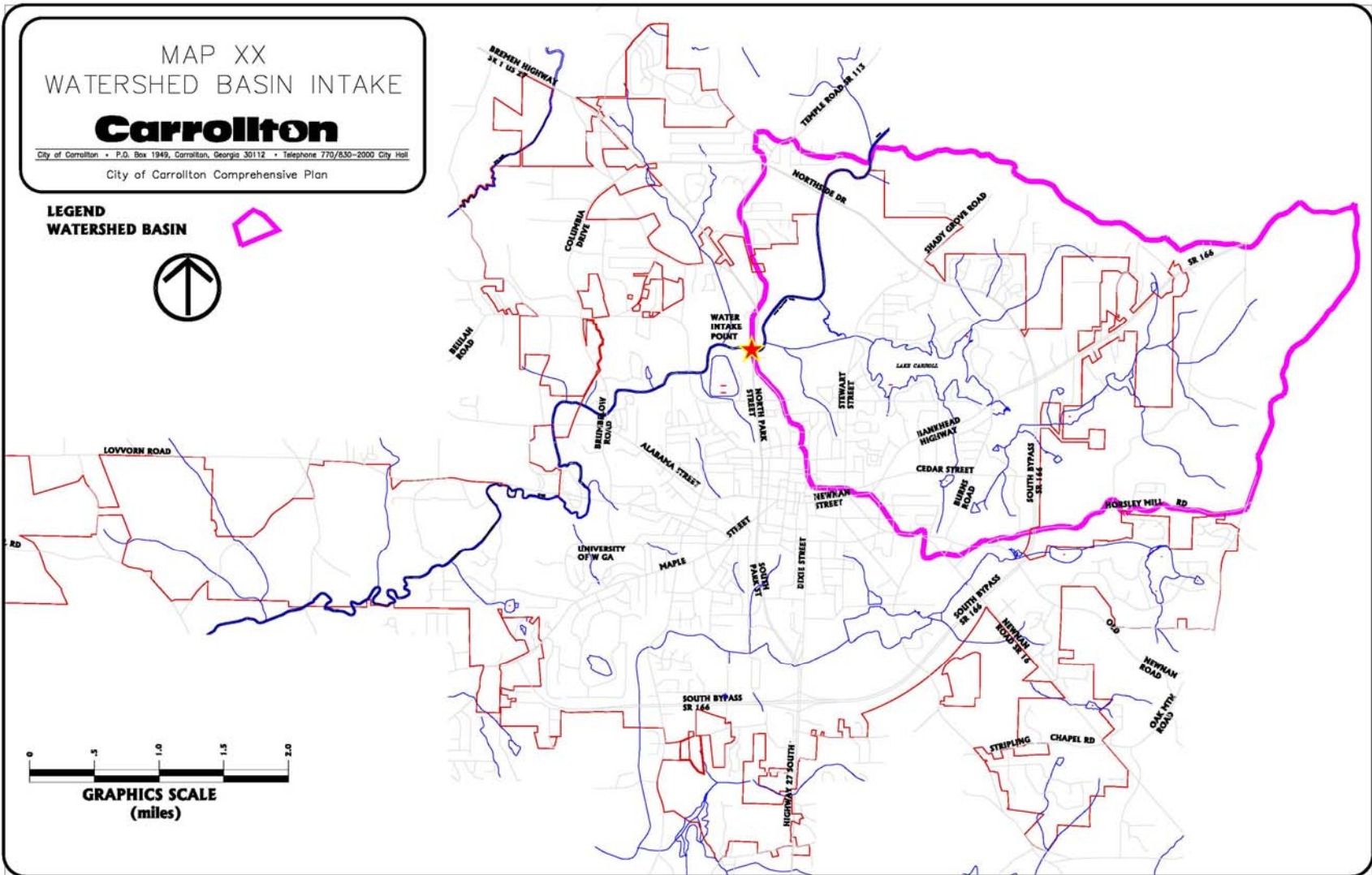
MAP 1
GENERAL LOCATION
Carrollton

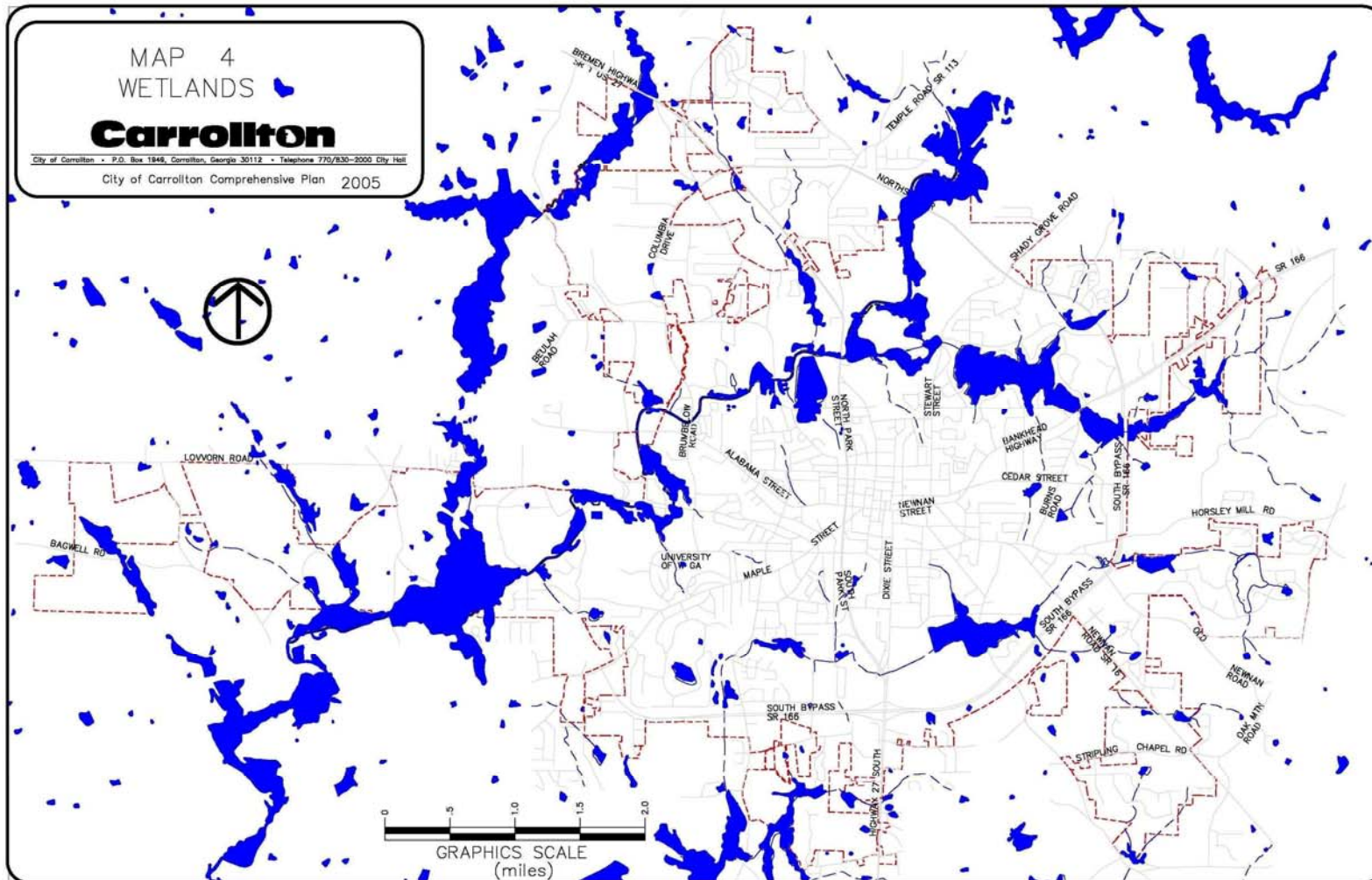
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