

PAULDING COUNTY

(Dallas, Hiram, and Braswell)

COMPREHENSIVE PLAN

2007 – 2027

COMMUNITY AGENDA



August 29, 2007

Paulding County Community Development Department
120 East Memorial Drive
Dallas, Georgia 30132

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Introduction

Purpose

The purpose of the Community Agenda is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Agenda is the most important part of a Comprehensive Plan, for it includes the community's vision for the future, key issues and opportunities, and the implementation process.

Scope

The Community Agenda was prepared under the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1-Standards and Procedures for Local Comprehensive Planning (effective May 1, 2005).

The Community Agenda includes the following three components:

1. Community Vision that includes a vision statement and a future development map
2. Community Issues and Opportunities that define and prioritize the issues facing the community.
3. Implementation Program that defines the community's supportive policies and outlines a five-year action plan within the Short Term Work Program.

Local staff and elected and appointed officials will use the Community Agenda as a reference in Making land use, rezoning, infrastructure, public services and capital investment decisions. The Future Development Map provides a representation of the community's vision and illustrates the general location of permitted land uses. The plan's policies also help guide the rezoning decisions and represent the basic goals of the plan.

It is important to understand that the plan is a living document and intended to be updated regularly or as needed. The Short Term Work Program must be updated every five years as required by the Department of Community Affairs. The next mandatory full Comprehensive Plan update and development would be by 2017.

Community Vision

General Vision Statement

To provide and promote a road map for a thriving community in making sound decisions that will enhance the quality of life for all citizens of Paulding County—today and tomorrow.

Guiding Principles of the Community Agenda

Coordinate Infrastructure Expansion With Land Use. It is important that future land use decisions are coordinated with the capacities of existing infrastructure. The expansion of supportive infrastructure networks (roads, water and sewer) should be guided by the Future Development Map illustrating areas designated for growth to provide the most efficient and cost-effective use of public funds.

Encourage Innovative Development Techniques. Master planned developments, traditional neighborhood developments and conservation residential developments, meeting the county's vision and goals, will be encouraged to increase greenspace within new developments, promote a compatible mixture of uses, and protect environmentally sensitive areas. Additionally, intensive development will be encouraged within nodes at major intersections providing inter-parcel connectivity minimizing the impact of increased vehicle trips on the road network.

Encourage the Expansion of Employment Opportunities (Industrial, Office, or Commercial Uses) in Appropriate Locations. The Future Development Map illustrates ample space to accommodate employment-generating uses. These areas are concentrated along existing and planned arterial thoroughfares with access to existing or planned water service. The county and its cities will continue to program appropriate infrastructure expansion within these areas to expand and diversify the local economy.

Protect Environmentally Sensitive Areas. Paulding County's environmentally sensitive areas are important components to the county's identity and vital to the environmental integrity of the county and region. As the county continues to grow increased pressures will be placed on the county's resources as development encroaches on sensitive natural areas. The Future Development Map incorporates the significant environmentally sensitive areas as part of the character area development.

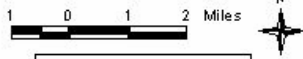
Land Use Compatibility. The intensity, scale and design of new development should be compatible with the function, character, and scale of adjacent land uses. Adequate transitions and buffers should be provided as needed to mitigate any adverse impacts on adjacent properties.

Future Development Map

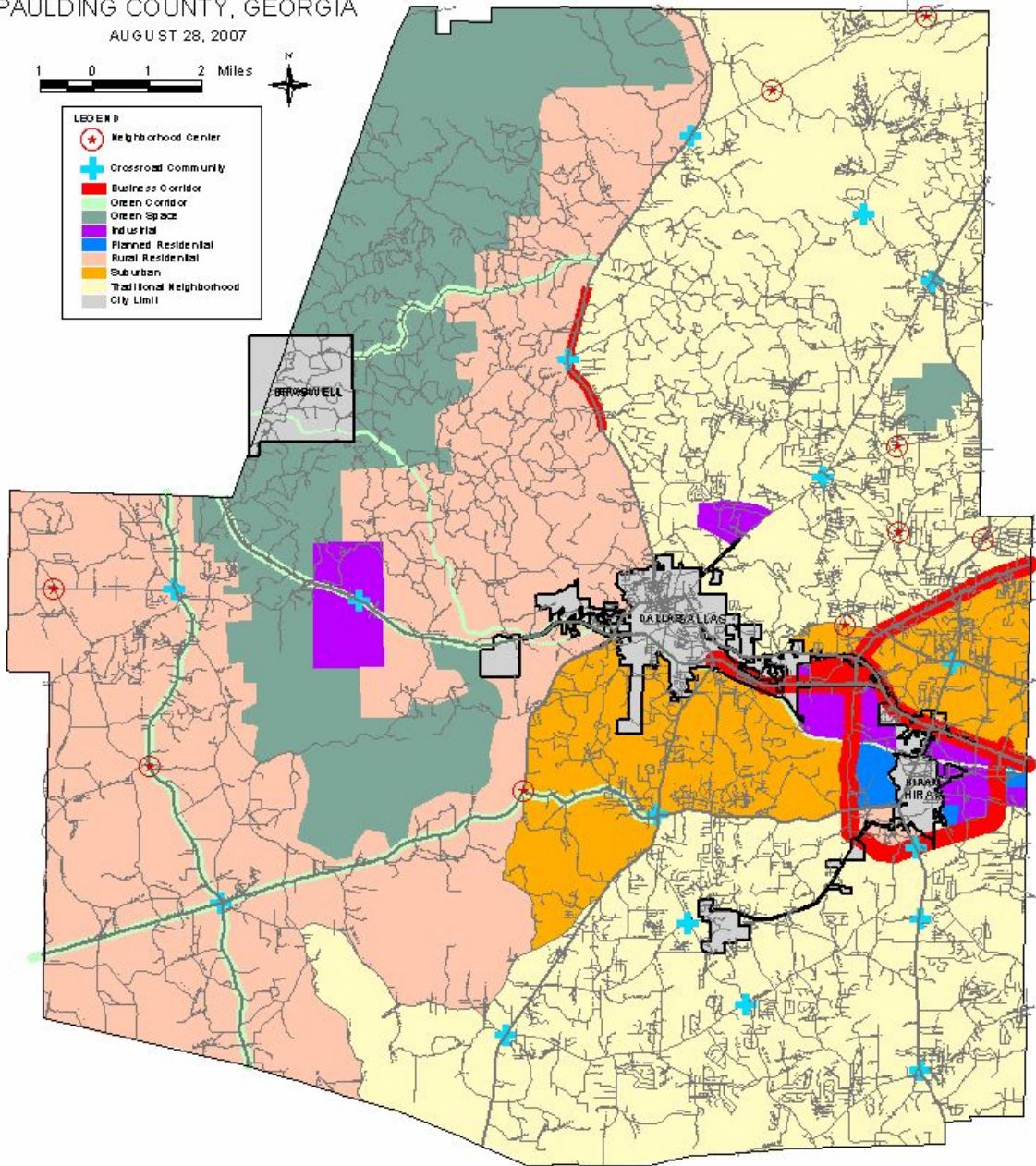
The Future Development Map for Paulding County presents a pictorial view of the future land use patterns for the entire county. This Community Agenda will focus on only those land use categories that have been recommended for the unincorporated area of the county.

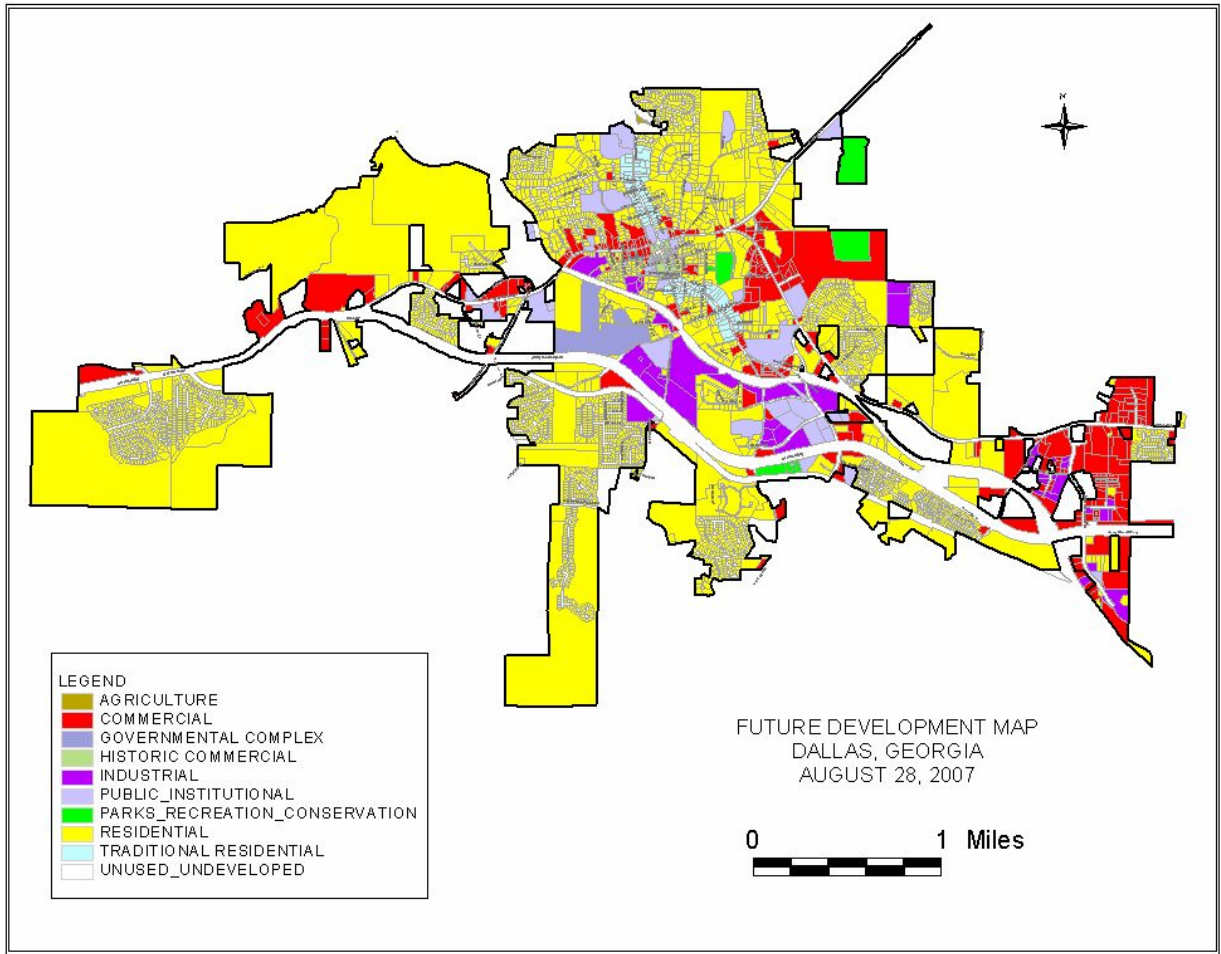
Future Development maps for the cities of Dallas, Hiram and Braswell were also developed based on the municipalities defined character areas. Each of the cities Future Development maps are made part of this joint comprehensive plan. A description of the character areas based on a defining narrative is listed in the next section.

FUTURE DEVELOPMENT MAP
PAULDING COUNTY, GEORGIA
AUGUST 28, 2007



- LEGEND
- Neighborhood Center
 - Crossroad Community
 - Business Corridor
 - Green Corridor
 - Green Space
 - Industrial
 - Planned Residential
 - Rural Residential
 - Suburban
 - Traditional Neighborhood
 - City Limit





