



PAULDING COUNTY, GEORGIA

2017 Comprehensive Plan

"Charting a Course"

Final Draft 06/14/17

Cover photograph of the Silver Comet Trail



PAULDING COUNTY, GEORGIA

2017 Comprehensive Plan

“Charting a Course”

BOOK ONE

THE PLAN



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ACKNOWLEDGMENTS

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REFERENCE DOCUMENTS

Paulding County Land Use Study
Paulding County Comprehensive Transportation Plan (CTP)

BOOK THREE

REQUIRED COMPONENTS

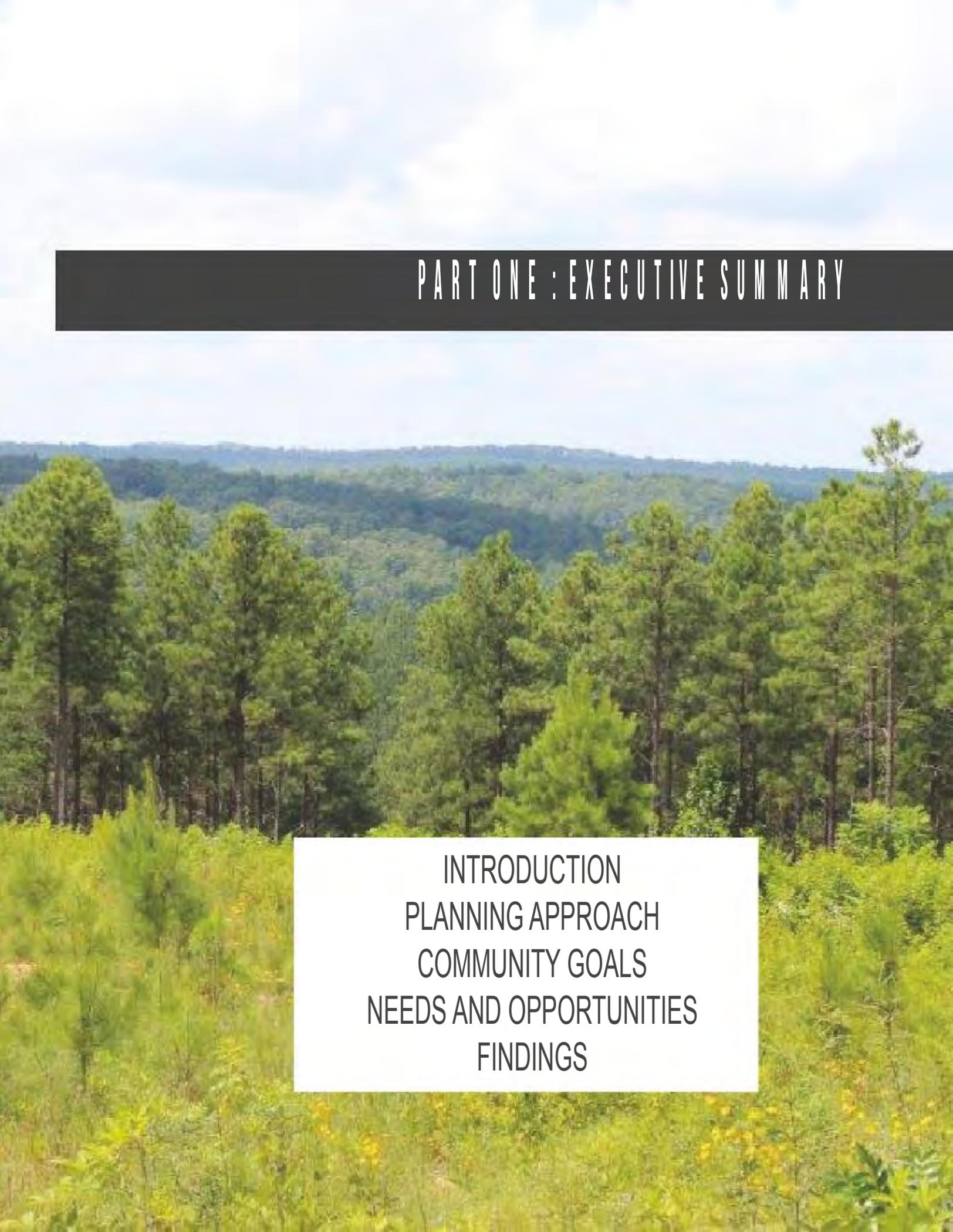
Public Participation
Procedural

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OVERVIEW

This plan is an update of the 2007 - 2027 Comprehensive Plan for Paulding County. The Georgia Department of Community Affairs requires an update of the Comprehensive Plan every 10 years, and an update of the Work Programs every 5 years. It is also an appropriate time because of anticipated growth and future changes in Paulding County. This plan will guide future decision-making by the County and municipalities.

The 2017 Comprehensive Plan contains five required elements: Community Goals, Needs and Opportunities, Community Work Program, a Land Use Element and a Transportation Element.



PART ONE : EXECUTIVE SUMMARY

INTRODUCTION
PLANNING APPROACH
COMMUNITY GOALS
NEEDS AND OPPORTUNITIES
FINDINGS



INTRODUCTION

Paulding County embarked on the creation of the 2017 Comprehensive Plan in the fall of 2014. The Paulding County Board of Commissioners gave the responsibility for developing the plan to the Community Development Department. Staff members, Ann Lippmann and Chris Robinson, chose to proceed using a collaborative, fact based planning process, believing that the approach was most suited to delivering an inclusive, community-driven and implementable plan.