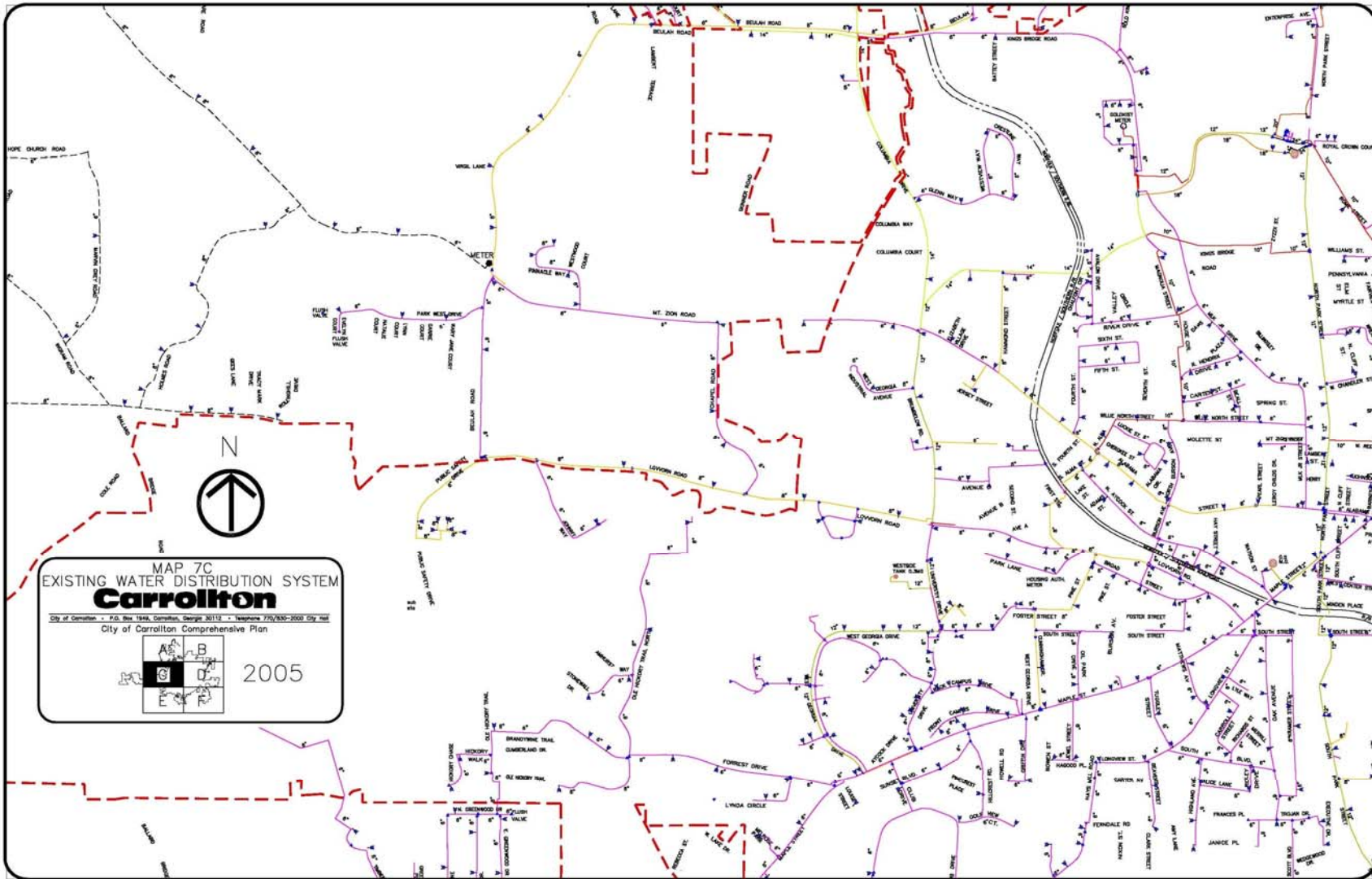
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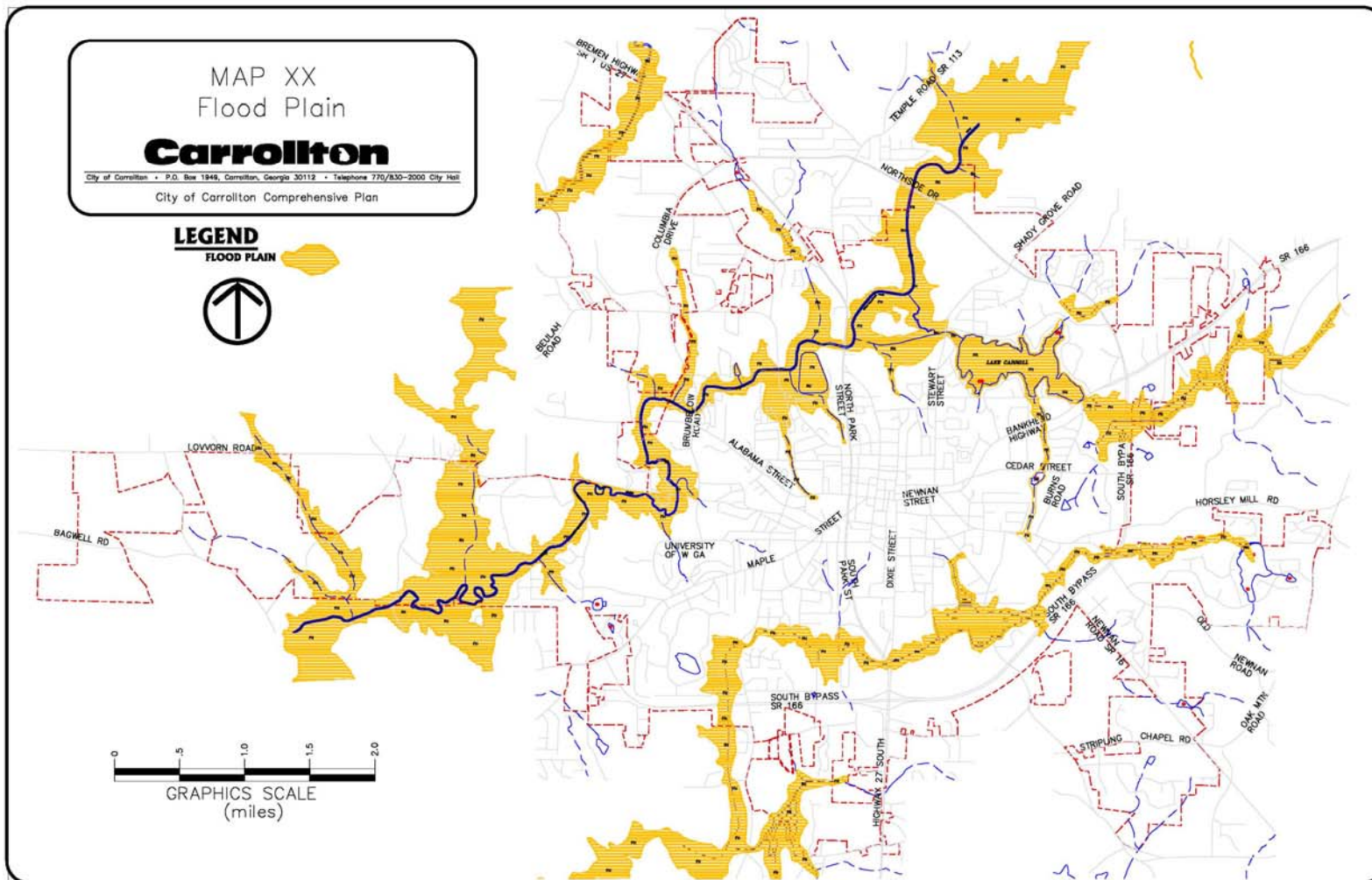