FUTURE DEVELOPMENT MAP

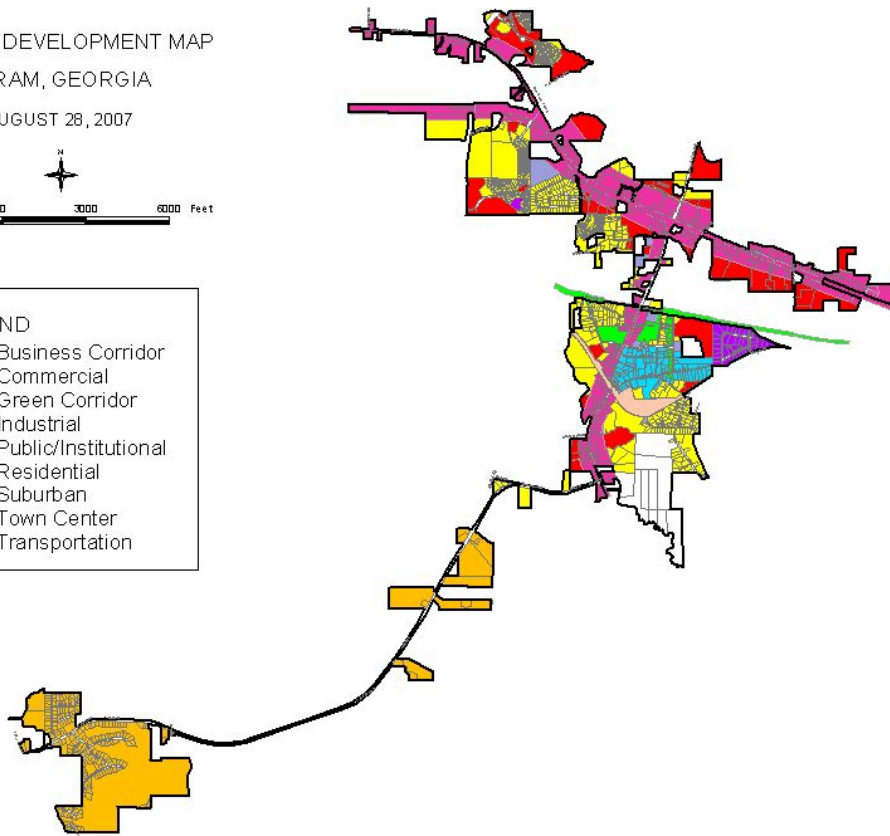
HIRAM, GEORGIA

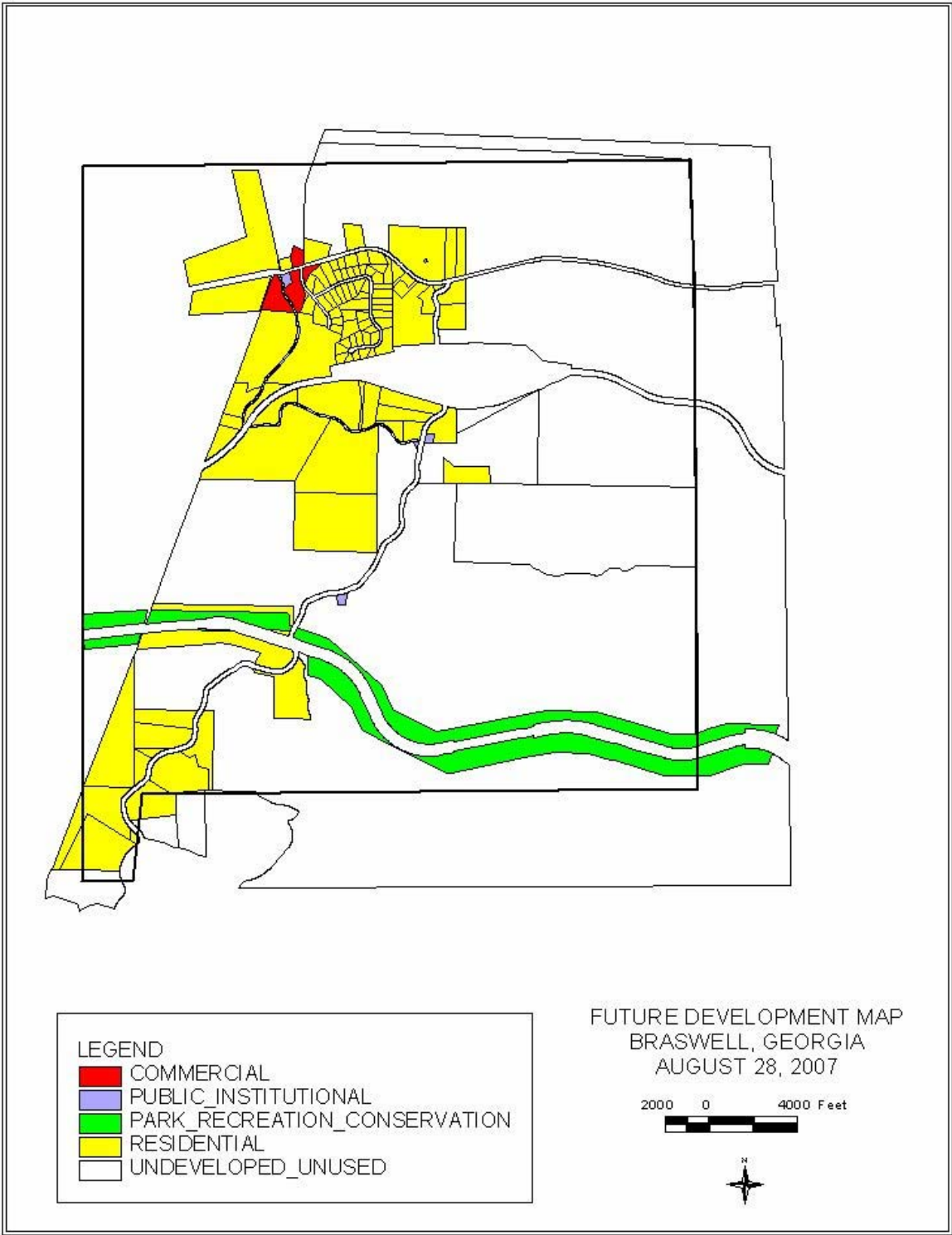
AUGUST 28, 2007



LEGEND

- Business Corridor
- Commercial
- Green Corridor
- Industrial
- Public/Institutional
- Residential
- Suburban
- Town Center
- Transportation





Character Areas

Character areas attempt to address the overall pattern of development within an area rather than focusing on the specific use of each individual parcel. Areas are defined in terms of the desired development characteristics and appropriate types of land uses. The purpose of the character area is to:

- Link the county's vision, goals, policies and regulations.
- Define the mixing and integration of appropriate and complimentary uses.
- Provide guidance to developers regarding the qualitative aspects of desired development patterns.
- Provide land use compatibility and transition standards.
- Coordinate the goals and policies of all other components of the Comprehensive Plan within land use decisions.

The Future Development Map outlines the general intent for accommodating growth, while maintaining a positive relationship between the natural and built environments. As a whole, the map illustrates the relationship of land use to the supportive infrastructure and community facilities over the long-term. The arrangement of land development patterns indicates the long-term investment strategies for efficiently accommodating new growth.

The desired patterns of future development are represented on the Future Development Map by the various Character Areas. The map represents the Comprehensive Plan's goals and policies and reflects current development patterns and expected trends. Each of the map designations illustrates the predominant types of land use proposed with the general areas. The map, along with the supportive goals and policies should be considered together as a guide for rezoning decisions.

Character Areas – Paulding County and the Cities of Dallas, Hiram and Braswell

Outlined below are the character areas categories used to depict future land use development in the unincorporated Paulding County and the City of Hiram through the 2030 planning period. Please note that current, specific zoning district categories are not defined within the defining narratives of each of the below character areas. In many cases the Zoning Ordinance will be updated with new zoning categories and amended zoning categories to promote the planned types of development within the identified character areas in Paulding County, Dallas, Hiram, and Braswell.

Nine character areas have been identified for the unincorporated area of Paulding County:

- Suburban Residential
- Rural Residential
- Crossroads Community
- Traditional Neighborhood

- Industrial
- Greenspace
- Neighborhood Center
- Corridors (Protected Corridor & Scenic Byway)
- Business Corridor
- Residential
- Commercial

Defining Narratives

For each of the above character areas, a specific vision has been defined. This defining narrative will include:

- A written description of the existing development patterns;
- A written description of the recommended development patterns to be encouraged in the area;
- A listing of specific land uses to be allowed in the area;
- A listing of the Quality Community Objectives that will be pursued in the area; and
- An identification of implementation measures to achieve the desired development patterns for the area.

Suburban Residential

The **Suburban Residential** character area includes the area shown on the Future Land Use Plan as low and medium density residential from approximately Buchanan Highway (SR 120S) east to Bill Carruth Parkway and south from the Silver Comet Trail to Hiram Sudie Road. This character area is also located between Marietta Highway and Jimmy Lee Smith Highway (US 278) to the county line.

Existing Development Patterns

The existing development patterns within this character area are as follows:

- Between Buchanan Highway and Bill Carruth parkway there are a number of single-family detached subdivisions. However, the area is largely vacant with numerous infill lots that could be developed.
- Between Marietta Highway and Jimmy Lee Smith Highway there are single-family detached subdivisions located fairly close together, but there are still some infill lots that have potential for new development. Densities range from one to two units per acre.

Every existing subdivision in this character area has its own unique design and street pattern. These subdivisions do not offer many amenities such as sidewalks, bike trails, greenspace, or open space in the development for residents' use, traffic-calming measures, special lighting, or architectural elements.

Recommended Development Patterns

The Paulding County Comprehensive Technical Planning Committee and citizens have selected the following development patterns for this character area:

- Concentrate new development initially on infill sites that are closer in to the existing developed areas of the unincorporated area where infrastructure is in place;
- Street layouts that match those in older parts of the community and connect to existing street network at many points;
- Facilities for bicycles, including bikeways or bike lanes and frequent storage racks;
- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas;
- Landscaped buffers between the roadway and pedestrian walkways;
- Developments that have easy access to nearby shopping, schools, and other areas where residents travel daily;
- Traffic-calming measures, such as narrower street widths, raised pedestrian crossings, etc.;
- Residential developments that incorporate “corner commercial” sites, such as dry cleaning, or convenience grocery, or similar retail services;
- New developments that contain a mix of residential, commercial uses, and community facilities at a small enough scale and proximity to encourage walking between destinations;
- Use of village centers in new developments that accommodate residents’ commercial and service needs;
- Clustering development to preserve open space within the development site;
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views;
- Enlisting significant site features (view corridors, water features, wetlands, etc.) as amenity that shapes identity and character of the development;
- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts;
- Community schools developed at a smaller scale and located in neighborhoods where students can walk to school;
- Integrate appropriate housing development with new school construction to increase walkability and reduce trip generation.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Suburban Residential** character area will be as follows:

- Single-family houses
- Small-scaled neighborhood convenience retail and services
- Office conversions in single-family residences
- Mixed-use village developments

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Suburban Residential Character Area.

- Growth Preparedness
- Open Space Preservation
- Environmental Protection
- Transportation Alternatives
- Housing Opportunities
- Traditional Neighborhood
- Infill Development

Implementation Measures to Achieve Desired Development Patterns

Paulding County will pursue the following implementation measures to achieve the desired development patterns.

- Revised existing land development regulations (utilizing the DCA Model Code where applicable) that will encourage:
 - Conservation subdivisions; (consult Randal Arendt’s book “Growing Greener: Putting Conservation into Local Plans and Ordinances);
 - Cluster development;
 - Mixed-use developments and village centers;
 - Residential infill development; and
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:
 - Innovative lot and street layout to protect critical natural resources and promote energy conservation;
 - Creation of open space within neighborhoods and buffers between different uses;
 - Minimizing the destruction of trees during housing construction;
 - Encouraging home buyers to plant trees and/or have a tree planting budget in their housing construction package; and
 - Providing an aesthetically pleasing landscape at their various housing projects.
- Develop an infrastructure expansion plan that steers new development away from areas of sensitive natural, cultural, and environmental resources.
- Establish a coordination process with the Paulding County School Board that integrates new housing development with new school construction.
- Prepare and implement a bicycle and pedestrian plan for Paulding County.
- Revise existing subdivision regulations that will require certain traffic-calming measures within new residential and mixed-use neighborhoods.

Rural Residential

The **Rural Residential** character area includes the western half of Paulding County, excluding the new airport, Paulding Forest, and Sheffield Wildlife Management Area.

Existing Development Patterns

The existing development pattern in this character area is as follows:

- The area consists primarily of forested lands with scattered single-family detached subdivisions with densities of one unit per acre or less.
- Single family dwellings and manufactured homes on lots of one acre or more. The latter is primarily concentrated from Yorkville south to the county line.

Recommended Development Patterns

The Paulding County Comprehensive Planning Committee has selected the following development patterns for this character area:

- Conserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, floodplains, and wetlands, by setting them aside for development;
- Provide greater design flexibility in the locating of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for residential development;
- Provide diversity of lot sizes, building densities, and housing choices to accommodate a variety of age and income groups and residential preferences;
- Protect areas with productive agricultural soils for continued or future agricultural use by conserving blocks of land large enough to allow for efficient farm operations;
- Create neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space and with strong neighborhood identity;
- Provide conservation and maintenance of open space for active or passive recreation use by residents of neighborhood and community;
- Provide multiple options for landowners in order to minimize impacts on environmental resources;
- Provide standards reflecting the varying circumstances and interests of individual landowners and the individual circumstances of their properties; and
- Buffer agricultural lands from new residential developments to reduce any incompatibility problems between the two uses.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Rural Residential** character area will be as follows:

- Single-family detached dwellings on large lots (one acre or larger);
- Manufactured homes on large lots (one acre or larger);
- Conservation subdivisions;
- Agricultural uses;
- Conservation use;
- Municipal or public uses;
- Commercial centers no larger than 10,000 square feet.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Rural Residential Character Area.

- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Housing Opportunities

Implementation Measures to Achieve Desired Development Patterns

Paulding County will pursue the following implementation measures to achieve the desired development patterns.

- Revised existing land development regulations (utilizing the DCA model code where applicable) that will encourage:
 - Conservation subdivisions;
 - Large-lot size for individual and subdivision lots outside for areas not currently served by public water; and
 - Agricultural lands designation, agricultural use notice, and waiver and agricultural buffers.
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:
 - Innovative lot and street layout to protect critical natural resources and promote energy conservation;
 - Creation of open space within neighborhoods and buffers between different uses;
 - Minimizing the destruction of trees during housing construction;
 - Encouraging home buyers to plant trees and/or have a tree planting budget in their housing construction package; and
 - Providing an aesthetically-pleasing landscape at their various housing projects.
- Develop an infrastructure expansion plan that is consistent with the gradual expansion of the urban development recommended in the Future Land Use Plan, and steers new development away from the rural residential character area.

Crossroads Community

The **Crossroads Community** Character Area includes sixteen small communities and crossroads located within the unincorporated areas of Paulding County.

- Yorkville
- Union
- New Georgia
- Nebo
- Sudie
- Brownsville
- New Hope

- Crossroads
- Crowville
- Burnt Hickory
- California
- Intersection of Dallas Nebo and Ridge Roads
- Intersection of Hiram Douglasville Highway (SR 92S) and Ridge Road
- New Airport and US 278
- East Hiram Parkway and Hiram Douglasville Highway (SR 92S)
- Cartersville Highway (SR 61N) and Dabbs Bridge Road

Existing Development Patterns

The existing development pattern in this character area is as follows:

- **Yorkville** – This community is located at the intersection of Highway 101 North and Goldmine Road. It contains a distinct commercial area confined primarily to the west of the intersection. Surrounding the commercial area are residential uses and vacant land.
- **Union** – This community is located at the intersection of Highway 101 and Buchanan Highway (SR 120W). Although there is a small commercial area at the intersection, the primary land use is residential. There is an elementary school (Union Elementary) located in the community.
- **New Georgia** – This community is located at the intersection of Villa Rica Highway (SR 61S) and Ridge Road. There are commercial uses located around the intersection with surrounding residential uses. There are two public schools (New Georgia Elementary and South Paulding Middle) and one private school (Crossroads Christian Academy) located in or near this community.
- **Nebo** - This community is located at the intersection of Dallas Nebo Road and Nebo Road. There are commercial uses located at two corners of the intersection with surrounding residential and vacant properties. Portions of the City of Hiram are located within this community. Nebo Elementary School is located within this community.
- **Sudie** – This community is located at the intersection of Hiram Sudie Road and Villa Rica Highway (SR 61S). There are commercial uses at all the corners of the intersection with surrounding single family residential subdivisions. Allgood Elementary School is located in this community.
- **Brownsville** – This community is located in the southeast corner of the county at the intersection of Hiram Douglasville Highway (SR 92S) and Sweetwater Church Road. There are commercial uses on the west side of the intersection with surrounding subdivisions and vacant properties.