Decisions made and actions taken in the next five years will ensure or endanger the future of the county.

A Steering Committee, referred to as the Multi-Jurisdictional Workgroup (MJW), was set up in Spring 2015. The workgroup is comprised of representatives from the cities of Dallas, Hiram and Braswell, Paulding County School District, Chamber of Commerce, Economic Development Office, Northwest Georgia Regional Commission, and targeted outside experts. The workgroup's charge was to guide and complete the planning process in partnership with the community development staff. Workgroup members were responsible for research, assessment, analysis and development and agreed to maintain a collaborative environment as a process principle.

To collect citizen input the MJW, 1) created a Stakeholder Committee of more than 100 elected and appointed officials and leaders from local agencies and businesses to provide early and ongoing feedback, and 2) conducted four Community Workshops to which the public was invited.

On key elements, outside experts were engaged to bring their analytical and objective findings and recommendations to the workgroup.

At the end of two years and armed with research, analysis and input from the public and from outside experts, the workgroup developed a list of Needs and Opportunities from which Community Goals and corresponding Work Programs were composed.

Responsibility for implementing the 2017 Paulding County Comprehensive Plan is for those who best understand it - driven by community decisions, desires and inevitable changes. The plan was constructed using new guidelines issued in 2014 by the Georgia Department of Community Affairs. Because the plan was developed to be both a reference and working document and is to be updated regularly, the County is positioning itself to minimize the cost of comprehensive planning in the future.

Full text of the Needs and Opportunities, Community Goals and Work Programs can be found in BOOK ONE. Studies associated with the plan are found in BOOK TWO. BOOK THREE contains details from each Steering Committee (MJW) work session, Stakeholder Meeting and Community Workshop along with pertinent procedural documentation.

Because decisions made and actions taken (or not) in the next five years will ensure or endanger the future of Paulding County, it is imperative leaders take ownership and act. The 2017 Comprehensive Plan was developed to serve as a resource for that purpose.



CONTEXT AND HISTORY

Paulding County is located in the northwestern part of the State of Georgia near rapidly growing metro Atlanta. The County seat is in the historic City of Dallas, one of three incorporated cities along with Hiram and Braswell. There are eight small unincorporated communities.

Paulding was created from Cherokee County by an act of the Georgia General Assembly on December 3, 1832, and named after John Paulding, famous for capturing the British spy Major John André as he carried secret papers for Benedict Arnold during the American Revolution.

According to the U. S. Census Bureau, the county has a 2016 population of 155,825 and ranks as the 14th largest Georgia county by population and 2nd fastest growing from 2000-2014. Paulding's land mass is 201,179 acres of which 199,867 is in land and 1,312 in water. Over 40,000 acres of Paulding's land mass is open greenspace with vast, pristine vistas and wildlife areas.

Paulding is known as a bedroom community, with over 86% of its workers commuting out each day. A significant number of visitors are drawn annually to Pickett's Mill Civil War Battlefield (11,371- FY2017 projected) and the Silver Comet Trail (665,000).





PLANNING APPROACH

WHAT IS A COMPREHENSIVE PLAN?

"THE COMPREHENSIVE PLAN, ALSO CALLED THE GENERAL PLAN OR COMMUNITY MASTER PLAN, IS THE OFFICIAL STATEMENT OF A LOCAL GOVERNMENT ESTABLISHING POLICIES FOR ITS FUTURE LONG-RANGE DEVELOPMENT." - AMERICAN PLANNING ASSOCIATION, 2015

Planning, one of the vital roles of local governments, is the term used to describe how a community shapes and guides growth and development. The results of planning are contained in documents known as Comprehensive Plans. Comprehensive Plans are used by local governments to guide quality growth, devise effective strategies, and develop implementation decisions.

STATE OF GEORGIA

A Comprehensive Plan is a long-range policy document that makes planning recommendations for the next 20 years. The Comprehensive Plan is a tool used by local governments to guide the decision-making process.

In addition, the plan helps local governments to recognize and then implement important economic development and revitalization initiatives. For these reasons the state finds that well-planned communities are better prepared to attract new growth in a highly competitive global market.

ASSETS THAT CAN BE
ACCENTUATED AND
IMPROVED

Large, pristine
landscapes - hills, far-
away vistas, waterfalls,
and greenspace

Parks, Silver Comet
Trail, Small Town Charm,
Secondary Education

Medical Industry

LIABILITIES THAT CAN BE
MITIGATED, CHANGED OR
EVOLVED

No interstate highway

A limited long-term
water supply

A zoning ordinance that
allows for 900k+ people
vs. a "yet built" reservoir
with water for 350k
people

POTENTIAL THAT CAN BE
ENHANCED AND
DEVELOPED

Rapid growth - 284%
since 1990, 74% 2000 -
2015, 50% by 2025

Distinctive economic
assets - open land, Silver
Comet Trail and historic
towns

Reservoir under
construction to provide
drinking water

IN SHORT, LOCAL PLANNING SHOULD RECOGNIZE THAT:

Assets can be ACCENTUATED and IMPROVED

Liabilities can be MITIGATED and CHANGED over time

Potential can be SOUGHT AFTER and DEVELOPED

WHY DOES A COUNTY WRITE A COMPREHENSIVE PLAN?

Paulding County is positioned to become one of the most livable places in metro Atlanta. Potential is greatest when necessary conditions for success exist and there is a plan designed to realize that potential.