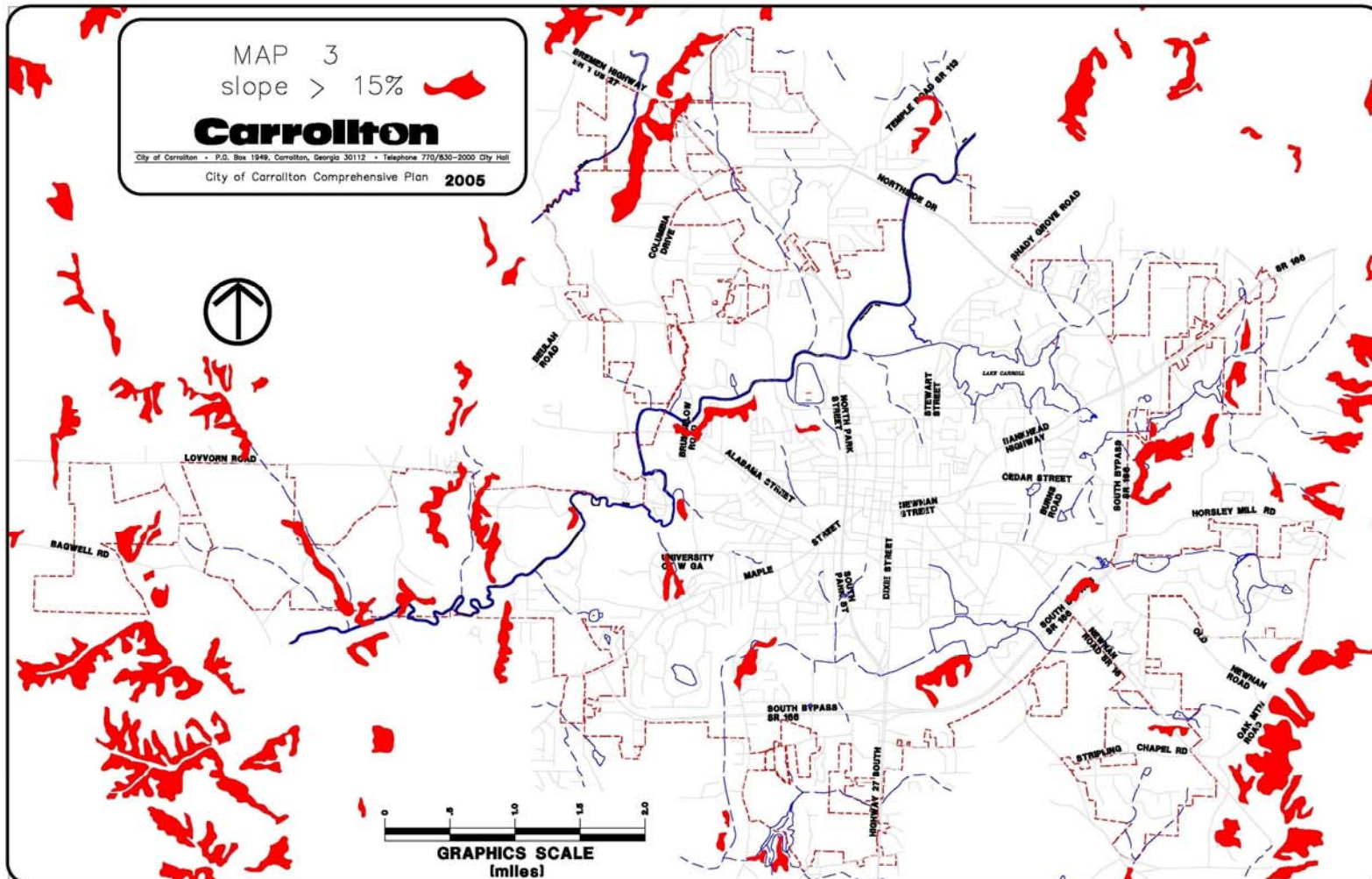
MAP 2
REGIONAL SETTING
Carrollton
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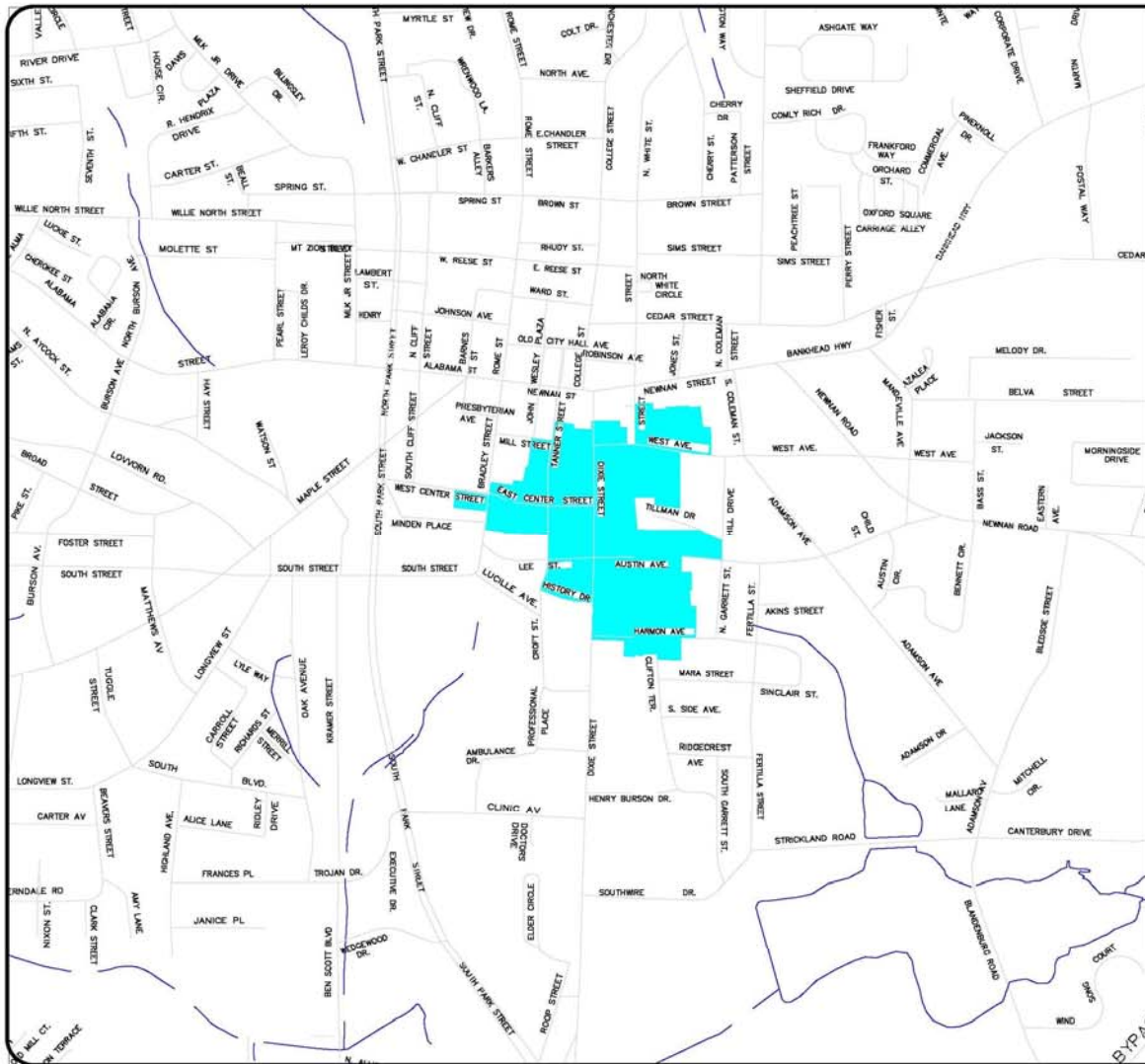