- **New Hope** – This community has a thriving commercial center comprising all four corners of this community. Around the commercial center are residential subdivisions. There is a school in the community (W.C. Abney Elementary) and two others nearby (C.A. Roberts Elementary and Moses Middle).
- **Crossroads** – This community has developed as a thriving commercial node over the past five years as anticipated. The commercial node has developed in response to large planned residential developments within two miles of the node’s center (SR 92 and Cedarcrest Road). The node provides retail and service based business to the residents in the area.
- **Burnt Hickory** – This community located in the northern portion of the county is an established older crossroads community. At the present time the node is small and consist of small retail and service oriented businesses.
- **Intersection of Dallas Nebo / Ridge Roads with Villa Rica Highway (SR 61) is considered the New Georgia Community.** This crossroads community has existed many years and is well established. The community is experiencing increased commercial development in the form of retail and service businesses. The primary factors in this crossroads community expansion are its location along a connecting arterial to I-20, available sewer service, available land, and residential growth within the area.
- **Intersection of Hiram Douglasville Highway (SR 92S) and Ridge Road** – This community developed as a small commercial node in the 1990’s and continues to provide retail and service based businesses to nearby residential developments that also occurred primarily in the late 1980’s and early 1990’s. The center of the node is the intersection of SR 92 and Brownsville / Sweetwater Church Road.
- **New Airport and US 278** – This identified crossroad community is currently non-existent at this time. However, with the development of the new Paulding County Airport, Technology Park and Master Planned Community, this node is anticipated to become the center of a self-sustaining community.
- **East Hiram Parkway and Hiram Douglasville Highway (SR 92S)** – This is an identified crossroads community that is anticipated by the Future Development Map. There have been several commercial rezonings adjacent to and within the vicinity of the intersection of Hiram-Douglasville Highway (SR 92) and Bill Curruth Parkway and the planned East Hiram Parkway. This node is anticipated to develop with retail and service businesses.
- **Cartersville Highway (SR 61N) and Dabbs Bridge Road** – This is an identified future crossroads community. As growth continues in Paulding County and with the planned widening of Dabbs Bridge Road, the expectation is that a crossroads community will develop around the intersection of Cartersville Highway (SR 61) and Dabbs Bridge Road

in the northern portion of the County. The community is anticipated to develop with retail and service businesses.

Recommended Development Patterns

The Paulding County Comprehensive Planning Committee has selected the following development patterns for the crossroad community character areas:

- Concentrate new development initially on infill sites that are closer in to the existing developed areas where infrastructure is in place;
- Street layouts that match those in older parts of the community and connect to existing street network at many points;
- Facilities for bicycles, including bikeways or bike lanes and frequent storage racks;
- Landscaped buffers between the roadway and pedestrian walkways;
- Developments that have easy access to nearby shopping, schools, and other areas where residents travel daily;
- Clustering development to preserve open space within the development site;
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views;
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally-sensitive resources;
- Community schools developed at a smaller scale and located in neighborhoods where students can walk to school; and
- Integrate appropriate housing development with new school construction to increase walkability and reduce trip generation.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Crossroads Community** character area will be as follows:

- Single-family residential
- Commercial
- Mixed Uses (Live-Work initiatives)
- Public/institutional uses

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Crossroads Community Character Area.

- Sense of Place
- Heritage Preservation
- Environmental Protection
- Transportation Alternatives

- Traditional Neighborhoods
- Growth Preparedness

Implementation Measures to Achieve Desired Development Patterns

Paulding County will pursue the following implementation measures to achieve the desired development patterns:

- Identify appropriate size, locations, and range of uses;
- Create clustering incentives;
- Prepare community plans with guidelines for new developments;
- Encourage development in nodes utilizing Traditional Neighborhood Development principles.

Traditional Neighborhood

The **Traditional Neighborhood** character area is generally located in east Paulding County north of US Highway 278 and south of the City of Hiram to the county line.

Existing Development Patterns

The existing development patterns in this character area are as follows:

- This character area consists largely of single-family residential structures with scattered public/institutional and commercial uses.
- The homes have large setbacks with well-maintained lawns.
- The roads are typically curvilinear with wide paving widths and cul-de-sacs. Pedestrian orientation and amenity areas are oriented towards the individual neighborhoods.
- The areas are stable with housing values generally increasing and renovated as needed.

Recommended Development Patterns

The Paulding County Comprehensive Planning Committee has selected the following development patterns for this character area:

- Concentrate new development initially on infill sites that are closer in to the existing developed areas where infrastructure is in place;
- Street layouts that match those in older parts of the community and connect to existing street network at many points;
- Facilities for bicycles, including bikeways or bike lanes and frequent storage racks;
- Landscaped buffers between the roadway and pedestrian walkways;
- Developments that have easy access to nearby shopping, schools, and other areas where residents travel daily;
- Clustering development to preserve open space within the development site;
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views;

- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally-sensitive resources;
- Community schools developed at a smaller scale and located in neighborhoods where students can walk to school; and
- Integrate appropriate housing development with new school construction to increase walkability and reduce trip generation.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Traditional Neighborhood** character area will be as follows:

- Single-family houses along with nearby small-scaled neighborhood convenience retail and services that are intended to serve the need of the immediate surrounding neighborhood.
- Office conversions in single-family residences may be suitable along major thoroughfares where appropriate in this classification. Scale, compatibility, and protection of residential properties are key issues to the appropriateness of the use.
- Mixed use developments, which contain small-scale commercial or office in addition to residential uses, may be allowed, where appropriate.
- Small scale office developments may be located at appropriate locations to serve a small market area in nearby neighborhoods.
- Public/institutional including schools, police and fire stations, library, post office, government and utility office buildings, and churches.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Traditional Neighborhood Character Area.

- Regional Identity Objective
- Growth Preparedness Objective
- Educational Opportunities Objective
- Heritage Preservation Objective
- Environmental Protection Objective
- Transportation Alternatives Objective
- Housing Opportunities Objective
- Traditional Neighborhood Objective
- Infill Development Objective
- Sense of Place Objective

Implementation Measures to Achieve Desired Development Patterns

Paulding County will pursue the following implementation measures to achieve the desired development patterns.

- Revise existing land development regulations (utilizing the DCA Model Code where applicable) that will encourage:

- Residential infill development; and
- Traditional neighborhood design.
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:
 - Innovative lot and street layout to protect critical natural resources and promote energy conservation;
 - Creation of open space within neighborhoods and buffers between different uses;
 - Minimizing the destruction of trees during housing construction;
 - Encouraging home buyers to plant trees and/or have a tree planting budget in their housing construction package; and
 - Providing an aesthetically pleasing landscape at their various housing projects.
- Develop an infrastructure expansion plan that is consistent with Future Land Use Plan and steers new development away from areas of sensitive natural, cultural, and environmental resources.
- Establish a coordination process with the Paulding County School Board that integrates new housing development with new school construction.
- Prepare and implement a bicycle and pedestrian plan.
- Revise existing subdivision regulations that will require certain traffic-calming measures within new residential and mixed-use neighborhoods.

Industrial

Existing Development Patterns

The existing development pattern in this character area is as follows:

- Near the intersection of Industrial Park North and Dallas Acworth Highway are industrial uses in the Paulding Industrial Park.
- Undeveloped land on the site of the proposed airport on Rockmart Highway (US 278).
- Industrial uses are also expected in the area of the airport.

Industrial uses pertain the following:

- Contain most of the fabrication, processing, storage, and assembly operations in the community.
- Areas designated for heavy manufacturing may generate noise, odors, and smoke that are detectable beyond the boundaries of the property.

Greenspace and Conservation

- Includes land dedicated to active or passive recreational uses. These areas may either be publicly or privately owned and may include greenspace corridors, bike/pedestrian paths, public parks, nature preserves, wildlife management areas, national forests, or similar uses.

Parks/Recreation/Conservation uses identified in the Future Land Use Plan for unincorporated Paulding County include the area along the Silver Comet Trail, Paulding Forest, Sheffield Wildlife Management Area, the proposed reservoir site, Pickett's Mill Historic Site, and greenspace corridors along creeks and streams.

Recommended Development Patterns

The Paulding County Comprehensive Planning Committee has selected the following development patterns for this character area:

- Buildings in centers are architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for the center and the surrounding community;
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses;
- Reduced parking requirements for commercial and industrial developments, particularly when nearby parking alternatives are available;
- Parking lots that incorporate on-site stormwater mitigation or retention features, such as pervious arrangements;
- Use of landscaped tree islands and medians to break up large expanses of paved parking; and
- Locating new industry and other major employers along major thoroughfares making jobs accessible to all residents.
- Infill development on vacant or underutilized sites.
- Greyfield redevelopment that converts vacant or under-utilized commercial strips to mixed-use assets.
- Driveway consolidation and inter-parcel connections between parking lots.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Industrial** character area will be as follows:

- Industrial;
- Commercial;
- Office;
- Institutional uses including hospitals, nursing homes, and assisted living facilities; and
- Public uses including schools, police and fire stations, library, post office, government and utility office buildings, and churches.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Industrial Character Area.

- Appropriate Business Objective
- Employment Options Objective
- Environmental Protection Objective

- Regional Cooperation Objective
- Regional Solutions Objective
- Infill Development Objective

Implementation Measures to Achieve Desired Development Patterns

Paulding County will pursue the following implementation measures to achieve the desired development patterns:

- Buildings in centers architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for the surrounding community.
- Organize County-wide recruiting efforts to attract appropriate employers based on the high quality of life in Paulding County.
- Improvement of sidewalk and street appearance and amenities of industrial centers.
- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian-friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Require traffic studies for developments with more than 200,000 square feet.
- Driveway controls and access management standards.
- Land use transitions to adjacent uses.
- Performance standards for noise, light, viewshed, impervious surface, and stormwater.
- Priority for water, sewer, solid waste, and stormwater facilities.
- Truck route designation.

Greenspace

The **Greenspace** character area includes the Paulding Forest, Sheffield Wildlife Management Areas, and the Pickett's Mill Battlefield Historic Site.

Existing Development Patterns

The existing development pattern in this character area is as follows:

- Pickett's Mill is a state owned historical site.
- Paulding Forest and Sheffield Wildlife Management Area remains undeveloped.

Recommended Development Patterns

The Paulding County Comprehensive Planning Stakeholders have selected the following development patterns for this character area:

- Cluster development to preserve open space within areas designated for future urban and suburban residential uses; and
- Preservation of environmentally sensitive areas by setting them aside as passive recreation areas, trails or greenbelts.

Greenspace and Conservation

- Includes land dedicated to active or passive recreational uses. These areas may either be publicly or privately owned and may include greenspace corridors, bike/pedestrian paths, public parks, nature preserves, wildlife management areas, national forests, or similar uses.

Parks/Recreation/Conservation uses identified in the Future Land Use Plan for unincorporated Paulding County include the area along the Silver Comet Trail, Paulding Forest, Sheffield Wildlife Management Area, the proposed reservoir site, Pickett's Mill Historic Site, and greenspace corridors along creeks and streams.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Greenspace** character area will be as follows:

- Greenways,
- Bicycle/pedestrian trails,
- Passive recreation,
- Timber production and harvesting consistent with best management practices established by Georgia Forestry Commission,
- Wildlife and fisheries management, and
- Agricultural production and management consistent with the best management practices established by the Georgia Soil and Water Conservation Commission and consistent with all state and federal laws, and regulations promulgated by the Georgia Department of Agriculture, and
- Large-lot single family homes.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Greenspace Character Area.

- Open Space Preservation
- Environmental Protection
- Stream Protection

Implementation Measures to Achieve Desired Development Patterns

Paulding County will pursue the following implementation measures to achieve the desired development patterns.

- Revise existing land development regulations that will encourage:
 - Conservation subdivisions;
 - Cluster development.
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:

- Innovative lot and street layout to protect critical natural resources;
- Creation of open space within neighborhoods.
- Update County Greenspace Plan to identify priority areas for greenways and trails.
- Utilize conservation easements as one of the means to acquire the priority areas for greenways and trails identified in the County Greenspace Plan.

Neighborhood Center

The **Neighborhood Center** character areas are primarily located

Existing Development Patterns

The existing development patterns in this character area are as follows:

- All of the other intersections in this character area are undeveloped.

Recommended Development Patterns

The Paulding County Comprehensive Planning Committee has selected the following development patterns for this character area:

- Addition of commercial centers to serve surrounding neighborhoods.
- Nodal or village developments with buildings clustered at center, clearly defined edge surrounded by open space.
- Use of village centers in new developments that accommodate residents' commercial and service needs.
- Commercial structures located near street front, with parking in rear of buildings, making community more attractive and more pedestrian-friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Well-designed development that blends into existing neighborhoods by disguising its density.
- Clustering high-density development at nodes along major corridors, separated by areas of open space or attractive residential development.
- Driveway consolidation and inter-parcel connections between parking lots.
- New developments that contain a mix of residential, commercial uses and community facilities at a small enough scale and proximity to encourage walking between destinations.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Neighborhood Center** character area will be as follows:

- Greenways;
- Bicycle/pedestrian trails;

- Passive recreation;
- Timber production and harvesting consistent with best management practices established by Georgia Forestry Commission;
- Wildlife and fisheries management;
- Agricultural production and management consistent with the best management practices established by the Georgia Soil and Water Conservation Commission and consistent with all state and federal laws, and regulations promulgated by the Georgia Department of Agriculture;
- Large-lot single family homes;
- Institutional uses including hospitals, nursing homes, and assisted living facilities; and
- Public uses including schools, police and fire stations, library, post office, government and utility office buildings, and churches.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Neighborhood Center Character Area.