The most effective process for creating a quality plan requires intergovernmental and community cooperation, working together to discover and name their community's strengths, weaknesses, opportunities and threats and ultimately creating realistic and implementable community goals and corresponding work programs to guide decision-making and government investment.

WHY DOES A COUNTY WRITE A COMPREHENSIVE PLAN?

#1

PAULDING NEEDS A PLAN TO ENSURE STATE FUNDING CONTINUES

QUALIFIED LOCAL GOVERNMENT

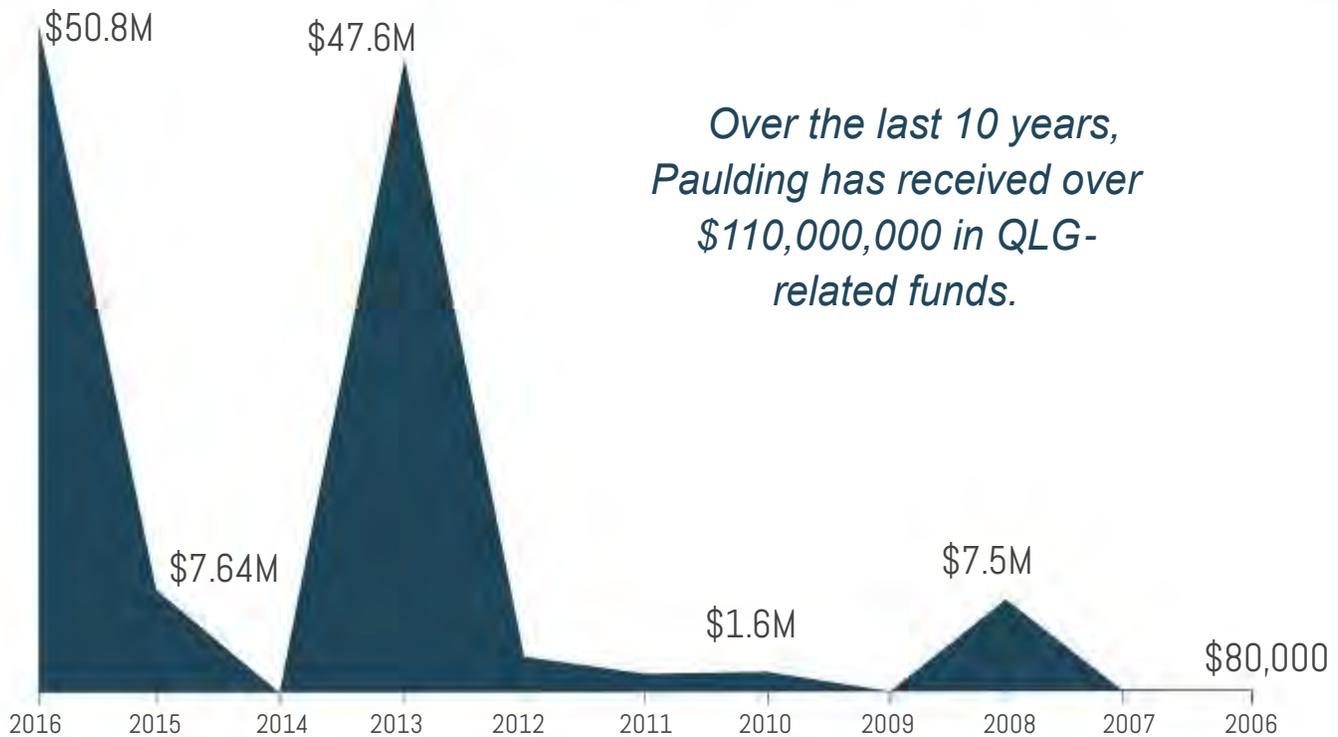
“Qualified Local Government” (QLG) status provides eligibility for a package of financial incentives from the Georgia Department of Community Affairs (DCA), the Department of Natural Resources (DNR), the Georgia Environmental Finance Authority (GEFA), and the OneGeorgia Authority.

Comprehensive Planning for local governments in Georgia - cities and counties - is facilitated by the Georgia DCA. In 2014, the DCA developed a simplified and more flexible process for local planning. The new process encourages alignment of community needs, opportunities, goals and work programs. In addition, it stresses intergovernmental and community cooperation, recognizing that a collaborative approach to comprehensive planning enhances coordination at many levels.

In Georgia, communities completing a Comprehensive Plan that meets DCA requirements are awarded QLG status - a prerequisite to receiving state funding.

At the end of each 5-year work program cycle, a Report of Accomplishments (ROA) must be filed with DCA detailing the status of each activity or project listed in the previous Community Work Program. The elements required by DCA can be found in the example below which also includes a sample list of projects that received QPG-related funding. The full text of each agency's ROA is found in BOOK ONE - Part Four.

REPORT OF ACCOMPLISHMENTS, 2012-2016						
Example: Projects receiving QLG-related funding						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation If postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
CITY OF DALLAS Implement Livable Centers Initiative (LCI) Projects in historic downtown	2012-2016	X				
CITY OF HIRAM Attract Livable Centers Initiative (LCI) funding	2013-2015	X				
PAULDING COUNTY Permit, Design and Begin Construction of Richalnd Creek Reservoir	2012-2016	X				



WHY DOES A COUNTY WRITE A COMPREHENSIVE PLAN?