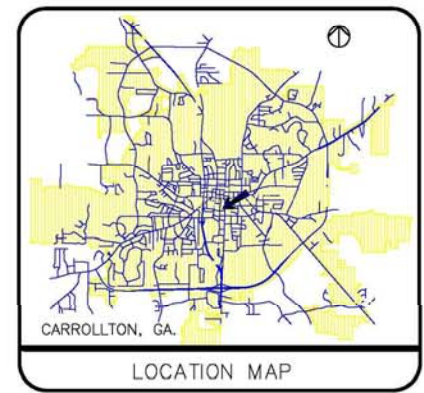


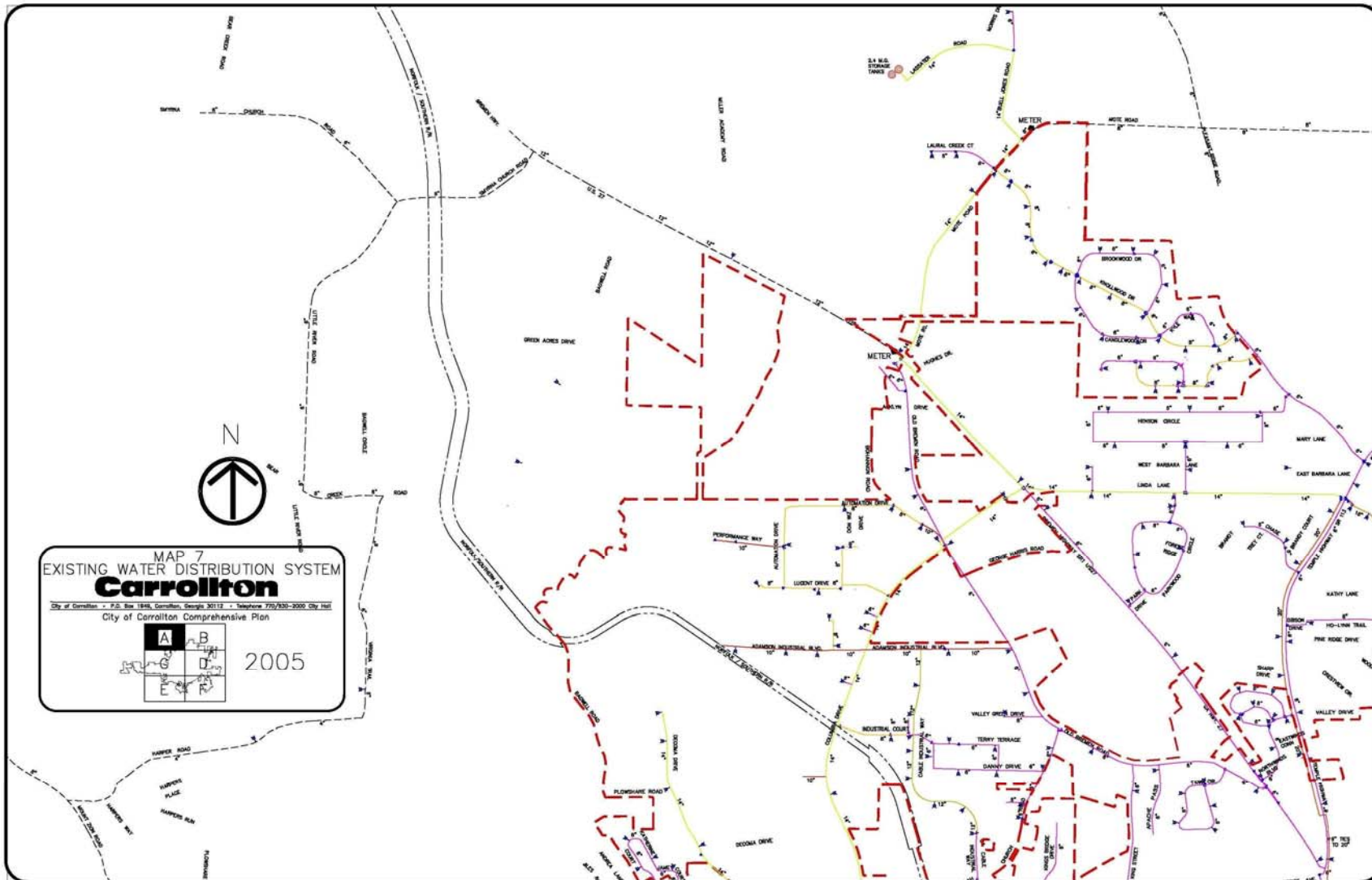


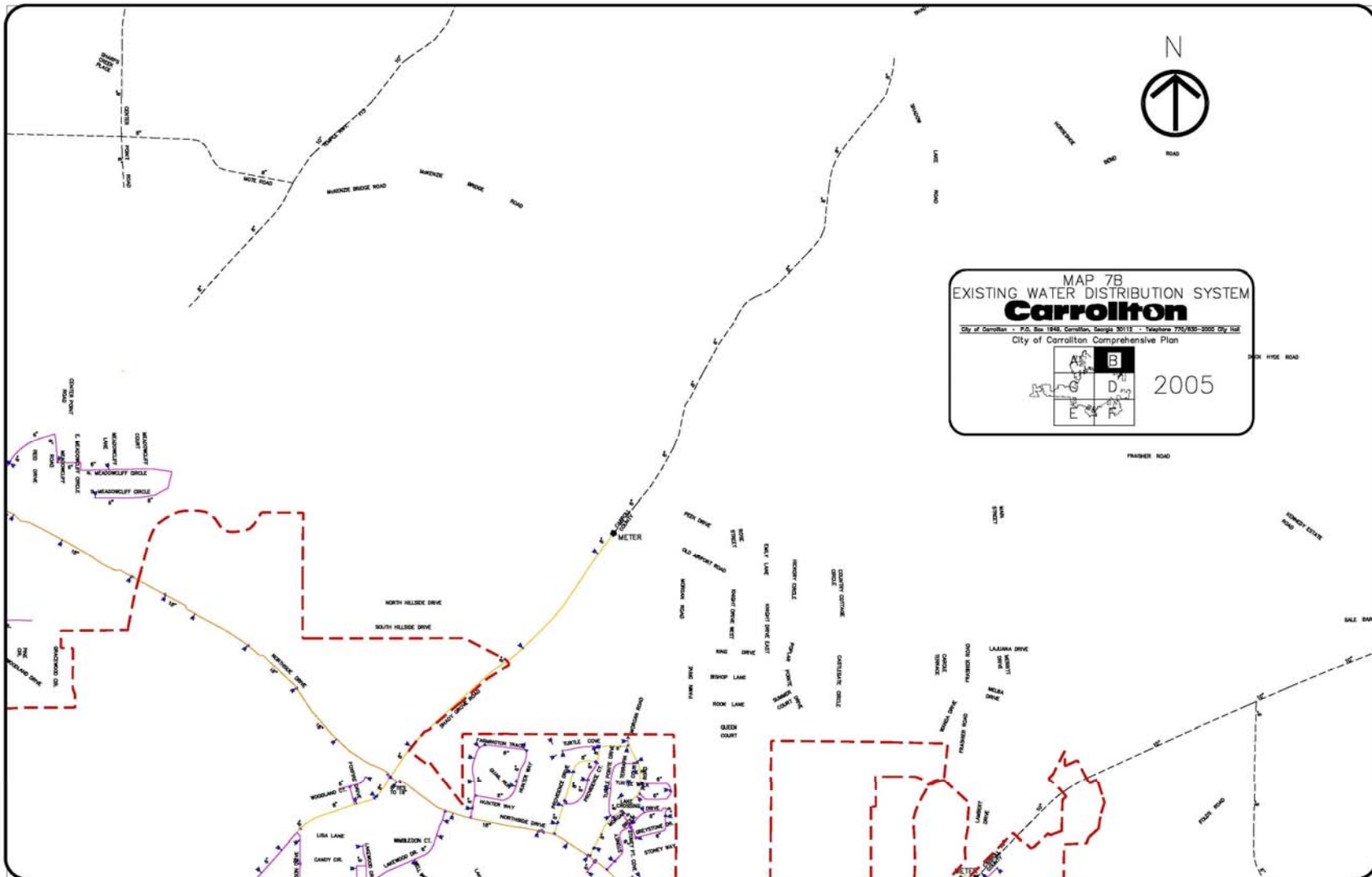
MAP XX
 INTOWN SOUTH HISTORIC DISTRICT
Carrollton
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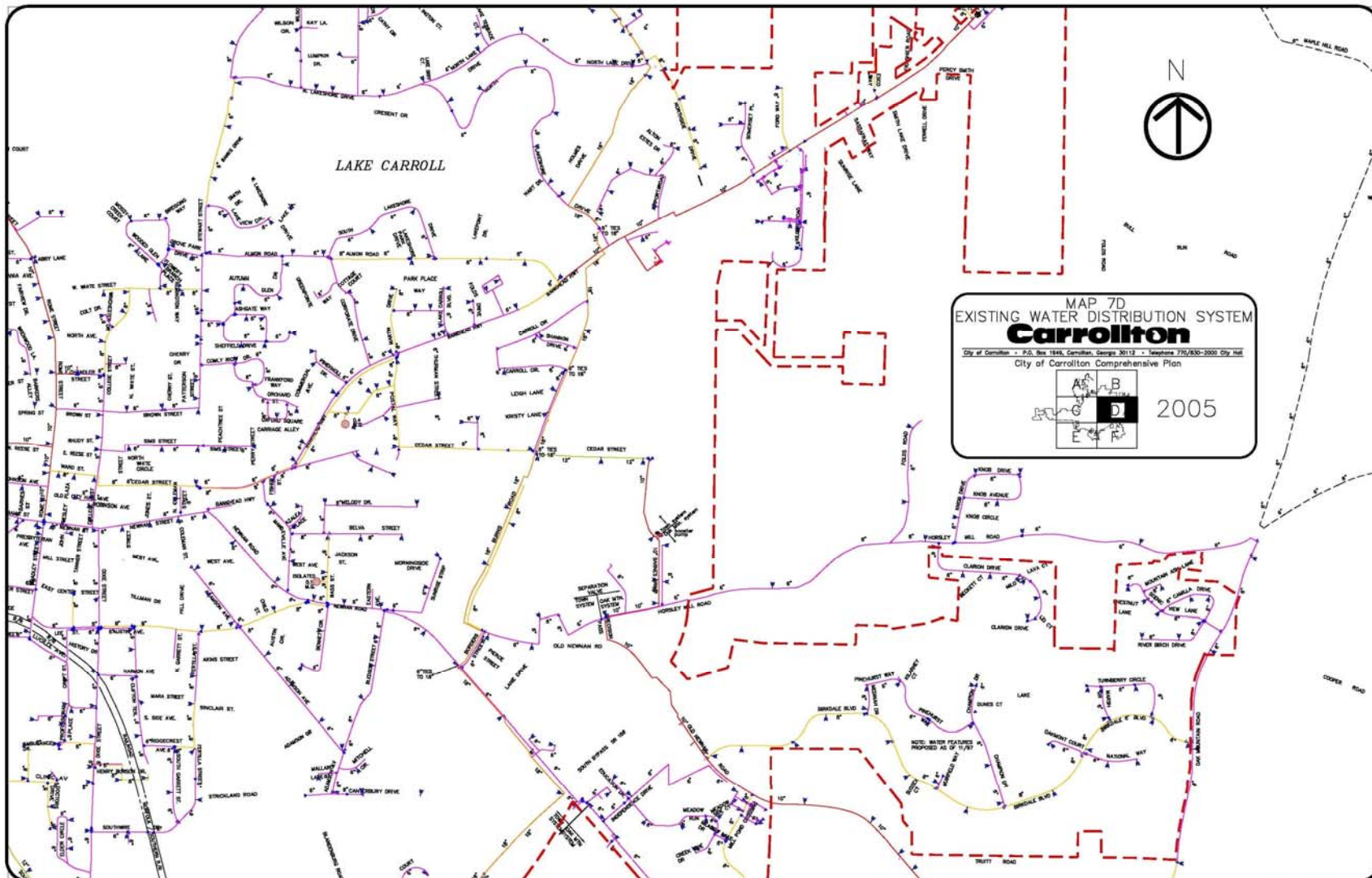