- Regional Identity Objective
- Growth Preparedness Objective
- Appropriate Business Objective
- Educational Opportunities Objective
- Employment Opportunities Objective
- Historic Preservation Objective
- Open Space Preservation Objective
- Environmental Protection Objective
- Transportation Alternatives Objective
- Sense of Place Objective

Implementation Measures to Achieve Desired Development Patterns

Paulding County will pursue the following implementation measures to achieve the desired development patterns:

- Buildings in centers architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for the surrounding community.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian-friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Commercial and service structures located in center surrounded by progressively higher density residential uses.

Corridors

The **Corridors** character areas consist of lands visible from either side of a roadway. There are two distinct types of corridors in this character area: **Scenic** and **Protected**. The **Scenic** corridors are currently rural in character, yet are facing uncontrolled residential and commercial development in the future. These are primarily located in the western portion of the county. Rockmart Highway (US 278), Braswell Mountain Road, SR 101, and Buchanan Highway (SR 61S) are in the Scenic Corridor character area. The **Protected Corridor** character area is composed of lands adjacent to major roads that have experienced different degrees of residential, office or commercial growth, and are the major gateways into the county. These corridors include US 278 (east of SR 120), SR 120N, SR 61, SR 92, SR 360, Macland Road, Ridge Road, the proposed Airport Road, and the proposed Seven Hills Parkway extension.

Existing Development Patterns

The existing development patterns in the Scenic Corridor are as follows:

- The lands in this corridor are predominantly rural and undeveloped.
- The traffic on this corridor consists mainly of through traffic.
- There are few driveways on these corridors.

The existing development patterns in the Protected Corridor are as follows:

- The lands in this corridor are largely developed with scattered undeveloped properties.
- These roadways are the primary high-volume transportation facilities in the county.
- Residential uses are under pressure to transition to commercial uses.
- There are a large number of driveways exacerbating traffic congestion.

Recommended Development Patterns

The Paulding County Comprehensive Planning Committee has selected the following development patterns for the Scenic Corridor:

- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Landscaped buffers between the roadway and pedestrian walkways.
- Driveway consolidation and interparcel connections between parking lots.
- Clustering development at nodes, separated by areas of open space or attractive residential development.
- Restrictions on the number and size of signs and billboards.
- Traffic calming measures, such as narrower street widths, raised pedestrian crossings, or rough pavement materials.
- Large minimum lot size (5+ acres) of non-subdivision residential development to protect rural character.

The Paulding County Comprehensive Planning Committee has selected the following development patterns for the Protected Corridor:

- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Landscaped buffers between the roadway and pedestrian walkways.
- Driveway consolidation and interparcel connections between parking lots.
- Clustering development at nodes, separated by areas of open space or attractive residential development.
- Restrictions on the number and size of signs and billboards.
- Traffic calming measures, such as narrower street widths, raised pedestrian crossings, or rough pavement materials.
- Landscaped raised medians separating traffic lanes.
- Structures located near street front, with parking in rear of buildings, making the corridor more attractive and more pedestrian friendly.
- Accommodation of “big box” retail in a way that complements surrounding uses, such as breaking up the façade to look like a collection of smaller stores.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Redevelopment of older strip commercial centers in lieu of new construction further down the strip.
- Infill development on vacant sites closer in to the center of the community.
- Landscaping of parking areas to minimize visual impact on adjacent street and uses.
- Shared parking arrangements that reduce overall parking needs.
- Use of landscaped tree islands and medians to break up large expanses of paved parking.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Scenic Corridor** character area will be as follows:

- Commercial;
- Single-Family Residential;
- Open Space and Greenspace;
- Institutional uses including hospitals, nursing homes, and assisted living facilities; and
- Public uses including schools, police and fire stations, library, post office, government and utility office buildings, and churches.

The specific land uses that will be allowed in the **Protected Corridor** character area will be as follows:

- Commercial;
- Single-Family Residential;
- Institutional uses including hospitals, nursing homes, and assisted living facilities; and
- Public uses including schools, police and fire stations, library, post office, government and utility office buildings, and churches.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Scenic Corridor Character Area.

- Growth Preparedness Objective
- Appropriate Business Objective
- Open Space Preservation Objective
- Environmental Protection Objective
- Transportation Alternatives Objective
- Sense of Place Objective

Below are the Quality Community Objectives that will be pursued in the Protected Corridor Character Area.

- Growth Preparedness Objective
- Appropriate Business Objective
- Open Space Preservation Objective
- Environmental Protection Objective
- Transportation Alternatives Objective
- Infill Development Objective
- Employment Opportunities Objective
- Sense of Place Objective

Implementation Measures to Achieve Desired Development Patterns

Paulding County will pursue the following implementation measures to achieve the desired development patterns in the Scenic Corridors:

- Restrictions on the number and size of signs and billboards.
- Screening development from roadway preserving scenic nature of the corridor.
- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Landscaped buffer between the roadway and pedestrian walkways.
- Preservation of environmentally sensitive areas by setting them aside as public parks and/or greenbelts.

Paulding County will pursue the following implementation measures to achieve the desired development patterns in the Protected Corridors:

- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Landscaped buffer between the roadway and pedestrian walkways.
- Driveway consolidation and inter-parcel connections between parking lots.
- Developments that have easy access to nearby shopping, schools and other areas where residents travel daily.
- Landscaped raised medians separating traffic lanes.
- Restrictions on the number and size of signs and billboards.
- Traffic calming measures, such as narrower street widths, raised pedestrian crossings, or rough pavement materials.

Business Corridor

The **Business Corridor** character area is actually composed of several corridors: Cartersville Highway (SR 61N) south of High Shoals Road to south of Braswell Mountain Road, US 278 west of Villa Rica Highway (SR 61 S), Marietta Highway, and Bill Carruth Parkway.

Existing Development Patterns

The existing development patterns in the Business Corridor are as follows:

- Cartersville Highway – The lands in this corridor are predominantly undeveloped.
- US 278 – Most of the development is strip commercial in nature both in individual buildings and in centers. However, Most of the establishments are occupied, and the area remains relatively stable with very little blight.
- Marietta Highway – This area is quickly becoming a major commercial corridor with office, service, and retail establishments occupying most every parcel. There are several undeveloped properties and single-family dwellings fronting the roadway, but this area will likely become some type of commercial use in near future.
- Bill Carruth Parkway – The lands in this corridor are predominantly undeveloped with sporadic single family subdivisions. However, there are some commercial properties at the intersection with US 278 and the proposed intersection with Hiram Douglasville Highway (SR 92S).

Recommended Development Patterns

The Paulding County Comprehensive Planning Committee has selected the following development patterns for the Business Corridor:

- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Install traffic-calming devices where possible.
- Landscaped buffers between the roadway and pedestrian walkways.
- Driveway consolidation and interparcel connections between parking lots.
- Restrictions on the number and size of signs and billboards.
- Traffic calming measures, such as narrower street widths, raised pedestrian crossings, or rough pavement materials.
- Structures located near street front, with parking in rear of buildings, making the corridor more attractive and more pedestrian friendly.
- Accommodation of “big box” retail in a way that complements surrounding uses, such as breaking up the façade to look like a collection of smaller stores.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Redevelopment of older strip commercial centers in lieu of new construction further down the strip.
- Infill development on vacant sites closer in to the center of the community.
- Landscaping of parking areas to minimize visual impact on adjacent street and uses.

- Shared parking arrangements that reduce overall parking needs.
- Use of landscaped tree islands and medians to break up large expanses of paved parking.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Business Corridor** character area will be as follows:

- Commercial;
- Office;
- Institutional uses including hospitals, nursing homes, and assisted living facilities; and
- Public uses including schools, police and fire stations, library, post office, government and utility office buildings, and churches.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Business Corridor Character Area.

- Infill Development Objective
- Appropriate Business Objective
- Employment Opportunities Objective
- Transportation Alternatives Objective

Implementation Measures to Achieve Desired Development Patterns

Paulding County will pursue the following implementation measures to achieve the desired development patterns:

- Conduct design plans for that take into consideration the desired development patterns and amend existing development ordinances to establish overlay districts for these corridors that incorporate the recommendations from these plans.
- Buildings in centers architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for the surrounding community.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian-friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Commercial and service structures located in center surrounded by progressively higher density residential uses.
- Traffic calming measures, such as narrower street widths, raised pedestrian crossings, or rough pavement materials.

Residential

The **Residential** character area as identified on the Future Development Map identifies primarily single-family residential dwellings. The Residential character area is shown on the Cities of Dallas and Braswell Future Development Maps.

Existing Development Patterns

The existing development patterns within this character area are as follows:

- Between Buchanan Highway and Bill Carruth parkway there are a number of single-family detached subdivisions within the City of Dallas. However, the area is largely vacant with numerous infill lots that could be developed.
- Between Marietta Highway and Jimmy Lee Smith Highway there are single-family detached subdivisions located fairly close together, but there are still some infill lots that have potential for new development. Densities range from one to two units per acre.
- Single-family detached dwellings in subdivision settings.
- Mixed-use developments that is predominately single-family in nature.
- Smaller single-family lots that are ½ to ¾ acres in size.
- Mixed use developments, which contain small scale commercial or office in addition to residential uses.
- Small scale office developments may be located at appropriate locations to serve a small market area in nearby neighborhoods.

Every existing subdivision in this character area has its own unique design and street pattern. Most of these subdivisions do not offer many amenities such as sidewalks, bike trails, greenspace, or open space in the development for residents' use, traffic-calming measures, special lighting, or architectural elements.

In Braswell the existing residential development patterns has been low-density residential due to the lack of infrastructure such as sewer and in an effort to preserve the rural quality of the City.

Low Density Residential

- District meant to preserve rural character of outlying areas of county.
- Homes on large-lot subdivisions (average of one unit per acre) and agricultural/forestry uses are expected in this district.
- Small retail and service centers in the crossroad communities and the nodal points at major highways to serve local residents and the traveling public.
- Public sewer is not anticipated in this district.

Recommended Development Patterns

The Paulding County Comprehensive Stakeholders and citizens have selected the following development patterns for this character area:

- Concentrate new development initially on infill sites that are closer in to the existing developed areas of the unincorporated area where infrastructure is in place;
- Street layouts that match those in older parts of the community and connect to existing street network at many points;
- Facilities for bicycles, including bikeways or bike lanes and frequent storage racks;
- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas;
- Landscaped buffers between the roadway and pedestrian walkways;
- Developments that have easy access to nearby shopping, schools, and other areas where residents travel daily;
- Traffic-calming measures, such as narrower street widths, raised pedestrian crossings, etc.;
- Residential developments that incorporate “corner commercial” sites, such as dry cleaning, or convenience grocery, or similar retail services;
- New developments that contain a mix of residential, commercial uses, and community facilities at a small enough scale and proximity to encourage walking between destinations;
- Use of village centers in new developments that accommodate residents’ commercial and service needs;
- Clustering development to preserve open space within the development site;
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views;
- Enlisting significant site features (view corridors, water features, wetlands, etc.) as amenity that shapes identity and character of the development;
- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts;
- Community schools developed at a smaller scale and located in neighborhoods where students can walk to school;
- Integrate appropriate housing development with new school construction to increase walkability and reduce trip generation.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Suburban Residential** character area will be as follows:

- Single-family houses
- Small-scaled neighborhood convenience retail and services
- Office conversions in single-family residences
- Mixed-use village developments

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Suburban Residential Character Area.

- Growth Preparedness
- Open Space Preservation
- Environmental Protection
- Transportation Alternatives
- Housing Opportunities
- Traditional Neighborhood
- Infill Development

Implementation Measures to Achieve Desired Development Patterns

Paulding County will pursue the following implementation measures to achieve the desired development patterns.

- Revised existing land development regulations (utilizing the DCA Model Code where applicable) that will encourage:
 - Conservation subdivisions; (consult Randal Arendt’s book “Growing Greener: Putting Conservation into Local Plans and Ordinances);
 - Cluster development;
 - Mixed-use developments and village centers;
 - Residential infill development; and
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:
 - Innovative lot and street layout to protect critical natural resources and promote energy conservation;
 - Creation of open space within neighborhoods and buffers between different uses;
 - Minimizing the destruction of trees during housing construction;
 - Encouraging home buyers to plant trees and/or have a tree planting budget in their housing construction package; and
 - Providing an aesthetically pleasing landscape at their various housing projects.
- Develop an infrastructure expansion plan that steers new development away from areas of sensitive natural, cultural, and environmental resources.
- Establish a coordination process with the Paulding County School Board that integrates new housing development with new school construction.
- Prepare and implement a bicycle and pedestrian plan for Paulding County.
- Revise existing subdivision regulations that will require certain traffic-calming measures within new residential and mixed-use neighborhoods.

Commercial

Existing Development Patterns

The existing development patterns in the Commercial Character Area are as follows:

- Downtown Dallas – Central Business District. Retail, services and government operations.

- Cartersville Highway – The lands in this corridor are predominantly undeveloped.
- US 278 – Most of the development is strip commercial in nature both in individual buildings and in centers. However, Most of the establishments are occupied, and the area remains relatively stable with very little blight.
- Downtown Braswell Commercial area. Small retail and services.