#2

PAULDING NEEDS A PLAN TO PREPARE FOR THE FUTURE

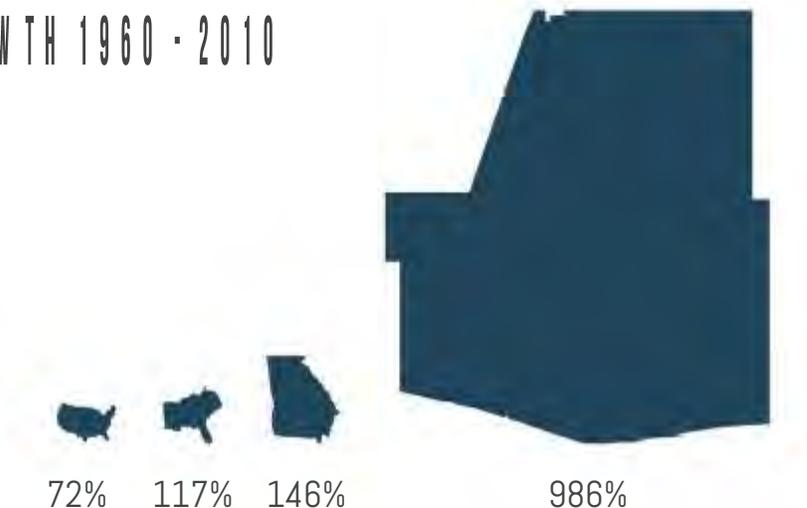
*Paulding County
has experienced
significant growth,
and will continue
to grow more
rapidly among
other counties in
the metro Atlanta
region*

Paulding has assets that are unappreciated, unrealized and under-developed. As potential economic development engines, what must be done to develop these assets in order to realize the greatest contribution to an enriched quality of life and economy?

Paulding has liabilities that are continuously perceived as barriers to success. Liabilities, especially those with little to no chance of changing in a generation, are realities. What can be done to separate liabilities from realities - mitigating, changing and evolving actual liabilities and shifting the time and attention absorbed by realities to more productive scenarios?

Potential is greatest when necessary conditions for success exist, and there are a number of Paulding assets in that position. What assets have the greatest potential to return value to the county and its citizens? What enhancements and development are required? In the short term? In the long term?

GROWTH 1960 - 2010



#3

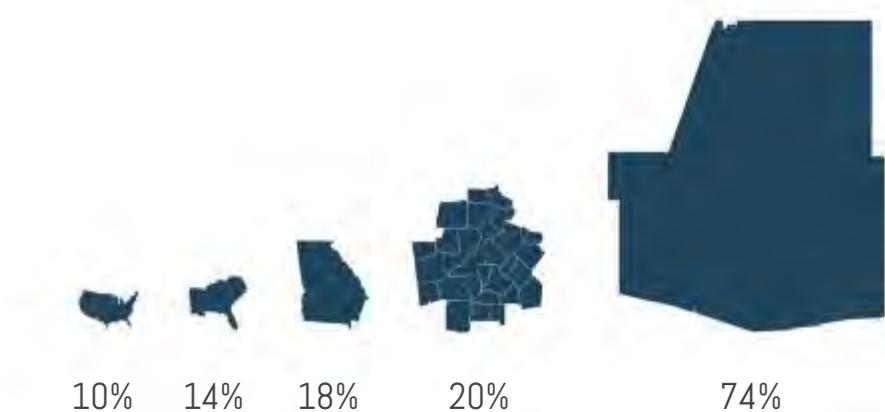
PAULDING NEEDS A PLAN TO COMPETE IN A GLOBAL MARKET

Communities with a quality comprehensive plan, inclusive of related stakeholders and integrated at all levels within those governments, can compete at the global level. Those communities also have an edge when competing for state and federal funding.

Recognizing this reality and their responsibility for developing the plan, Paulding County's Community Development Department developed a 3-year approach for completing the 2017 Comprehensive Plan. To prepare for a future within the global marketplace, a community must acknowledge, understand and honestly assess its own imperatives.

Well-planned communities are better prepared to attract new growth in a highly competitive global market

GROWTH 2000 - 2010



2014

BOC approves funding
Leadership Retreat for county
government decision makers
and key staff

2015

Steering Committee of
representatives from
government and business
assembled
Public Input begins
External Expertise Engaged -
Collaborative and fact-based
planning
Research Begins

2016

External Expertise Engaged
- Land Use and Economic
Development
Public Input Program Begins