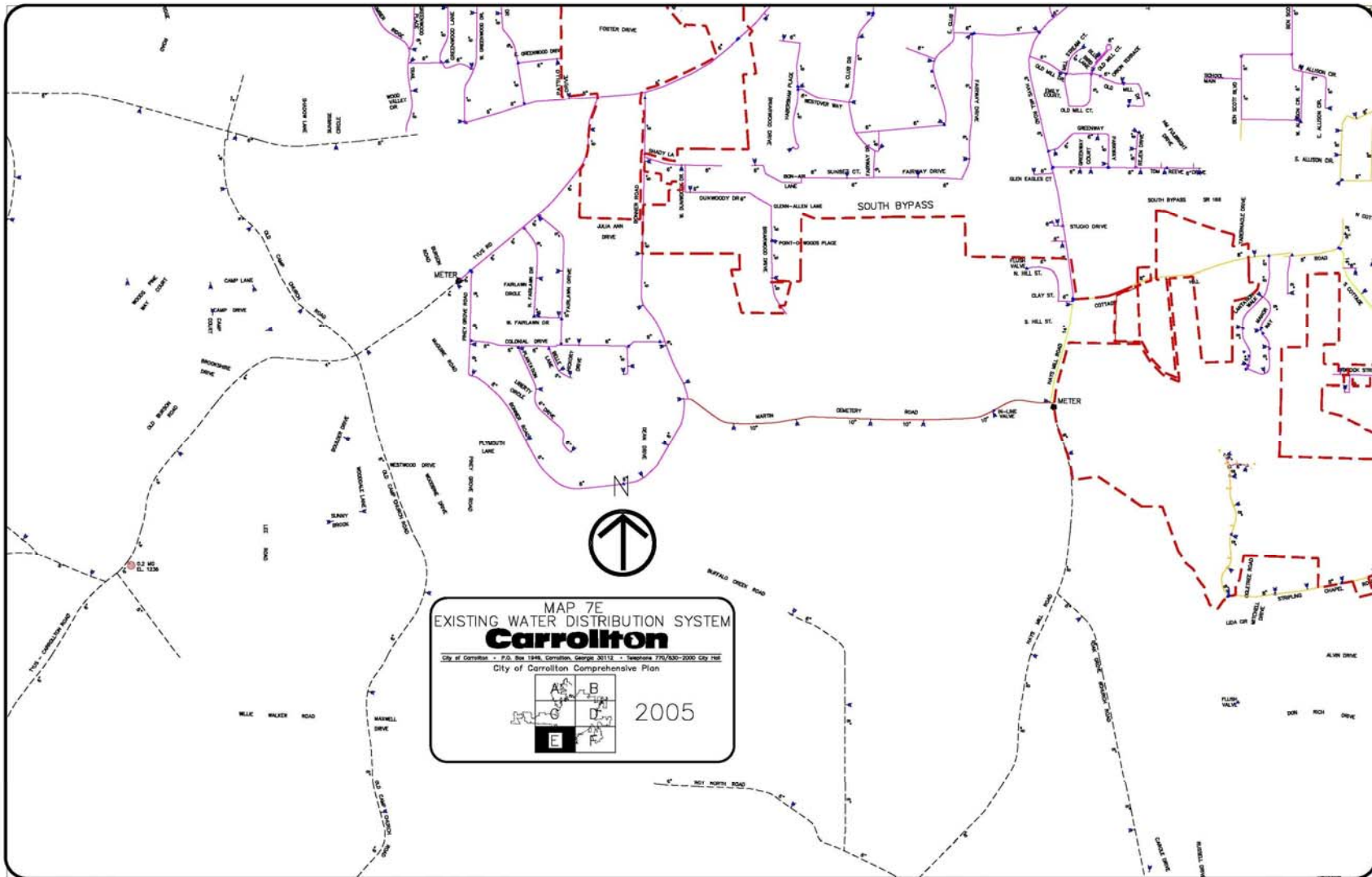
LEGEND
 HISTORIC DISTRICT

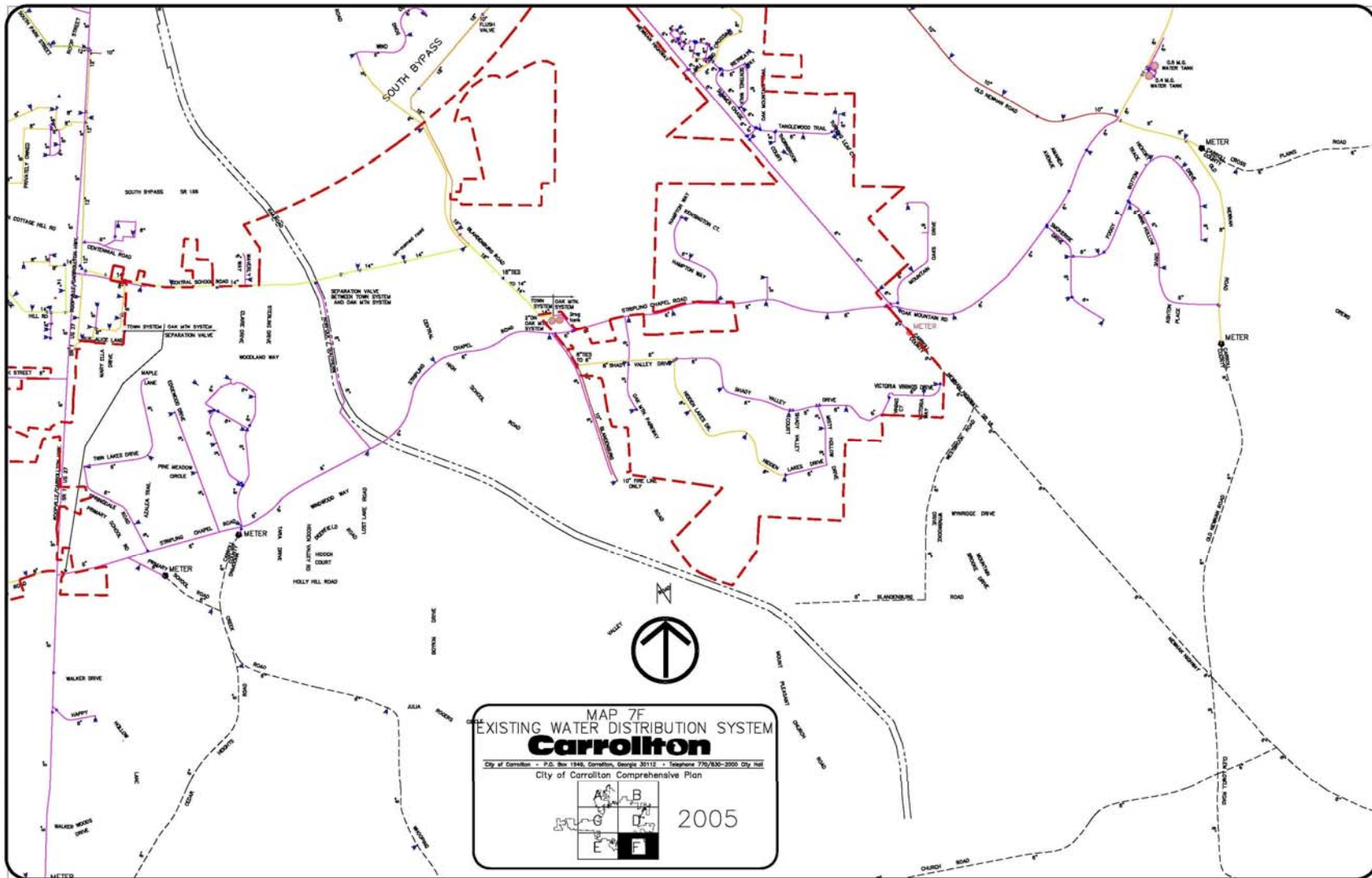


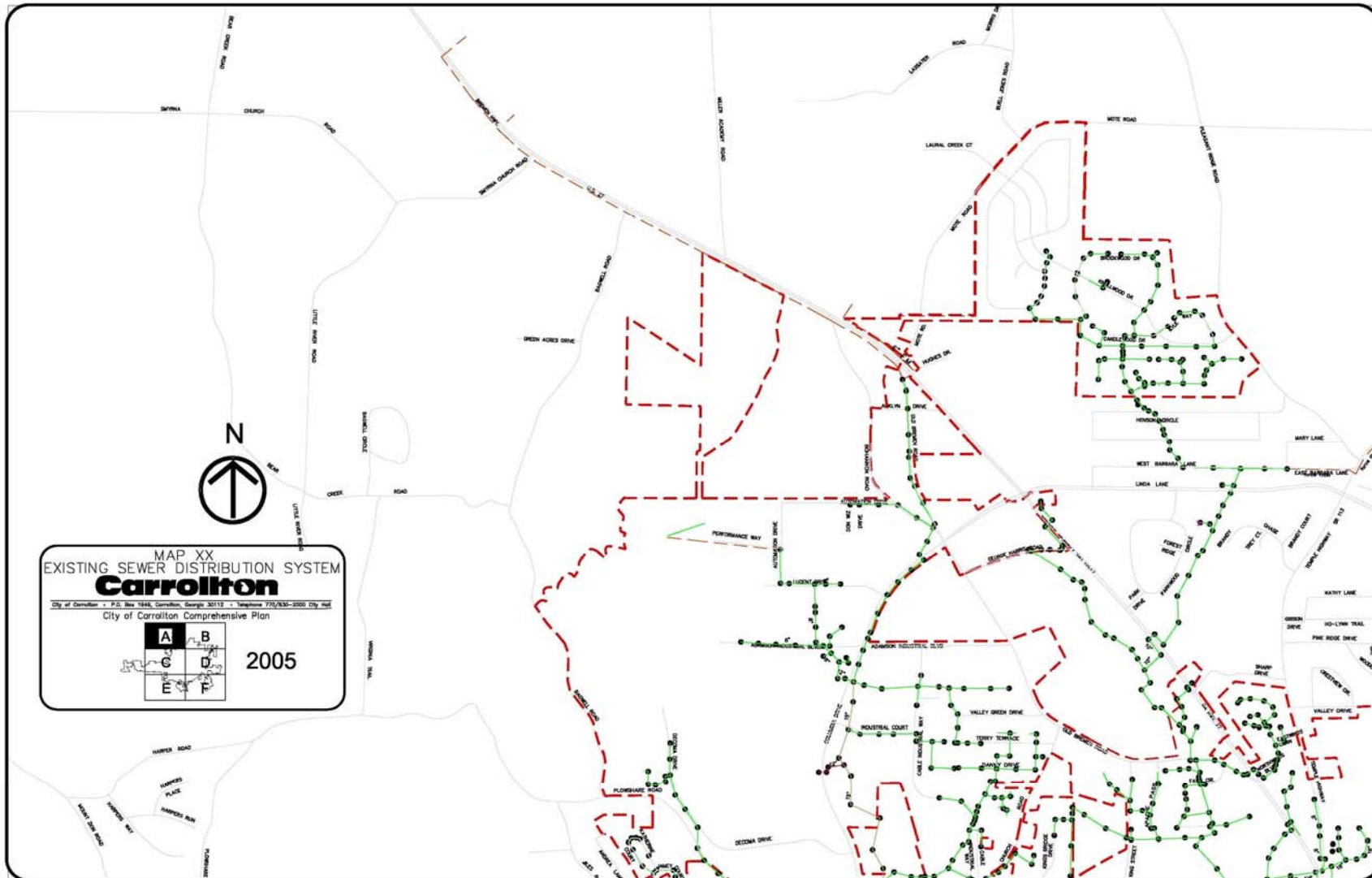


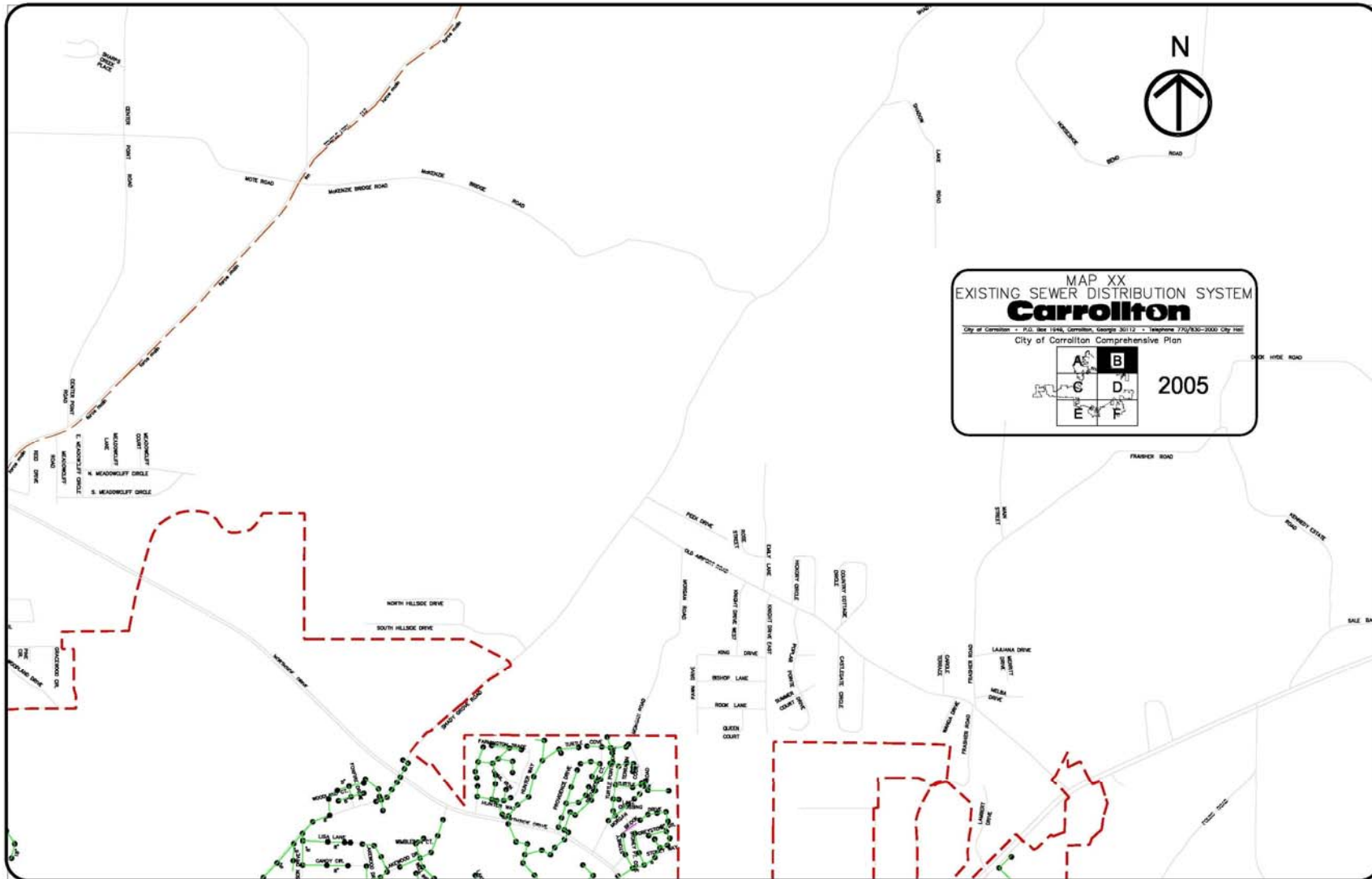


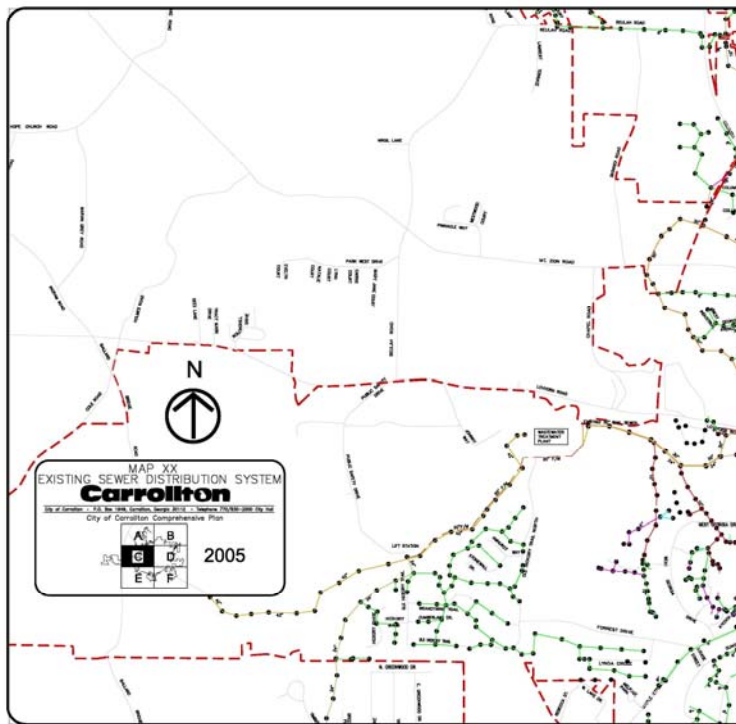


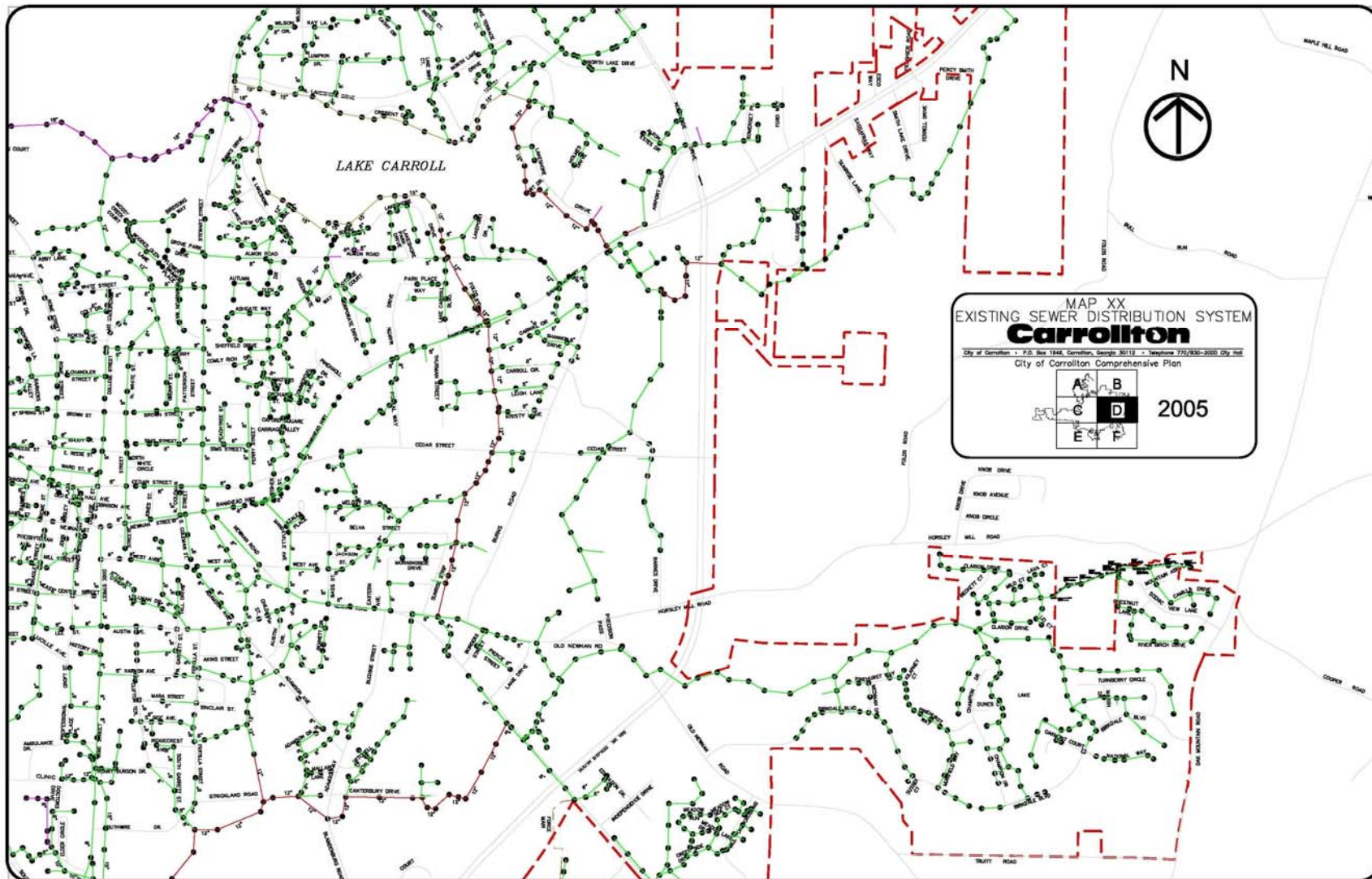


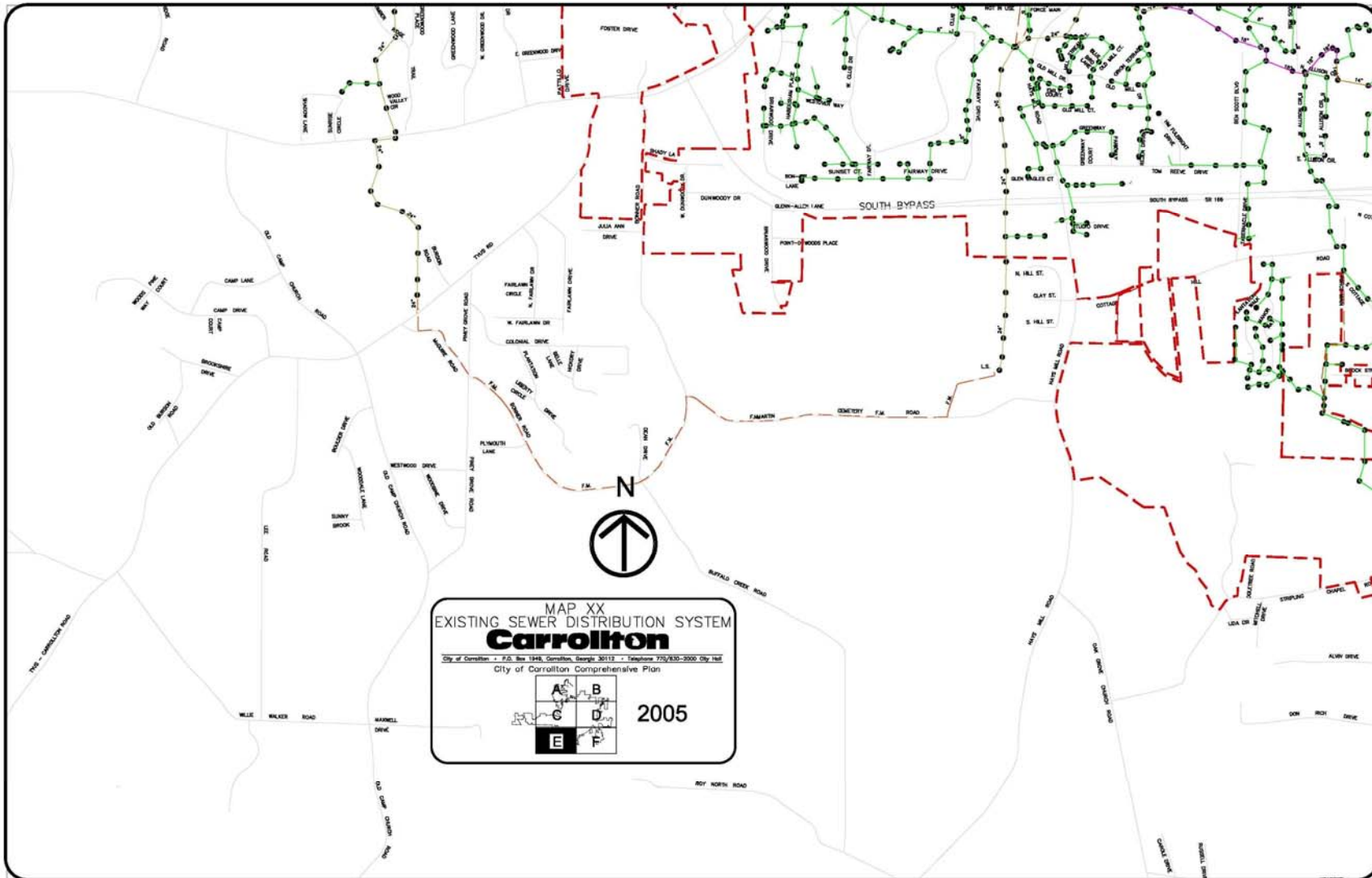