Recommended Development Patterns

The Paulding County Comprehensive Planning Committee has selected the following development patterns for the Commercial Character Area:

- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Install traffic-calming devices where possible.
- Landscaped buffers between the roadway and pedestrian walkways.
- Driveway consolidation and interparcel connections between parking lots.
- Restrictions on the number and size of signs and billboards.
- Traffic calming measures, such as narrower street widths, raised pedestrian crossings, or rough pavement materials.
- Structures located near street front, with parking in rear of buildings, making the corridor more attractive and more pedestrian friendly.
- Accommodation of “big box” retail in a way that complements surrounding uses, such as breaking up the façade to look like a collection of smaller stores.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Redevelopment of older strip commercial centers in lieu of new construction further down the strip.
- Infill development on vacant sites closer in to the center of the community.
- Landscaping of parking areas to minimize visual impact on adjacent street and uses.
- Shared parking arrangements that reduce overall parking needs.
- Use of landscaped tree islands and medians to break up large expanses of paved parking.
- Retail sales, office, and service uses with and whose market may be community-oriented or regional are expected in this district.
- Mixed use center concept that allows a variety of retail and office uses with limited residential development that is brought together by a specific design concept on a large tract may be expected.

As growth expands, there will be a need for additional retail and service uses to meet the needs of the new residents. Commercial areas should be concentrated along specific nodal points (intersections) on major thoroughfares, and possibly these nodal commercial areas should be connected to the residential areas by bicycle/pedestrian trails eliminating the need for the automobile. Commercial areas include nodal areas, downtown business districts, and identified business corridors. It is strongly suggested that in these commercial areas, commercial developments adhere to the requirements of the Corridor Overlay District.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Commercial** character area will be as follows:

- Commercial;
- Office;
- Institutional uses including hospitals, nursing homes, and assisted living facilities; and
- Public uses including schools, police and fire stations, library, post office, government and utility office buildings, and churches.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the commercial Character Area.

- Infill Development Objective
- Appropriate Business Objective
- Employment Opportunities Objective
- Transportation Alternatives Objective

Implementation Measures to Achieve Desired Development Patterns

Paulding County will pursue the following implementation measures to achieve the desired development patterns:

- Conduct design plans for that take into consideration the desired development patterns and amend existing development ordinances to establish overlay districts for these corridors that incorporate the recommendations from these plans.
- Buildings in centers architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for the surrounding community.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian-friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Commercial and service structures located in center surrounded by progressively higher density residential uses.
- Traffic calming measures, such as narrower street widths, raised pedestrian crossings, or rough pavement materials.

Community Issues and Opportunities

Below are the final, locally agreed upon, list of issues and opportunities the community intends to address.

Economic Development

Issues

1. Provide educational opportunities specific to the workforce needs of the community and to meet the needs of existing and future business standards.
2. Provide a focus for future marketing efforts to seek new and diverse industry and business.
3. Protection of the quality of life and a continued sense of place within the communities.
4. Infrastructure including water and sewer service, and road system must keep pace with growth and opportunities to accommodate potential new industry and businesses.
5. Tourism promotion as a critical element of economic development. (silver comet Trail)
6. Diversification of industry and business attraction to the County in absents of interstate access.

Opportunities

1. Encourage and support continued expansion of local job training programs including the expansion of the Chattahoochee-Tech as the educational foundation.
2. Continue to diversify the local economy by completing the construction of the Paulding County Regional Airport and associated business opportunities, as well as supporting industrial/business park developments and/or expansions.
3. Use Civil War history in Paulding County such as the Battles of Dallas, New Hope Church, and Pickett's Mill as well as the Silver Comet Trail to promote tourism.
4. Support downtown development efforts of Dallas and Hiram, including cultural and gathering center.

Housing

Issues

1. Standards for architectural quality for residential developments.
2. Special needs housing (Senior Assisted Living, Retirement Communities). Create higher density, small floor plan housing options for senior living and assisted living.
3. Association of mixed neighborhood business with residential development.
4. Incorporation of topography and other environmentally sensitive areas within developments. (No mass grading)

Opportunities

1. New development should be a master planned community with mixed uses, blending residential development with schools, parks, recreation, retail businesses and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision. Provides a sense of community. Also can establish minimum home size in planned communities.
2. Discussion of standards for building materials shape and massing help ensure that structures conform to natural topography and blend into natural surroundings. Brings more rationality to growth and development.

Natural and Cultural Resources

Issues

1. Growth impacts on environmentally sensitive areas (slopes, groundwater recharge areas, streams)
2. Greenspace and rural characteristics preservation.
3. Reservoir and drinking water supply protection..
4. Greenspace connectivity, local trail system and wildlife movement regarding development impacts.
5. Silver Comet Trail protection from impacts of adjacent development.
6. Historic areas, sites, and buildings are being impacted by new developments.

Opportunities

1. Create and actively promote an interconnected greenspace / park program involving passive and active recreation opportunities focused near urban residential centers and conserved green space areas including: Ball fields, Walking trails, Bike trails, Cultural / Arts, Historical sites, Educational centers, Libraries and the Silver Comet Trail.
2. Expand Silver Comet Trail with expanded spur trails linking to residential areas.
3. Develop a county wide sewer plan compatible with proposed conservation opportunities, identified conservation/greenspace properties, and greenspace plans. Limit sewer additions and other infrastructure in conserved areas.
4. Enhanced protection of current and proposed, county/city greenspace properties.
5. Restrict development in hydrological sensitive areas (floodplains, wetlands, ground water recharge areas) and poor soils.
6. Support and participate in all present and future cultural and civic programs and/or developments within County and each City.

Community Facilities and Resources

Issues

1. Public water distributions system must be improved to support anticipated future growth. This includes adequate water pressure at peak times during peak seasons.
2. Age distribution within Paulding County identifies sustained increases in school aged children. Impacts on the School System will include the construction of numerous new schools to maintain capacity and meet state requirements.
3. The county and cities must continue to plan recreation facilities and program expansion to support anticipated population growth. These expansions are costly and require additional personnel to operate and maintain. Additional recreation facilities are needed currently in the north-central and southern portions of the county.

Opportunities

1. Develop an updated water system plan including new infrastructure and maintenance programs.
2. Require developers to upgrade infrastructure and services (transportation, water, wastewater, and schools) to off-set impacts of their development through regulations and/or zoning approval conditions.
3. Participate and fund the construction of new recreation facilities in the northern and southern portions of the county to support population growth.
4. Continue to support the Paulding County School System in addressing the location of new facilities in relation to anticipated residential growth areas and in areas serviceable by County infrastructure.

Intergovernmental Coordination

Issues

1. Paulding County is located within the Coosa Valley Regional Development Center area, but must comply with the Atlanta Metropolitan Planning Organization (Atlanta Regional Commission – ARC) regarding transportation planning and clean-air standards. Transportation projects, which involve state and federal funding, must be included the ARC's regional Plan and Transportation Improvement Program.
2. Paulding County and its cities have made numerous amendments to their respective code of ordinances and the development regulations regarding stream buffer protection, floodplain management, storm water runoff, and conservation residential developments.

These amendments were required by the Metropolitan Georgia Metropolitan Water Planning District of which Paulding County is a member.

3. Paulding County, Dallas, Hiram and Braswell have Service Delivery Agreements in place. These agreements will be reviewed and updated as part of the 2006 Comprehensive Planning Process.
4. Coordination through the Chamber of Commerce and Industrial Building Authority, Cities and County regarding economic development.

Opportunities

1. Continue to work with ARC and the Georgia Department of Transportation regarding state and federal funded proposed transportation improvements in Paulding County and the Cities of Dallas, Hiram and Braswell to ensure project funding, engineering and construction.
2. Coordination and participation between Paulding County, Dallas, Hiram and Braswell through the Industrial Building Authority to develop an economic development strategy with assistance from the State and other economic development agencies.
3. Include tourism as part of the overall economic strategy. Development of tourism / quality of life marketing plan to include: Market county assets to citizens – internal marketing, Build partnerships with neighboring counties – Carroll, Douglas, Cobb, Bartow, and Polk. Examples include the following: - Soft product development – i.e. develop packages for marketing purposes - Collaborate with region – multicounty- on marketing and advertising

Transportation

Issues

1. Transportation funding for all aspects of projects including state and local road improvements as well as intermodal projects.
2. Transportation congestion on major roads.
3. Pedestrian and alternative transportation modes are inadequate.
4. Increased connectivity to the Silver Comet Trail. Current access to the trail is limited; people would use it more for short trips if they could get to it more easily. Need for a Dallas Trailhead and spur to the Silver Comet Trail.
5. Downtown parking for business, services and events.
6. Sidewalk expansions for Dallas, Hiram and Braswell for connectivity.

Opportunities

1. Continued cooperation with Federal, State, and Regional agencies in an effort to support current and future transportation projects within Paulding County as well as assistance in funding qualifying projects.
2. Provide additional transportation improvement funds that can be directed to County DOT projects. Continue to seek support for Special Purpose Local Option Sales Tax (SPLOST) for local transportation system improvements, sidewalks, and connections to the Silver Comet Trail.
3. Continue to require vehicle and pedestrian connectivity between residential developments and residential and commercial developments.
4. Improve access for pedestrians and bicyclists. Provide alternate transportation choices. Create a more pedestrian friendly, less car-dependent community.
5. Complete the construction the Paulding County general aviation airport. Provides opportunity for business and recreational trips to be made in the area. State plans and locally sponsored studies have indicated that an airport in Paulding County would enhance the desirable geographic distribution of Level II airports.
6. Develop spur trails off of Silver Comet Trail to create more connectivity throughout the county to residential areas, commercial nodes, downtowns, schools, parks, and community facilities. Facilitates the use of walking trails as an alternative transportation mode by connecting the trails to places that people need to go.

Land Use/Character Areas

Issues

1. Local ordinances do not provide for mixed-use developments.
2. Downtown areas of Dallas and Hiram may need to address possibilities for residential space above retail. Mixed use possibilities should be addressed in the Dallas LCI study.
3. Residential developments are proposed in areas with limited transportation access.
4. Many residential developments over 50 acres have impacted tree canopy areas due to mass grading of site.
5. Dallas and Hiram downtown districts must remain primary commercial nodes. Efforts to revitalize downtown areas must be continued with assistance from local business community.

Opportunities

1. Identify and designate scenic byways linking all of the town centers and neighborhood centers. Will protect and preserve the scenic quality of the rural roadways in the community. This is a designation along selected rural highway corridors that is intended to preserve the views (pastoral, forest, and rolling hills) of the natural and rural landscape. A corridor management plan is developed for each Scenic By-Way, setting forth guidelines, incentives and regulations to be employed to protect and enhance views of the scenic landscape from the road.
2. Continue to implement the Highway Corridor Overlay District, which sets architectural, site, and signage standards for all new developments along identified corridors.
3. Continue to require inter-connectivity (vehicle and pedestrian) between developments both commercial and residential.
4. Promote the best planning efforts in coordinating (land Use) residential and non-residential developments with transportation system improvements.

Implementation Program

The Implementation Program is the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. It identifies specific measures to be undertaken by the community to implement the Plan. The Implementation Plan includes a Short-Term Work Program and Policies. On the following pages, the Implementation Strategy and Short-Term Work Program and Policies recommended by Paulding County and the Cities of Dallas, Braswell, and Hiram are presented.

IMPLEMENTATION STRATEGY

Introduction

The Community Assessment and previous sections of this Community Agenda provides a basic inventory and an assessment of needs related to the key elements of Paulding County's Comprehensive Plan: economic development, natural resources, historic resources, transportation, community facilities, housing and land use. However, without a strategy for implementation, the Plan's goals and policies will not be realized. This chapter merges and coordinates a statement of goals and strategies arising from the key plan elements into an overall implementation strategy to direct the Plan over the next 20-years. Complementing this long-term implementation strategy is the Five-Year Short Term Work Program for each jurisdiction. The Short Term Work Programs set out specific actions and time frames for the next five years to implement the opportunities identified in the Comprehensive Plan—who is supposed to do what, when, and where is the money coming from.

Lastly, this section sets out provisions for annual review, amendment and updating of the Plan as time goes by and changes occur, whether or not anticipated in the forecasts of future development or in the County's vision for the future.

Goals and Strategies

The following goals reflect the assessment of existing conditions and desired future results discussed in the Community Assessment and various sections of this Plan, coupled with the advice and guidance generated through the intensive public participation program.

- Growth Management Goal ... Maintain planning mechanisms that enhance the decision-making process***

To address this goal, the County needs to...

- Expand communications and coordination between County departments, particularly with regard to development review procedures and rezoning applications.
- Ensure that future land use and development decisions are consistent with long range planning goals and policies and that such decisions promote social and economic well-being.

- Increase citizen involvement in the planning and development process.

Strategies that will address these needs include...

- Review previously approved zoning approvals during the annual update process to determine compatibility to the long-range plan.
- Strengthen existing site plan standards and review procedures for residential, commercial and industrial development in order to reflect goals and objectives of this plan.
- Explore increased methods of communication with citizens and ensure that issues are addressed.
- Update Zoning Ordinance to direct land use patterns to be consistent with Character Areas identified on the Future Development Map.

- ***Housing Goal ... To provide adequate and safe housing for the citizens of Paulding County and the Cities of Dallas, Hiram and Braswell and capture the major market share of executive housing while providing opportunities for first-time homebuyers and quality rental accommodations.***

To address this goal, the County needs to...

- Provide for a suitable “mix” of housing such as single-family and multi-family for different economic levels in Paulding County and the Cities of Dallas, Hiram, and Braswell.
- Encourage development in areas of adequate infrastructure.
- Encourage not building in ecologically sensitive areas such as wetlands.
- Design quality and long-term value into residential development through site design as a means of maintaining high standards, quality image and property values.
- Develop strategies to preserve the identity and quality of life in established neighborhoods.
- Protect residential areas from encroachment by incompatible uses or adverse environmental conditions.
- Promote and encourage residential densities and designs that ensure varied living areas and housing types and an integration of uses.
- Develop mixed-use opportunities for land use development to promote live-work possibilities.
- Address the housing needs of an aging population.