2017

Public Input Program Complete
Plan Submitted, Reviewed,
Adopted

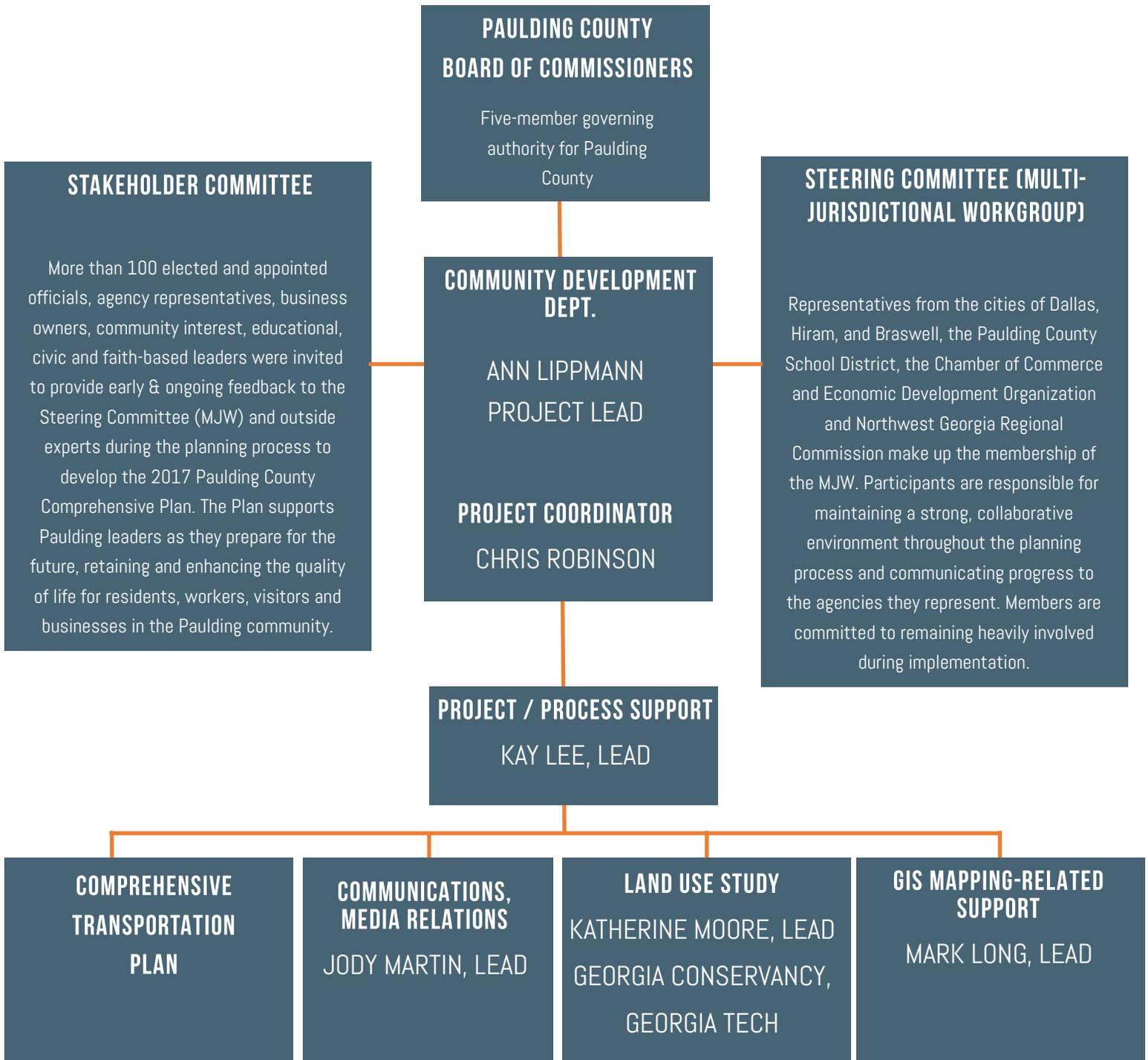
A COLLABORATIVE APPROACH

To develop an inclusive, fact based, community-driven and implementable comprehensive plan required strong collaboration throughout the 2-year planning period. A Steering Committee, known as the Multi-Jurisdictional Workgroup (MJW) was named in 2015 and met each month to research, analyze and assess process and strategies alongside the Community Development Department. A Stakeholder Committee, organized in 2016, provided regular feedback to the project team. See Page 35 and BOOK THREE for further details on both committees.

EXTERNAL EXPERTISE

In early 2016, an external expert was engaged to study and offer recommendations on a key element of the Comprehensive Plan -- Land Use. The Georgia Conservancy was engaged to conduct the Land Use Study. In August, the Georgia Conservancy shared their preliminary findings with the Steering Committee, Stakeholder Committee and with the business community at the Chamber of Commerce's Georgia Power Luncheon.

COMPREHENSIVE PLAN PROJECT STRUCTURE



PUBLIC PARTICIPATION AND INPUT

- 250 People* People in the Paulding community provide the wisdom to create a great community. Who are these people? The everyday citizens who live, work, and engage in leisure pursuits are the people most affected by the plan. The elected officials, appointed officials or volunteers on boards and committees are the people who maintain and implement the plan. People own property, own businesses, and participate in the process of developing and building projects in the community. When the people affected by the plan participate in creating the plan, you have a community-based plan.
- 20 Steering Committee meetings*
- 3 Stakeholder Meetings*
- 2 Public Hearings*
- 4 Community Workshops*
- 93,000 Invitations to Participate*
- Over 250 Paulding County residents from neighborhoods across the demographic and geographic spectrum offered input during the Comprehensive Planning Process in work sessions, committee meetings, and community workshops.
- Participants freely offered their perspectives and personal knowledge when asked to list Paulding’s strengths, weaknesses, opportunities and threats. Citizens, young and old, took time to list community assets they “love the most” in their home county. The Silver Comet Trail, the County’s Park System and the post-secondary educational institutions ranked highest.