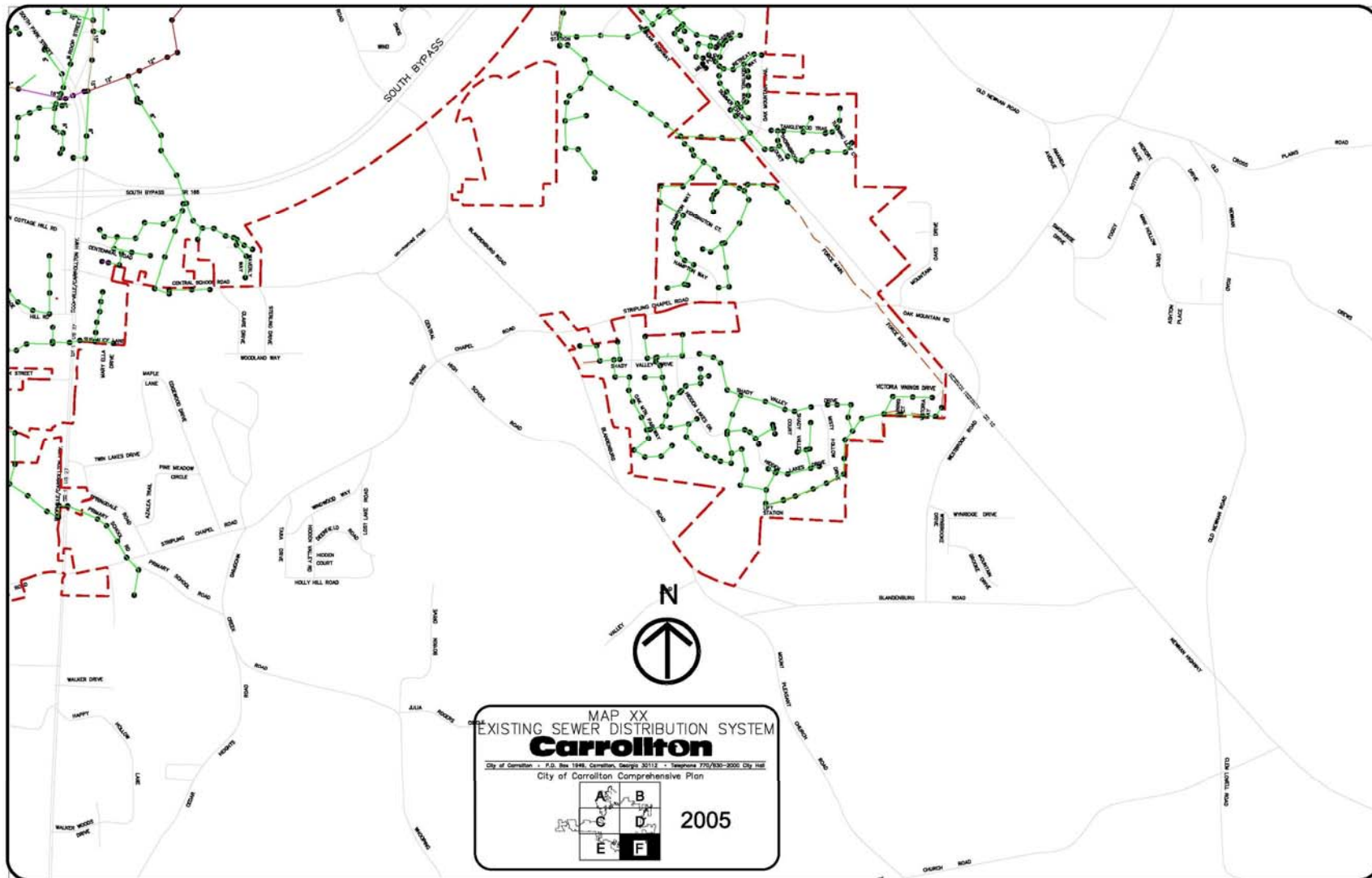














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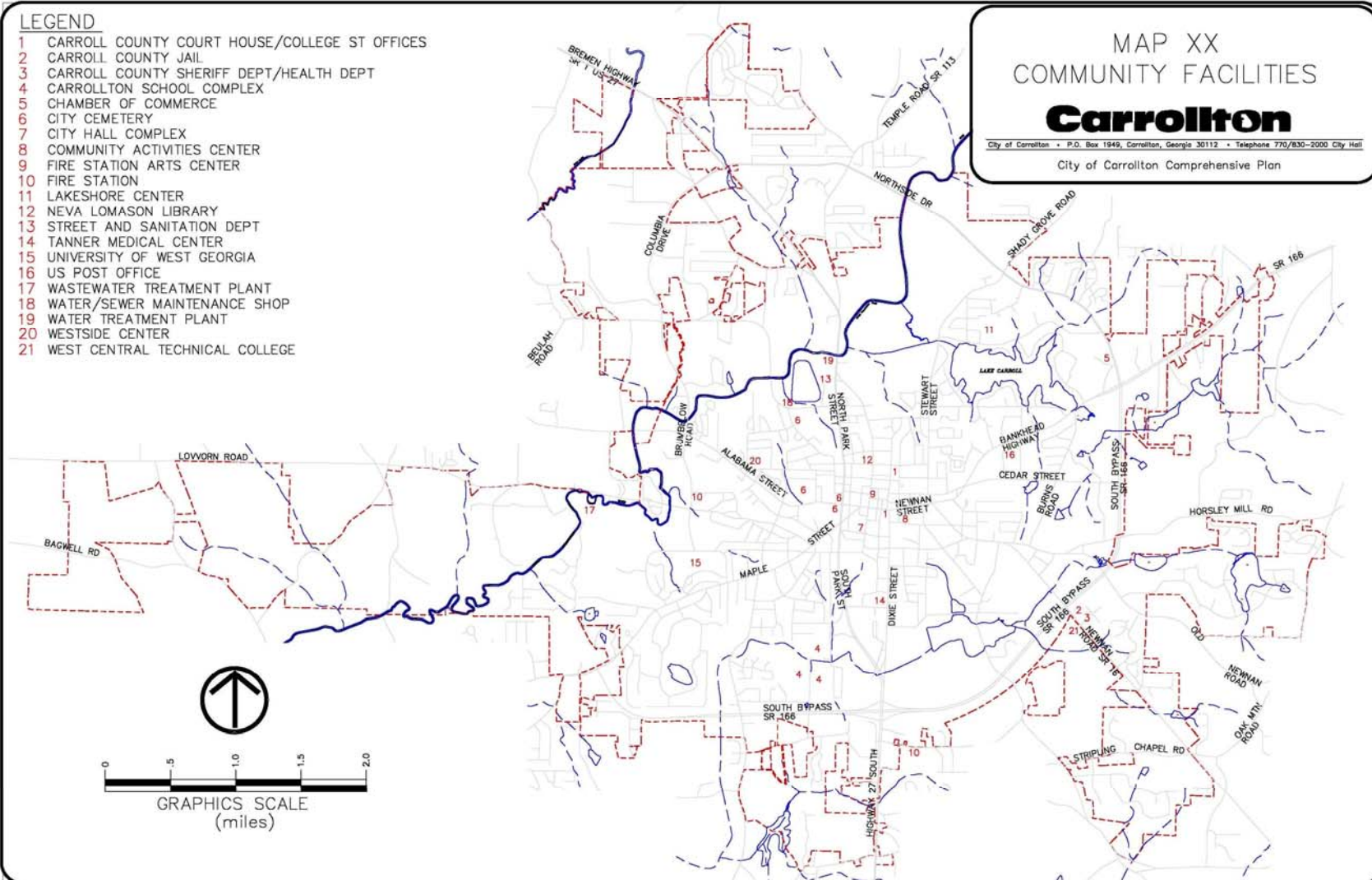
- 1 CARROLL COUNTY COURT HOUSE/COLLEGE ST OFFICES
- 2 CARROLL COUNTY JAIL
- 3 CARROLL COUNTY SHERIFF DEPT/HEALTH DEPT
- 4 CARROLLTON SCHOOL COMPLEX
- 5 CHAMBER OF COMMERCE