Strategies that will address these needs include...

- Protect existing subdivisions through site plan requirements that ensure that new development is consistent and compatible with established development.

- Ensure that commercial development does not interfere with residential lifestyle. Attention should be given to traffic circulation, lighting and signage.
 - Encourage development of additional multi-family housing in designated areas that are compatible and complementary with single-family development. Encourage multi-family housing in mixed-use areas, avoiding large-scale apartment complexes in the future. Require all multi-family developments to provide open space, recreational amenities, buffering, and enhanced landscaping.
 - Develop enhanced design and site development standards for all types of development within the County; including enhanced landscaping and buffering, screening, site placement and sidewalks.
 - Adopt aesthetic standards for development, landscaping and buffering.
 - Encourage more site-built housing and less manufactured housing. Increase and enforce design standards, such as roof pitch, masonry foundations, landscaping.
 - Promote interconnectivity within subdivisions, and require multiple entrances and exits.
- ***Economic Development Goal ... To continue expansion and diversification of the economic base of the County and to sustain the existing economic base.***

To address this goal, the County and Cities needs to...

- Establish coordinated “one-stop shopping” economic development office for business and industrial prospects to obtain information on Paulding County and the City of Hiram.
- Marketing of current facilities and infrastructure to businesses and industries outside Paulding County.
- Continue to establish planned areas of water and sewer expansion to help distribute growth more evenly.
- To target industries which match the skill levels of the work force.
- Target and promote clean, high tech, quality industry development that strengthens the economic base of the community and minimizes air, water and noise pollution to meet “non-attainment” air pollution goals.
- Create opportunities for tourism.
- Identify and reserve areas where various types of commercial projects should locate. Large-scale retail, office parks, small office, and neighborhood retail developments should be encouraged and integrated into appropriate locations where they can be serviced by existing or planned infrastructure.
- Ensure compatibility between commercial and residential development.
- Attract highly skilled and professional-level employment industries to locate in planned industrial development areas of the county.

- Respond to the movement in corporate America toward telecommuting, and to the growing demand for live-work arrangements for home-based offices and businesses.

Strategies that will address these needs include...

- Strengthen coordination and partnership opportunities with adjacent counties. Continue to actively participate in Chamber of Commerce functions.
- Continue to encourage high tech/clean industry and heavy commercial in appropriate areas identified by this Plan.
- Provide adequate infrastructure and enhanced transportation systems in order to prevent truck traffic in residential areas.
- Working through the Chamber of Commerce, continue to promote Paulding County as a Civil War tourist destination. Continue to support the development of hotels and motels in appropriate locations as established by this Plan.
- Require commercial areas to provide internal circulation systems and compatible design and buffer standards.
- Continue to encourage state-funded, quality vocational (including high school) training to increase the skilled labor force to meet potential industry needs.
- Examine more flexible ways to enhance the county's existing home occupation regulations, and other methods to accommodate home-based offices without destroying the residential nature of neighborhoods.
- Develop new industrial / business park and expand current industrial areas.
- Develop special overlay districts for industrial and commercial area.

- ***Historic Resources Goal ...Identify and protect Paulding's unique and historic resources.***

To address this goal, the County needs to...

- Use the comprehensive historic resources survey prepared by the University of Georgia in development reviews and transportation system improvements to work to protect historic structures and/or sites.
- Evaluate Paulding's historic resources.
- Incorporate historic resource concerns into planning process.
- Utilize and reuse, where appropriate, Paulding's historic resources.
- Promote preservation through community activities.
- Educate residents about Paulding's historic resources.
- Encourage preservation of historic structures.
- Inventory and develop a historic resources protection plan.

Strategies that will address these needs include...

- Identify historic resources on land use maps, and develop a protection plan for the unique cultural and historic resources of the County.
- Nominate additional properties and districts eligible for National Register listing.
- Educate the public as to the importance of historic preservation. Actively promote revitalization of historic buildings through newspaper articles, public presentations, and available programs.
- Offer economic incentives for the renovation and use of historic properties. Investigate tax incentives and other programs that will make the use of historic properties economically beneficial.
- Set example by utilizing historic resources. Identify opportunities for adaptive use of historic resources
- Apply for funding for preservation through grant programs where available.
- Promote historic resources through civic clubs and schools.
- Increase coordination with the Paulding County Historical Society and other active organizations within the county.

Natural Resources Goal ... Nurture, protect and enhance current and future natural resources of Paulding County.

To address this goal, the County needs to...

- Adopt ordinances protecting sensitive plant and animal habitats and resources, which comply with the Metropolitan North Georgia Water Planning District and the Georgia Department of Natural Resources requirements. These include, at a minimum, groundwater recharge areas, water supply watersheds, and wetlands, but could also include criteria for steep slopes or other natural resources.
- Preserve areas for passive recreation and greenspace.
- Preserve areas of plant and animal habitat not protected by state and federal laws.
- Consider enacting ordinances minimizing the impact and maintenance of development within sensitive environmental areas.
- Restrict development in areas of sensitive soils.
- Control storm water, soil erosion and sedimentation through land development regulations.
- Protect and preserve water, air and soil resources from contamination as a result of point and non-point pollution, through increased monitoring and regulation.
- Protect, preserve and regulate flood prone and wetland areas from unsuitable development. Promote recreation, greenspace or other such uses into these areas.
- Protect and enhance the natural vegetation in the County.

Strategies that will address these needs include...

- Adopt regulations to protect water resources in the county.
- Identify and map environmentally sensitive areas of the county that are inappropriate for development.
- Create an additional zoning district that would increase minimum acreage requirements in areas designated by the Health Department as having particularly poor soils and lacking sanitary sewer service.
- Establish development standards for storm water management in drainage corridors. The storm water plan should include retention facilities for sedimentation and filtration fields for removal of soluble contaminants that is associated with run-off from streets, roofs, parking lots, construction projects, etc. This will include development of mandatory sewer districts within the County.
- Develop a system of greenways to interconnect recreation, living and working areas throughout the county that includes scenic corridors and sensitive natural resources, such as the wetland areas along Creek basins.
- Continue to work with the City of Atlanta to acquire property Atlanta owns that is currently leased as a wildlife area by the State for a master planned development with greenspace preservation and protection mechanisms for environmental protection.
- Establish usable open space, enhanced landscaping, buffering, tree protection, and pedestrian/bike connectivity requirements as part of the land development process.
- Revise and enhance the County's current landscaping and tree conservation regulations in order to limit unnecessary clear cutting and tree removal during the land development process.

- ***Transportation Goal ... Provide a transportation system that continues to keep pace with growth and integrates various modes of travel (automobile, bus, bicycle and pedestrian) in order to allow mobility options.***

To address this goal, the County needs to...

- Examine the possibility of creating additional park and ride lots in cooperation with the Georgia Department of Transportation.
- Develop a comprehensive transportation system compatible with existing and future land use patterns that provides safe, convenient and energy efficient service for County residents.
- Continue to review and update a functional road classification system that provides guidelines for future right-of-way requirements and land use decisions. This functional plan should include, number of lanes, uses and capacities.
- Coordinate transportation facilities and services to coincide with development plans and demands. Ensure that roadway improvements are completed prior to or concurrently with development.

- Provide increased mobility for pedestrians and bicyclists.

Strategies that will address these needs include...

- Formulate an engineered Comprehensive Transportation Plan that incorporates various transportation modes.
 - Pursue stable sources of transportation funding: to plan and design new projects emphasizing intermodal connectivity, implement operational and safety programs; and maximize joint funding opportunities with the Georgia Department of Transportation.
 - Plan and program transportation improvement projects to coincide with planned development nodes.
 - Find different ways to construct new connector and access roads within proposed development centers and commercial nodes to protect mobility of arterial street systems.
 - Increase transportation safety by establishing land use design standards, limiting access to strip commercial development along arterial roadways while promoting inter-connectivity between commercial developments, and by discouraging single lot access, and multiple curb cuts, etc.
 - Improve coordination between transportation planning and commercial development at key intersections.
 - Ensure that the bikeway and pedestrian systems are designed to provide alternative access to retail centers within the county. Require development designs to encourage pedestrian activity that reduces on-site vehicular dependence.
 - Require new development to connect to the County's greenway/pedestrian/bicycle system.
- Community Facilities and Services Goal ... To provide a level of service to the citizens of Paulding County and City of Hiram to maintain and enhance the current quality of community facilities. To address this goal, the County needs to...***
- Continue to plan for the expansion of emergency service facilities to accommodate planned growth.
 - Examine possibility of providing Emergency Medical Service (EMS) and/or ambulance service through current fire stations and/or promote expansion of ambulance service providers throughout the County.
 - Continue to use of inmate / community service labor for general trash pickup on highways.
 - Examine the possibility of using skilled persons owing community service time for specific purposes and giving reduced time on community services hours as a result.
 - Continue to update as necessary the fire flow ordinance.

- Locate community facilities according to need, population density, accessibility and compatibility with adjacent land uses and the Growth Management Plan.
- Allocate resources and place a priority for public facility and service investment within planned development nodes.
- Encourage expansion of water and sewer only in planned development areas in order to discourage urban sprawl into rural areas. Strongly encourage development in village-like settings offering a range of housing types, land uses, and amenities in order to capitalize on existing and planned public facilities.
- Continue to supplement existing facilities in the more urbanized areas to accommodate continuing growth.

Strategies that will address these needs include...

- Provide an overall financial plan to fund needed capital improvements and continued maintenance of existing and planned community facilities.
- Program capital facilities to coincide with development nodes.
- Program adequate operation and maintenance costs prior to expansion of all community facilities and services.
- Develop a capital improvement plan and program tied to the County's Comprehensive Plan, or, at a minimum, review and update the Short Term Work Program annually in conjunction with the budgeting process.
- Develop a clear coordination process between the County and the Board of Education in order to maximize opportunities in the selection of future school sites and the expansion of existing sites.
- Encourage early land reservation by the county and the Board of Education to minimize future land costs and obtain the best sites.
- Enable and encourage Conservation Neighborhoods that would allow reduced lot sizes in order to protect valuable open space assets and environmentally fragile areas, such as floodplains and wetlands.

- ***Land Use Goal ... Establish a Long-Range Plan for directing and accommodating future development in Paulding County.***

To address this goal, the County needs to...

- Adopt standards and policies to ensure generalized location of certain land uses.
- Promote integrated and appropriate pedestrian-friendly mixed-use type development nodes.
- Establish strategies to guide development within nodes and along major roads in order to control urban sprawl.

- Develop additional development requirements that assure an aesthetically pleasing environment, and compatibility between uses in both commercial and residential land developments.
- Identify preferred locations and timing for development of non-residential and residential uses.

Strategies that will address these needs include...

- Implement a land use plan and zoning map that articulates a physical policy for development areas that support an appropriate mix of uses and creates a sense of “community.”
- Focus major new development activities in established nodes, consistent with Comprehensive Plan Guidelines.
- Through zoning and capital facilities planning, restrict uses between zones to agricultural, low-density residential or open space.
- Enforce development requirements and design additional regulations that assure an aesthetically pleasing environment, including signage controls, landscaping, and tree protection in an effort to create a pedestrian friendly environment.

Short Term Work Program

The Short Term Work Program (or STWP) is attached at the end of this chapter for Paulding County and the Cities of Dallas, Hiram and Braswell. The STWP presents a schedule of specific actions that the county intends to take during each of the coming five years to address its needs and to implement its strategies for Paulding County. The STWP includes the following:

- A description of initiatives and programs to be put in place over each of the next five years, including cost estimates and alternative funding sources where applicable.
- A description of major capital improvements or infrastructure expansions proposed by the county over each of the next five years, including cost estimates and alternative funding sources where applicable.
- A description of administrative systems, regulatory measures or land development regulations to be adopted or amended over each of the next five years.

Plan Amendments and Updates

To be a useful and influential tool in guiding growth and development in the future, and in ultimately realizing Paulding County's vision for the future, the Plan must be kept current. Over time, changes will occur in the county and each of the municipalities that may not have been anticipated and of which the county or cities may have no control—changing lifestyles, national or regional economic shifts, the impact of telecommuting or internet access on working and shopping patterns, etc. Annually monitoring these shifts against progress in plan implementation may lead to the need for amendments to the Plan. In addition, the State has certain requirements for amendments and updates that must be followed. All of these issues are addressed below.

Annual Plan Review

The annual review is to be accomplished in coordination with the annual budgeting process. At a minimum, the annual review will consider:

- Apparent changes in the pace of growth, in terms of housing units built and land absorbed by nonresidential development.
- Land development approvals over the past year in light of realization of the Comprehensive Plan Design Guidelines (as applicable).
- Zoning approvals over the past year in relation to the Future Land Use Map.
- Planned Short Term Work Program activities compared to actual accomplishments. (The Short Term Work Program will be updated every five years.)

Updates to the Short Term Work Program

The STWP will be updated every five years, reflecting the results of the yearly accomplishments and reviews. A report of accomplishments will be prepared along with the five-year STWP update. Paulding County submitted the five-year STWP in March 2002 into

regional and state review. The County's 2002-2006 STWP was approved by the State in May 2002. The 2007-2012 STWP will coincide with this full plan update as required by the Georgia Department of Community Affairs by October 2007. Each of the Cities STWP for 2007-2012 will also be completed and submitted as part of this Comprehensive Plan.

Minor Plan Amendments

As a result of yearly plan reviews, amendments to the Comprehensive Plan may be appropriate. If the needed changes are strictly local and not considered to have an effect on another local government, the changes may be adopted as a minor amendment to the Plan at any time during the year by Board of Commissioners action. At the end of each year, any minor amendments completed will be forwarded to the Coosa Valley Regional Development Center with a statement that the individual and cumulative effects of the minor amendments do not significantly alter the basic tenets of the approved Comprehensive Plan.