Photos from Community Workshops
Above: August 18 Workshop at The Events Place in Hiram
Below: September 15 Workshop at Crossroads Library



SWOT ANALYSIS

STRENGTHS

- People / Workforce
- Proximity to Market (Atlanta)
- Schools
- Available Land
- Pro Growth
- Recreation + Silver Comet Trail
- Affordable Housing
- Hospital
- Airport
- Secondary Education & Vocational Training
- Revitalized Small Towns

WEAKNESSES / LIABILITIES

- Infrastructure
- Lack of interstate / highways
- Nothing to sell
- Traffic congestion
- Cost of scattered development
- Zoning and plan do not match
- No zoning in place to protect natural resources

OPPORTUNITIES

- Upscale Planned Unit Developments
- 3rd Army Road / Outer Perimeter
- Hospital / Health Care
- Airport
- Reservoir
- Recreation
- Film
- Acquire land / speculative building
- Protect rural character
- Commercial potential at crossroads
- Small town revitalization
- Coordinated planning

THREATS

- Infrastructure
- Airport issues
- Continued sprawl
- No sense of community



RANKED HIGHEST IN STRENGTHS

- Greenspace and Recreation
- Proximity to Atlanta
- Quality Workforce

RANKED HIGHEST IN WEAKNESSES

- Disconnected residential road network
- No plan to protect natural resources

RANKED HIGHEST IN OPPORTUNITIES

- Greenspace and Recreation
- Water supply imminent



COMMUNITY GOALS

The purpose of Community Goals is to chart a course for the future. Goals are developed through a public process involving community leaders and stakeholders. Community Goals are the most important part of the plan, for they identify the community's direction for the future, generating local pride and enthusiasm and motivating citizens and leaders to act to ensure that the plan is implemented.

PROTECT AND PRESERVE NATURAL RESOURCES

Recognize the economic importance of natural resources, preserve and protect them. Ensure land use development policies protect drinking water resources and provide tools to conserve Paulding's distinct and extensive unspoiled land.

TARGET GROWTH

Align land use with infrastructure investments. Redevelop existing communities and undeveloped lots already linked to services. Design new development to minimize the impact on water resources.

LEVERAGE AND PROMOTE EXISTING AND NEW ASSETS

Leverage and promote existing natural, historic, cultural, recreational, educational and economic assets that influence quality of the life and offer a distinctive mix of economic development opportunities compared to neighboring counties.

CREATE CONNECTIONS

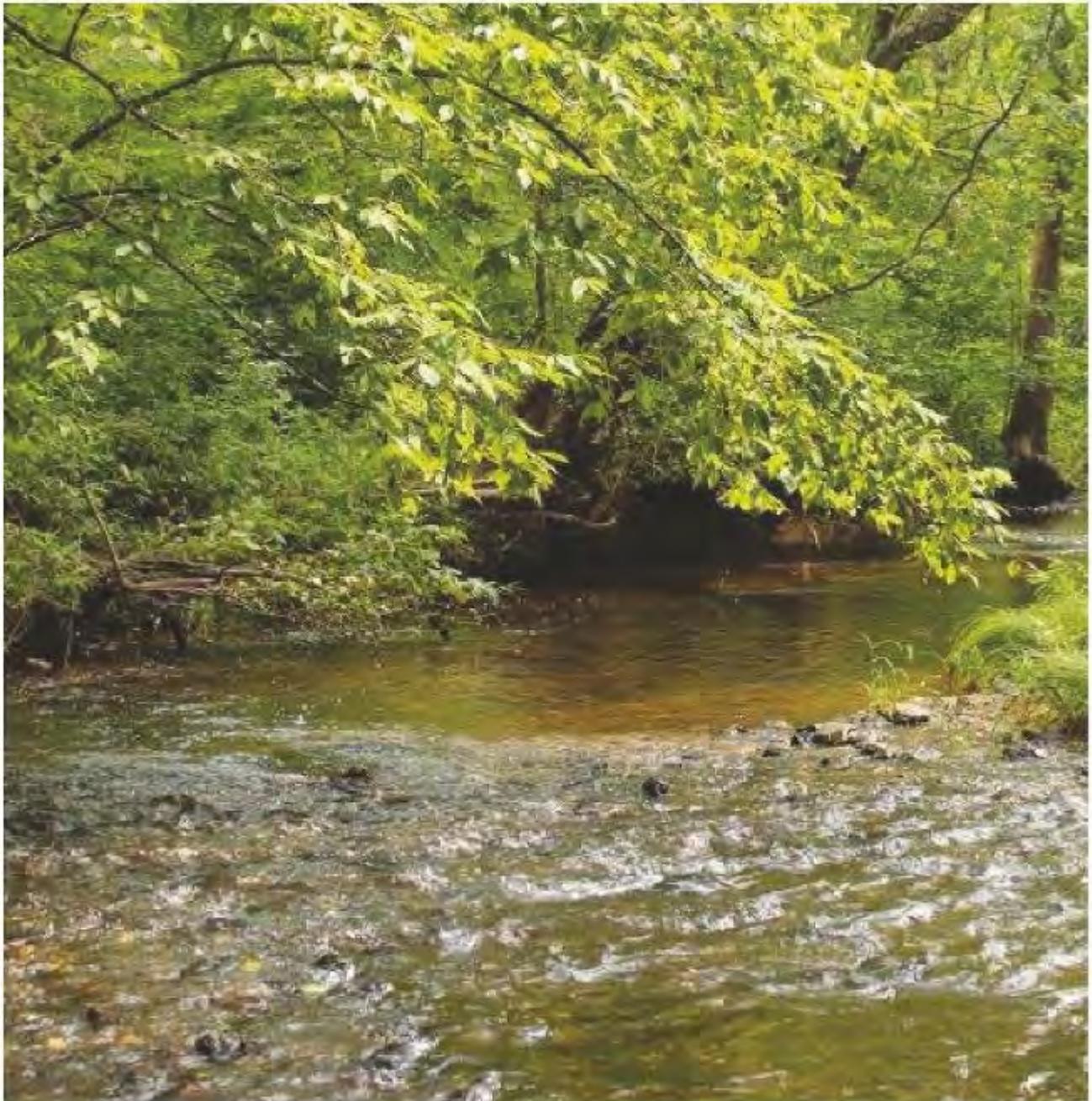
Develop multimodal mobility throughout the county in a manner that promotes safety, connection, economic vitality and healthy living choices.