- 6 CITY CEMETERY
- 7 CITY HALL COMPLEX
- 8 COMMUNITY ACTIVITIES CENTER
- 9 FIRE STATION ARTS CENTER
- 10 FIRE STATION
- 11 LAKESHORE CENTER
- 12 NEVA LOMASON LIBRARY
- 13 STREET AND SANITATION DEPT
- 14 TANNER MEDICAL CENTER
- 15 UNIVERSITY OF WEST GEORGIA
- 16 US POST OFFICE
- 17 WASTEWATER TREATMENT PLANT
- 18 WATER/SEWER MAINTENANCE SHOP
- 19 WATER TREATMENT PLANT
- 20 WESTSIDE CENTER
- 21 WEST CENTRAL TECHNICAL COLLEGE

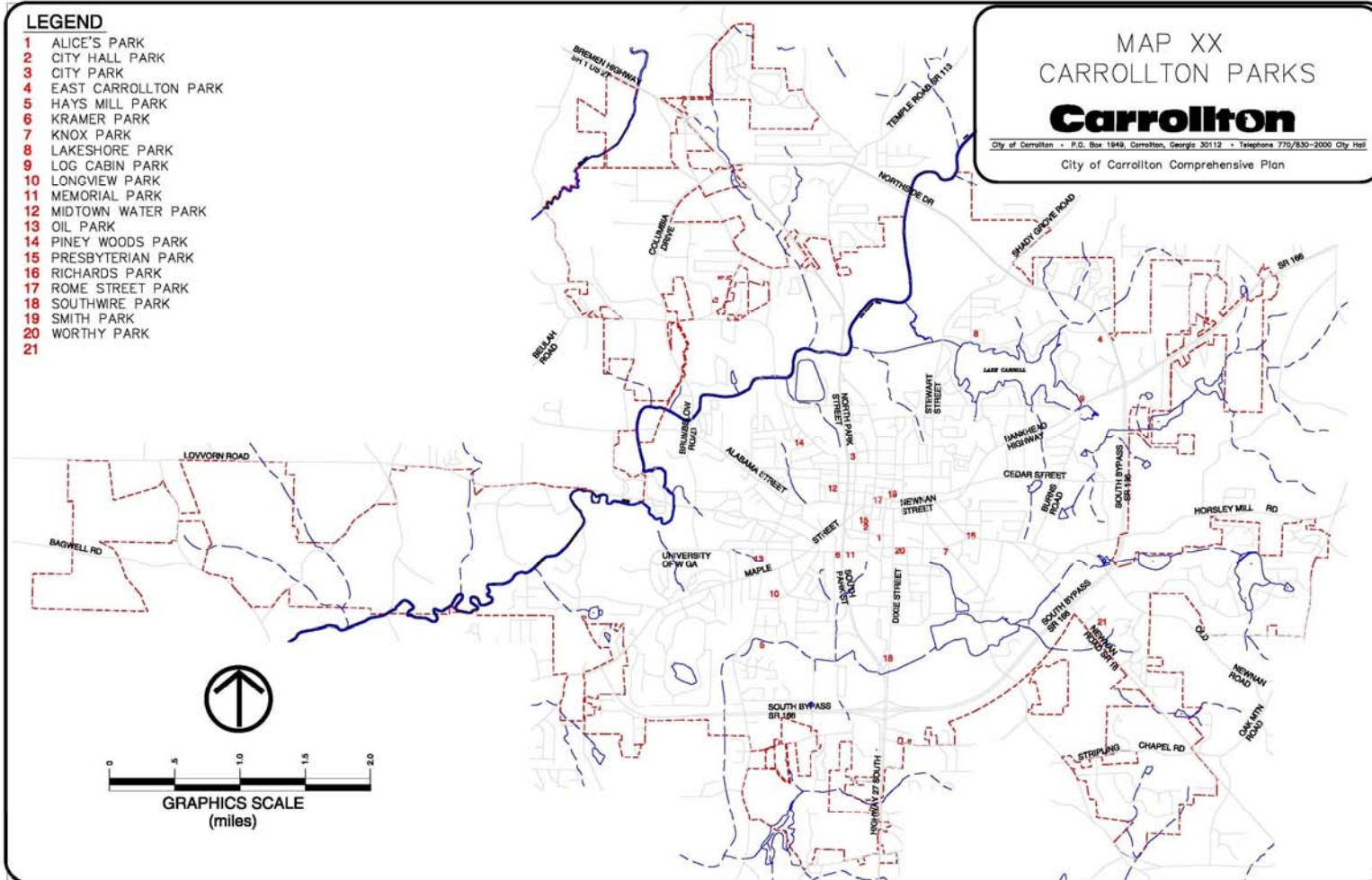
MAP XX
COMMUNITY FACILITIES

Carrollton

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MAP XX
FUNCTIONAL CLASSIFICATION OF ROADWAYS

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