Major Plan Amendments

If conditions or policies on which the Plan is based have changed significantly so as to alter the basic tenets of the Plan, the County will initiate a major plan amendment. The public will be involved in preparation of the plan amendment to the extent warranted by the degree of change that has occurred. Following State procedural guidelines, a public hearing will be held to inform the public of the County's intent to amend the Plan, and to seek public participation. The County will submit the plan amendments to the Coosa Valley Regional Development Center for regional and state review and approval prior to adoption by the Board of Commissioners and/or City Council.

Fifth-Year Review and Tenth-Year Plan Update

In accordance with State requirements, the Comprehensive Plan will be given a full update by 2017. After five years, the County will determine if the Comprehensive Plan needs a major update based on the degree of change in the county that has occurred by that time. If major changes have taken place that were not incorporated into the Plan through past amendments, a complete update will be initiated following State procedural guidelines.

SHORT TERM WORK PROGRAM

Paulding County

2007-2012

Paulding County – 2002-2006	SUMMARY OF STWP REPORT OF ACCOMPLISHMENTS				**(Currently underway or temporally postponed should appear in the new STWP)
Work Program	Completed	**Currently Underway	**Postponed*	Not Accomplished*	*Explanation for Postponed or Unaccomplished Program
HISTORIC RESOURCES					
Map historic resources to be incorporated in the Comprehensive Plan.	X				
Consider a preservation plan for Pickett’s Mill and New Hope area.			X		Lack of Funding and public interest.
Apply for preservation funding to conduct a windshield survey of historic places and sites in Paulding County to update 1991 data.	X				Completed by the University of Georgia in 2006.
Nominate properties & districts eligible for National Register listing			X		Lack of public interest for specific quality sites.
Promote historic resources through civic clubs and schools		X			
Identify and address impacts of major roadway construction on historic structures, places, and sites.		X			Review continues for all state and local road projects.

LAND USE					
Complete major revision to the Paulding County Comprehensive Plan (1991 – 2011).	X				
Complete major revisions to the Paulding County Future Land Use Map.	X				
Review and update Paulding County Zoning Ordinance	X				
Review and update Development Regulations	X				
Continue to cooperate with cities regarding rezoning of properties adjacent to city boundaries.		X			
Continue to review and update the Short-Term Work Program of the Comprehensive Plan	X				
Continue to assess personnel needs for managing the County’s growth and development.		X			
Investigate additional cost recovery systems for off-setting the impacts on new development on county infrastructure including roads, schools, libraries, parks, water and sewer and environment.	X				
Review and assess the need for the development of “transition” guidelines for commercial and industrial developments adjacent to residential land uses.	X				
Review and update sign and billboard regulations.	X				
HOUSING					
Revise Development Regulations to increase interconnectivity within subdivisions> (street, entrances,	X				

bike/ped, facilities)					
Encourage building for different economic levels	X				
Access need, density and compatibility standards for multi-family housing on an individual development basis.	X				
ECONOMIC DEVELOPMENT					
Market community facilities and infrastructure to business and industries in an effort for them to locate in Paulding County.	X				
Continue to work with existing businesses and industry for retention.		X			
Focus industrial marketing efforts to target high quality clean industries.		X			
Develop/construct new industrial park.		X			
Continue to improved public water, sewer, and roads to enhance commercial and industrial development.		X			
Secure site/property for new industrial park development	X				Paulding Airport /Technology Park
Develop economic development packet for business and industrial prospects.	X				
NATURAL RESOURCES					
Study additional ways to add greenspace to the County.		X			
Preserve areas of plant & animal habitat not protected by State & federal laws. (Greenspace Program, Development Regulations, Zoning Ordinance)		X			
Consider enacting ordinances		X			

minimizing the impact & maintenance of development, such as woodlands replanting, ordinances, & landscape of water conservation controls					
Adopt ordinances in compliance with Georgia Department of Natural Resources and/or Metropolitan North GA Water Planning district guidelines concerning groundwater recharge areas, water supply watersheds and wetlands	X				
<i>Acquire land through the Ga Greenspace Program.</i>	X				
COMMUNITY FACILITIES					
Develop a water and sewer master plan.	X				
Construct a .5 million gallon water tank in Yorkville area.	X				
Construct a 1.0 million gallon water tank in New Hope area.	X				
Construct 2 pump stations (Yorkville and Union area)	X				
Upgrade Pumpkinvine LAS plant from .5mgd to 1 mgd.	X				
Expansion of Coppermine LAS Plant from .75 mgd to 1.5 mgd	X				
Construct the Lower Sweetwater (Georgian) Wastewater Plant.				X	Lack of Federal Funding for soil survey of Paulding County soils.
Closure of 2 phases of landfill per subtitle D Regulations.	X				
Expansion of Construction and Demolition landfill areas.	X				
Property acquisition for the Richland	X				

Creek Reservoir.					
Permit and Design of Richland Creek Reservoir		X			Permit applied for and is under review
Continue to implement solid waste reduction plans.	X				
Examine possibility of providing ambulance service through current fire stations			X		Lack of funding.
Replace Fire Station #2 with New Public Safety headquarters.	X				
Assess the need for additional Fire Stations.	X				
Assess the need for additional personnel at fire stations		X			
Develop a 5-year study of public safety needs including personnel and facilities.	X				
Assessment of public safety training facilities and programs.	X				
Assessment of public safety needs for recreation areas and Silver Comet Trail and seek grant funds.	X				
Implement Radio Communications System Improvement Program including Radio Tower construction.	X				
Examine possible use of inmate labor for general maintenance and minor construction projects		X			
Examine possibility of using skilled persons owing community service time for specific purposes.		X			
Assess need and seek funding for performing arts facilities.	X				
Assess need for auxiliary gymnasiums. (location, funding and construction)				X	Not completed due to lack of public support and funding.
Expand and upgrade GIS mapping capabilities to include other departments.	X				

Investigate additional ways to use the County's web page to facilitate increased communication to citizens.	X				
Expansion of Senior Citizens Facilities.	X				
Update and adopt Service Delivery strategies.	X				
Establish multi-purpose (regional) parks in the northeastern and western portions of the County.	X				
Establish more recreation facilities on land the County currently has in use	X				
Construct 4 new elementary schools	X				
Construct 1 new middle school	X				
Construct 1 new high school	X				
Additions and expansions of current school facilities.	X				
TRANSPORTATION					
Examine the possibility of creating park and ride lot in cooperation with the Georgia Department of Transportation	X				
Revise Development Regulations to address bike and pedestrian access.	X				
Continue annual road and parking lot resurfacing projects.		X			
Develop Comprehensive Transportation Plan and functional road classification system.	X				
Silver Comet Trail approaches to the US 278 tunnel (CM-))2-00(120). (Bike/Ped. Facility)	X				
Winndale Road spur to the Silver Comet Trail (CM-0002-00(121). (Bike/Ped. Facility)		X			
Chattahoochee Tech spur to Silver Comet Trail (CM-0002-00(123).	X				

Bike/Ped. Facility)					
Bridge at State Route 120 at abandoned RR SW of Dallas (BRST-114-1(101). (PE and ROW)	X				
Silver Comet Trail bridge over the Old Villas Rica Highway. (CM-0002-00(122)	X				
Bridge at State Route 92 at County Road 511 – southern RR (Hiram) BRST-186-1(41).	X	X			
Bridge at State Route 61 at County Road 341 to State Route 6 and RR. (BRN-NH-O18-1(60)		X			
Phase III West Hiram Parkway	X				
Design and ROW acquisition for East Hiram Parkway		X			

PAULDING COUNTY, GEORGIA SUMMARY OF SHORT TERM WORK PROGRAMS

Work Program	2007	2008	2009	2010	2011	Responsible Party	Cost Estimate	Funding Source
HOUSING								
Expand Overlay District to provide building design standards for housing (subdivision development) throughout the county.			X			County	Staff Time	County
Updates to the Zoning Ordinance to encourage building for different economic levels		X	X			County	Staff Time	County
Assess need, density, and compatibility standards for multi-family housing on an individual development basis.		X	X			County	Staff Time	County
ECONOMIC DEVELOPMENT								
Market airport, technology park, resort area, as well as other possible business and industrial locations to economic development organizations, businesses and industries in an effort for them to locate in Paulding Co.		X	X	X	X	County / Chamber of Commerce / IBA / Airport Authority	25,000	County / Chamber of Commerce / IBA / Airport Authority
Continue to work with existing businesses and industry for retention.	X	X	X	X	X	County / Chamber of Commerce	Staff Time	County / Chamber of Commerce
Focus industrial marketing efforts to target quality, high-tech clean industries.		X	X	X	X	Chamber/IBA	Staff Time	Chamber/IBA
Infrastructure to airport area, technology park and other areas associated with the overall airport master concept plan		X	X	X		County/IBA	2.0 million	County/IBA
Encourage and support the development/construction of private and/or public technology / business parks.	X	X	X	X	X	Public/Private	8.0 million	County, State, Private
Continue to improve public water, sewer, and roads to enhance commercial and industrial development.	X	X	X	X	X	County/Private	10 million	County, State, Private
Update economic development packet for business and industrial prospects.			X			Chamber of Commerce / County	7,000	Chamber of Commerce / County

NATURAL RESOURCES							
Preserve areas of plant and animal habitat not protected by State or Federal laws through zoning ordinance and greenspace purchases.		X	X			County/Private	Staff Time County/Private
Consider enacting ordinances minimizing the impact and maintenance of development on the environment, such as mass-grading, greenspace preservation.	X	X				County	Staff Time County
Adopt ordinances in compliance with Georgia Natural Resources guidelines and Metropolitan North Georgia Water Planning District concerning groundwater recharge areas, water supply watersheds or reservoirs, and wetlands.		X	X	X	X	County	Staff Time County
Assess the need for a large lot district for areas with sensitive soils, steep slopes, and no sanitary sewer. Set standards through zoning ordinance and development regulations		X	X			County	Staff Time County
		X	X			County	Staff Time County
HISTORIC RESOURCES							
Promote historic resources through civic clubs and schools		X	X	X		Historical Society	Volunteer Time Non-profit / private
Consider a preservation plan for Pickett's Mill and New Hope area.			X			Historical Society	Volunteer Time Non-profit / private
Nominate eligible properties or districts for National Register listing.			X		X	Historical Society / RDC	Volunteer Time State Grants / Private
Identify and address impacts of major roadway construction on historical structures, places, and sites.	X	X	X	X	X	State/County	Staff Time State/County
COMMUNITY FACILITIES							
Construct a .5 million gallon water tank in Yorkville area.		X				County	750,000 County

Construct a 1.0 million gallon water tank in New Hope area.						X	County	1.2 million	County
Construct 2 pump stations (Yorkville and Union areas)						X	County	1.0 million	County
Upgrade Pumkinvine LAS plant (North plant) from .5 mgd to 1 mgd.						X	County	4.0 million	Tap Fees - County
Expansion of Coppermine LAS Plant (Mill Creek) from .75 mgd to 1.5 mgd.						X	County	6.0 million	Revenue Bond
Construct Georgian Resort Wastewater Plant						X	Private/County	5.0 million	Private, Tap Fees - County
Closure of 2 phases of landfill per subtitle D Regulations						X	County	1.0 million	Enterprise Funds - County
Expansion of Construction and Demolitions landfill areas						X	County	250,000	County
Permit and Design of Richland Creek Reservoir						X	County	2.0 million	State & Federal Grants, County matching Contributions
Continue to implement solid waste reduction plans.	X	X	X	X	X		County	Staff Time	County/Other
Examine the possibility of providing ambulance service through current fire stations and/or promote additional private ambulance service throughout the County.	X	X					County	Staff Time	County
Assess the need for additional Fire Stations and other emergency services						X	County	Staff Time	County/Other
Assess the need for additional personnel at fire stations	X	X	X	X	X		County	Staff Time	County/Other
Continued expansion of Public Safety training facilities and programs.	X	X	X	X	X		County	Staff Time	County/Other
Assessment of Public Safety needs for recreation areas and Silver Comet Trail and seek grant funds.	X						County	Staff Time	County/Other
Establish multi-purpose (regional parks) in the northern and southern portions of the County.	X					X	County	3.0 million	County - SPLOST

Establish more recreation facilities and/or programs at parks the County currently owns.	X	X	X	X	X	County	250,000	Federal & State grants with County matching contribution	
Continue to provide adequate Senior Citizens Facilities and programs.	X	X	X	X	X	County	500,000	Federal & State grants with County matching contribution	
Update and adopt Service Delivery Strategies.	X					County/Cities	Staff Time	County/Cities	
Construct 3 new elementary schools	X	X				BOE/State	33.0 million	BOE/State	
Construct 1 new middle school			X			BOE/State	10.0 million	BOE/State	
Additions and expansions of current schools and school facilities.	X	X	X	X	X	BOE/State	2.0 million	BOE/State	
Examine possible use of inmate labor for general maintenance and minor constructions projects.	X	X	X	X	X	State/County	Staff Time	State/County	
Examine possibility of using skilled persons owing community service time for specific purposes.	X	X	X	X	X	State/County	Staff Time	State/County	
Expand and upgrade GIS mapping capabilities to provide additional mapping services to other departments.	X	X	X	X	X	County	3.0 million	County	
Investigate additional ways to use the County web page to facilitate increased communication to citizens.	X	X	X	X	X	County	Staff Time	County	
LAND USE									
Complete major revision to the Paulding County Comprehensive Plan (2002 - 2022).	X					County	20,000	County	
Complete the development of a Future Development Map	X								
Complete major revisions to the Paulding County Future Land Use Map		X				County	2,000	County	
Review and update Paulding County Zoning Ordinance.		X				County	Staff Time	County	
Review and update Development Regulations.		X				County	Staff Time	County	