MAINTAIN FISCAL VIABILITY

Structure a process of government agency coordination to implement the 2017 Comprehensive Plan and maintain fiscal viability by aligning infrastructure investments with land use, ensuring service obligations do not outstrip resources.



PAULDING COUNTY HAS A BEAUTIFUL,
VAST AND PRISTINE LANDSCAPE



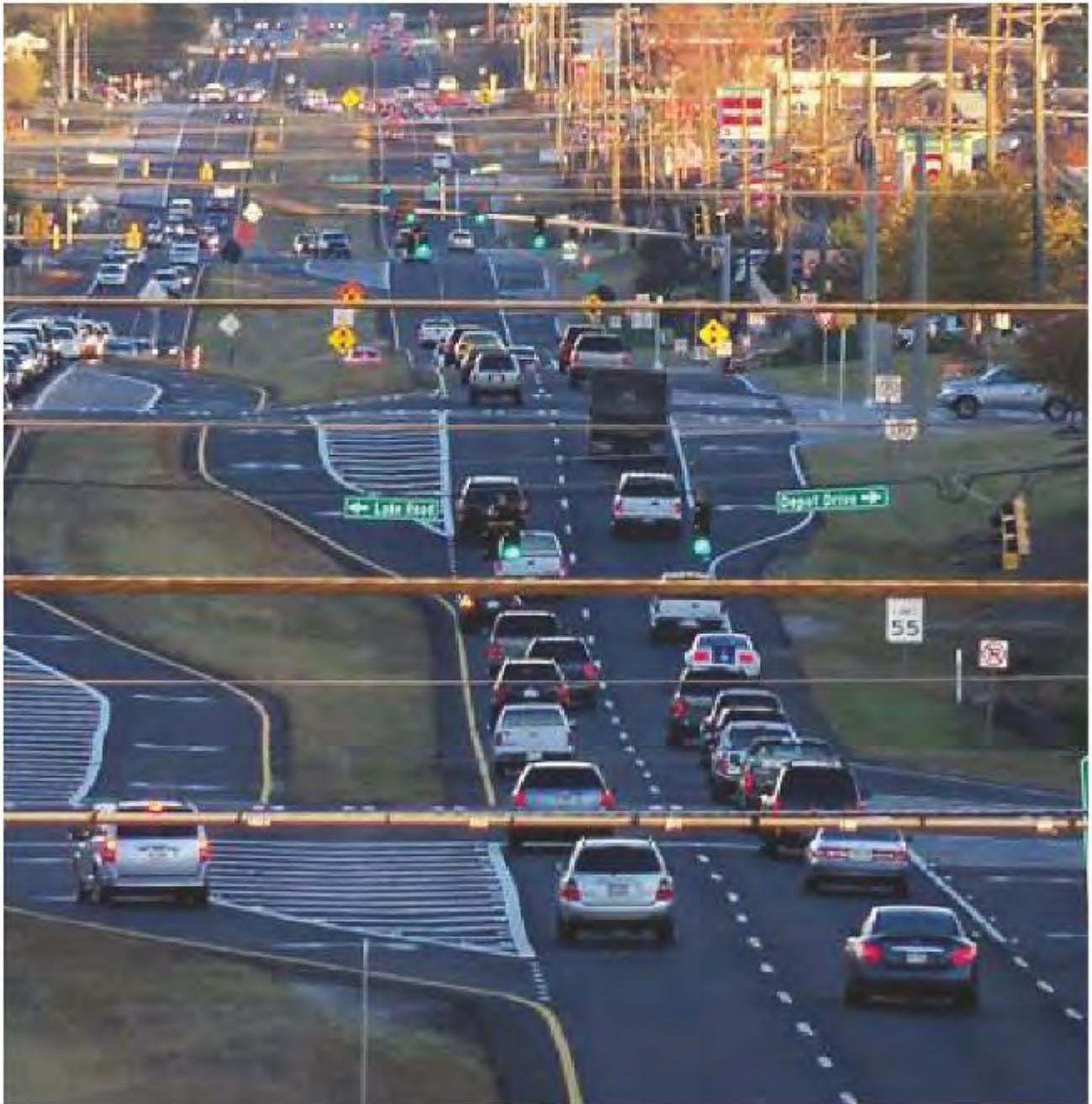
NEEDS AND OPPORTUNITIES

PROTECT AND PRESERVE NATURAL RESOURCES

01. An estimated 23% of land in Paulding County is considered pristine and undeveloped. The land is in the hands of fewer than 15 owners
02. The land within the Richland Creek Reservoir watershed should be planned ahead of future growth influences which could minimize recreation potential and threaten water quality
03. Because of its proximity to Atlanta, Paulding County is expected to continue its vigorous growth rate. The county must protect, enhance and promote its most important assets: greenspace (Wildlife Management Areas and others), historic, environmental and cultural resources, the hospital area and recreational resources
04. Rural character is protected through conservation lands, while also providing for new economic opportunities within the Conservation Character Area

“Among material resources, the greatest, unquestionably, is the land. Study how a society uses its land, and you can come to as to what its future will be.”