Continue to cooperate with cities regarding rezoning of properties adjacent to city boundaries.	X	X	X	X	X	County	Staff Time	County
Continue to review and update the Short-Term Work Program of the Comprehensive Plan.	X				X	County	Staff Time	County
Continue to assess personnel needs for managing the County's growth and development.	X	X	X	X	X	County	Staff Time	County
Investigate additional cost recovery systems for off-setting the impacts of new development on County infrastructure including roads, schools, libraries, parks, water and sewer, and environment.		X	X			County	Staff Time	County
Review and assess the need for the development of "transition" guidelines for commercial and industrial developments adjacent to residential land uses.		X				County	Staff Time	County
Review and update sign and billboard regulations.		X				County	Staff Time	County
TRANSPORTATION								
Develop a Comprehensive Transportation Plan	X					County	35,000	County
Revise Development Regulations to address bike and pedestrian access.		X				County	Staff Time	County
Examine the possibility of creating a park and ride lots and other public transportation facilities in cooperation with the GA DOT.		X	X			State/County	Staff Time	County/State
Continue annual road and parking lot resurfacing projects.	X	X	X	X	X	State/County	1.5 million	County/State - LARP
Continue to explore ride-share and commuter bus possibilities		X			X	State/County	Staff	State/County
Continue to require inter-connectivity between all types of developments on a case by case basis.	X	X	X	X	X	State/County	1.3 million	State/County
					X	State/County	5.5 million	State/County
Design and ROW acquisition for East Hiram Parkway.	X	X				State/County	3.5 million	State/County
East Hiram Parkway construction		X	X					

SHORT TERM WORK PROGRAM

City of Dallas

2007-2012

City of Dallas – 2002-2006	SUMMARY OF STWP REPORT OF ACCOMPLISHMENTS				**(Currently underway or temporally postponed should appear in the new STWP)
Work Program	Completed	**Currently Underway	**Postponed*	Not Accomplished*	*Explanation for Postponed or Unaccomplished Program
HISTORIC & NATURAL RESOURCES					
Continue Flood Control Program		X			
Inspect Soil Erosion Permitted Sites			X		City began process in 2007
LAND USE					
Accept Wetlands for Green Space Designation		X			
Assist Planning Commission to encourage Smart Growth		X			
Update City Zoning Maps		X			In Process
HOUSING					
Support Affordable Housing		X			
Encourage Housing for Senior Citizens		X			
Water/Sewer - Housing - City will promote good housing		X			
Housing for elderly citizens				X	Lack of Private Sector interest
Brochure on affordable housing strategies				X	Lack of Private Sector interest and funding.
ECONOMIC DEVELOPMENT					
Contract with Paulding County	X				

chamber of Commerce for Economic Development					
Work with Downtown Development Authority		X			
COMMUNITY FACILITIES					
Renovation of Theater for Historical Cultural purposes	X				
Continue Sidewalk Expansion Program		X			
Establish separate water supply for City		X			
Continue Joint City - County Recycling Program		X			
Expand sewer system		X			
Construct Branch Trails to Silver Comet Trail				X	Lack of Funding
Construct City Hall Complex	X				
Construct Public Safety Complex		X			
Increase capacity of water pollution control plants		X			
City - County Solid Waste Management Program		X			
Replace cast iron water lines		X			
Create Downtown Park	X				
Continue to develop Coleman Camp Memorial Park		X			
Update City Sewer Maps		X			
GENERAL PLANNING					
Monitor compliance with Americans with Disability Act		X			Monitored during building inspection process

City of Dallas, Georgia SUMMARY OF SHORT TERM WORK PROGRAMS

Work Program	2007	2008	2009	2010	2011	Responsible Party	Cost Estimate	Funding Source
HOUSING								
Support Affordable Housing	X	X	X	X	X	City	Staff Time	City
Encourage Housing for Senior Citizens	X	X	X	X	X	City	Staff Time	City
Water/Sewer – Housing – City will promote good housing developments.	X	X	X	X	X	City	Staff Time	City
ECONOMIC DEVELOPMENT								
Continue to contract and participate with the Paulding County Industrial Building Authority (IBA) for economic development.	X	X	X	X	X	City / Chamber of Commerce / IBA	7,500	City / Chamber of Commerce / IBA
Continue to work with Downtown Development Authority.	X	X	X	X	X	City / DDA	Staff Time	City / DDA
NATURAL AND HISTORIC RESOURCES								
Continue Flood Control Program.	X	X	X	X	X	City/Private	Staff Time	City/Private
Inspection for erosion and sedimentation and post development stormwater.	X	X	X	X	X	County	27,000	City – General Fund

Assist Dallas Historic Preservation Commission with establishing a Historic District in downtown, and adopt design guidelines.	X	X	X	X	X	City	500	City – General Fund
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COMMUNITY FACILITIES

Continue Sidewalk Expansion Program.	X	X	X	X	X	City	700,000	City – Grants - Private
Establish separate Water Supply System for the City (Wells).		X	X			City	2.5 million	City-Grants-Private
Expand City Sewer Collection System	X	X	X			City	500,000	City – Grants-Private
Continue Joint City/County Recycling Program	X	X	X	X	X	City/County	25,000	City/County
Construct connecting trails to the silver comet Trail (especially downtown)		X	X	X	X	City- Private	700,000	SPLOST, Grants and General Fund
Increase capacity of the wastewater plant		X	X	X	X	City	3.5 million	GEFA Loan, water revenues, Grants
City – County Solid Waste Management		X	X			City/County	50,000	Private / General Fund / Grants
Replace cast iron water lines	X	X	X	X	X	City	500,000	GEFA Funds and Water Revenues
Continue to develop Coleman Camp Memorial Park and Sara Babb Parks	X	X	X	X	X	City	25,000	City / Donations / Grants
Update City Sewer Maps	X					City	10,000	Water Revenues

LAND USE

Complete major revision to the Paulding County (Cities of Dallas, Hiram and Braswell) Comprehensive Plan (2007-2017).	X					City/County	Staff Time	City/County
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Complete major revisions to the Dallas Future Land Use Map	X					City	Staff Time	City/ CVRDC
Accept Wetlands for Greenspace Designation	X	X	X	X	X	City	Staff Time	City / Private
Assist Planning Commission to encourage Smart Growth.	X	X	X	X	X	City	Staff Time	City / Private
Update City zoning Maps.	X	X				City	1,000	City – General Fund

GENERAL PLANNING

Monitor compliance with Americans with Disability Act.	X	X	X	X	X	City – thru building codes	Staff Time	City
Design and ROW acquisition for East Hiram Parkway.		X				State/County	3.5 million	State/County

SHORT TERM WORK PROGRAM

City of Hiram

2007-2012

City of Hiram – 2002-2006	SUMMARY OF STWP REPORT OF ACCOMPLISHMENTS				**(Currently underway or temporally postponed should appear in the new STWP)
Work Program	Completed	**Currently Underway	**Postponed*	Not Accomplished*	*Explanation for Postponed or Unaccomplished Program
ECONOMIC DEVELOPMENT					
Continue to market industries for limited emissions				X	Lack of local interest and lack of staffing
LAND USE					
Adopt Future Land Use Plans & Maps	X				
Increase City Police Force to meet population growth.	X				
Yearly training for Police Officers		X			In Process (City plans to continue this item each year)
Ensure adequate roadways and traffic lights to meet population growth		X			In Process (City plans to continue this item each year)
Continue to use inmate labor for general trash pick-up		X			City plans to continue this item each year and possible acquire detail
Continue to use skilled persons that doing community service time.		X			City plans to continue this item each year and seek the service as needed and when available.
Continue to enhance the Ben Hill Strickland Park		X			Full renovation is in process and will be complete in 2007
Replace City water lines		X			City continues to replace water lines
Continue Phase-in of back flows for city water systems	X			X	Lack of Private Sector interest and funding.
Look into acquiring more land for additional parking at the Hiram Community Center.				X	Lack of interest and funding.

City of Hiram, Georgia SUMMARY OF SHORT TERM WORK PROGRAMS

Work Program	2007	2008	2009	2010	2011	Responsible Party	Cost Estimate	Funding Source
ECONOMIC DEVELOPMENT								
Continue to participate with the Paulding County Industrial Building Authority (IBA) for economic development.	X	X	X	X	X	City / Chamber of Commerce / IBA	Staff Time	City / Chamber of Commerce / IBA
Promote Hiram through Chamber of Commerce for economic development opportunities.	X	X	X	X	X	City / Chamber of Commerce	Staff Time	City / Chamber of Commerce
COMMUNITY FACILITIES								
Construct connecting trails to the silver comet Trail (especially downtown and Ben Hill Park)		X	X	X	X	City- Private	3C00,000	SPLOST, Grants and General Fund
Continue sidewalk expansion		X	X	X	X	City - Private	50,000	Private, Grants and General Fund
Construct bike/pedestrian connector from downtown to Ben Hill Strickland Park		X	X			City/Private	50,000	Private / General Fund / Grants
LAND USE								
Complete major revision to the Paulding County (Cities of Dallas, Hiram and Braswell) Comprehensive Plan (2007-2017).	X					City/County	Staff Time	City/County
Complete development of the Hiram Future Development Map	X					City/County	Staff Time	City/County
Complete major revisions to the Hiram Future Land Use Map		X				City	Staff Time	City/ CVRDC

Yearly training for Police Officers	X	X	X	X	X	City	10,000	City
Ensure adequate roadways and traffic lights to meet population growth.	X	X	X	X	X	City/GDOT	Staff Time	City / GDOT
Continue to use inmate labor for general trash pick-up and possibly acquire a State detail or dedicated crew.		X				City/GDOC	30,000	City – State
Continue to use skilled persons that are doing community service (when available)	X	X	X	X	X	City/County	Staff Time	City / County
Continue to enhance Ben Hill Strickland Park.	X					City	50,000	City
Replacement of City water lines.	X	X	X			City	2.0million	City

SHORT TERM WORK PROGRAM

City of Braswell

2007-2012

(Please Note:

Braswell does not have a prior STWP)

City of Braswell, Georgia SUMMARY OF SHORT TERM WORK PROGRAMS

Work Program	2007	2008	2009	2010	2011	Responsible Party	Cost Estimate	Funding Source
ECONOMIC DEVELOPMENT								
Continue to participate with the Paulding County Industrial Building Authority (IBA) for economic development.	X	X	X	X	X	City / Chamber of Commerce / IBA	Staff Time	City / Chamber of Commerce / IBA
COMMUNITY FACILITIES								
Continue to work with Paulding County on Service Delivery Agreements.	X				X	City- County	Staff Time	City/County
LAND USE								
Complete major revision to the Paulding County (Cities of Dallas, Hiram and Braswell) Comprehensive Plan (2007-2017).	X					City/County	Staff Time	City/County
Complete development of the Braswell Future Development Map	X					City/County	Staff Time	City/County
Complete major revisions to the Hiram Future Land Use Map			X			City	Staff Time	City/ CVRDC
Examine need for additional Police Officers				X	X	City	Staff Time	City
Examine possible city park development				X	X	City	Staff Time	City

Policies

The following are policies that the local government may adopt to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community vision or addressing Community Issues and Opportunities.

1. Update the Zoning Ordinance to create new zoning categories that promote residential and non-residential development as suggested by this Comprehensive Plan and Future Development Map.
2. Update the Zoning Ordinance to create overlay districts to ensure building and design standards as well as greenspace and/or environmentally sensitive area protection.
3. Update Development Regulations to promote building and design standards as suggested by this Comprehensive Plan.

Supplemental Plan

As Paulding County and the Cities of Dallas, Hiram, and Braswell continue to experience tremendous growth, local officials have prepared specific plans relating to transportation, waste water, and recreations. Paulding County has also prepared a Capital Improvement Program for implementing identified capital projects.

The following plans are incorporated as part of this Comprehensive Plan:

1. Paulding County comprehensive Transportation Plan
2. Paulding County Master Sewer Plan
3. Paulding County Parks and Recreation Plan
4. Paulding County Capital Improvement Plan

Paulding County Comprehensive Plan List of Sources

List of Sources

ARCADIS Geraghty and Miller, Inc.
Atlanta Regional Commission (ARC)
City of Braswell
City of Dallas
City of Hiram
Coosa Valley Regional Development Center (RDC)
COOPER – ROSS SV
DayWilburn and Associates
Federal Emergency Management Agency (FEMA)
Federal Highway Administration
Georgia Department of Community Affairs (DCA)
Georgia Department of Community Affairs (DCA) – Resource Team
Georgia Department of Education
Georgia Department of Human Resources (DHR)
Georgia Department of Labor
Georgia Department of Industry, Trade, and Tourism
Georgia Department of Natural Resources (DNR)
Georgia Department of Technical and Adult Education
Georgia Department of Transportation (DOT)
Georgia Forestry Commission
Georgia Regional Transportation Authority (GRTA)
Georgia Office of Planning and Budget (OPB)
Metropolitan North Georgia Water Planning District
Michael Beecham Paulding County Planning & Zoning
Paulding County Attorney’s Office
Paulding County Board Of Education
Paulding County Cemetery Preservation Commission
Paulding County Chamber of Commerce
Paulding County Citizens
Paulding County Community Development Department
Paulding County Planning and Zoning Division
Paulding County Comprehensive Plan (1991)
Paulding County Comprehensive Plan (2003)
Paulding County Department of Transportation
Paulding County Parks and Recreation Department
Paulding County Public Library System
Paulding County Public Safety Department
Paulding County Sheriff’s Office
Paulding County Stakeholders
Paulding County Water and Sewer Department
U.S. Army Corps of Engineers
U.S. Bureau of Economic Analysis
U.S. Census Bureau (1980, 1990, 2000 Census Data and estimates)
U.S. Environmental Protection Agency (EPA)
U.S. Natural Resources Conservation Service (NRCS)
University of Georgia – Georgia County Guide 1998 and 1999
WellStar Hospitals (Paulding County)
Woods and Poole Economics, Inc.