PAULDING COUNTY HAS GROWN RAPIDLY
AND CONTINUES TO DO SO



NEEDS AND OPPORTUNITIES

TARGET GROWTH

05. Atlanta Regional Commission population projections show significant growth for Paulding County, adding 84,629 new citizens over the next 15 years—a growth rate of 56%
06. Paulding’s land use plan is dated. The existing approach to land subdivision enables scattered development and disconnection, creating traffic, long commutes, increased service costs and a financial burden on households and local government
07. Richland Creek Reservoir, currently under development in Paulding County, will supply drinking water to 350,000—400,000 residents. The current zoning ordinance allows for 900,000 residents to live in the County
08. The historic cities of Dallas, Hiram and Braswell can preserve their highly regarded “small town feel” and accommodate growth through infill development and infrastructure upgrades
09. By focusing commercial development at crossroads in clusters / nodes in appropriate corridors, the county will become a more livable place

Focus commercial development where appropriate, and the county will become a more livable place.

PAULDING COUNTY HAS A UNIQUE MIX OF ECONOMIC ASSETS



NEEDS AND OPPORTUNITIES

LEVERAGE AND PROMOTE EXISTING AND NEW ASSETS

10. The airport area presents unique opportunities to create and employment center while balancing the quality-of-life and recreation benefits of the larger Wildlife Management Areas, if a cohesive plan is agree upon and implemented
11. The historic cities of Dallas, Hiram and Braswell can growth their economic base through downtown revitalization and direct connection to the Silver Comet Trail
12. Approximately 1.9 million users travel along the Silver Comet Trail each year, expending \$100,000,000 on food, beverage, merchandise and supplies. More than 650,000 of the 1.9 million enjoy the 22-mile portion that passes through Paulding County
13. Silver Comet Trailheads are the entry and exit points for users who seek rest and goods and services, offering strategic locations for merchants. Trailheads should be designed and invested in to attract both residents and visitors
14. Paulding has housing choices at all levels and will continue to as interest rates rise
15. Many of the events and physical assets in Paulding County are unknown to its residents
16. Heritage tourists tend to spend more money than other types of tourists
17. Paulding County has a skilled workforce and enviable median household income

The historic cities of Dallas, Hiram and Braswell can grow their economic base through downtown revitalization.



PAULDING COUNTY HAS AN EXISTING AND
GROWING MULTIMODAL TRANSPORTATION SYSTEM



NEEDS AND OPPORTUNITIES

CREATE CONNECTION

18. There is no interstate highway in Paulding County. There is potential for connection to two interstate highways
19. The major improvements to Highway 92 and the planned addition of an interchange at 3rd Army Road and I-75 links Paulding County corridors to interstates I-75 and I-20, increasing access to: Job centers like around the WellStar Hospital, Paulding County assets such as Parks, Silver Comet Trail, Secondary and Vocational Education institutions, events, historic small towns and residential neighborhoods
20. The cities of Dallas, Hiram and Braswell can best take advantage of the economic potential of the Silver Comet Trail if they are physically connected to the Trail and if there is directional signage from the trail to the community
21. The vision of the 2015 Comprehensive Transportation Plan (CTP) is to enhance multimodal mobility (a variety of ways to get around) throughout Paulding County in a manner that promotes safety, economic vitality and cost-effectiveness. Multimodal mobility aids in keeping Paulding County affordable with a high quality of life
22. Paulding County continues to emphasize pedestrian connectivity around major destinations like parks, schools, libraries and other community facilities and a diverse range of bicycle and pedestrian enhancements in the CTP
23. Schools are community assets and, fundamentally, part of the public infrastructure that impacts land and neighborhoods around them for decades. To create the desired transportation and civic connectivity, schools should be walkable from the communities they serve. This should be achieved through both careful selection of new school property and campus design, and through creative retrofit of connection opportunities for pedestrians and bicycles at existing school locations
24. According to the 2014 Census, 86% of Paulding County residents are employed outside the county

Schools are community assets... and public infrastructure that impacts land and neighborhoods around them for decades.



PAULDING COUNTY CAN CONTINUE A COLLABORATIVE APPROACH IN PLANNING FOR THE FUTURE



NEEDS AND OPPORTUNITIES

MAINTAIN FISCAL VIABILITY

25. There are currently disparate long-term visions for Paulding County
26. Because of fiscal constraints due to economic downturn, a limited amount of action was taken to implement the Land Use portion of the 2007 Comprehensive Plan
27. Paulding County Governments - County staff, Dallas, Hiram, Braswell, School District - along with the Chamber, Economic Development and NWGRC spent 2 years working together on a monthly basis to develop the 2017 Comprehensive Plan. The same approach offers the best chance to implement the 2017 Comp Plan
28. The 2017 Comprehensive Plan can be implemented successfully with the political will and support for a structure to do so
29. Leveraging opportunities that attract visitors is key, as visitors generate tax revenue with low demand for services
30. Coordinated development and infrastructure decisions will maintain the fiscal capabilities of the county
31. Past annexation practices led to disconnected areas and difficult servicing issues. An annexation strategy to “clean-up” disconnected areas and make cities more cohesive should be considered
32. Cost of maintaining capital assets is often overlooked and under-budgeted
33. Currently, the City of Hiram does not levy ad valorem taxes, limiting their ability to revitalize, redevelopment and provide quality of life amenities

Inconsistent annexation practices could...lead to disconnected areas and difficult servicing issues.

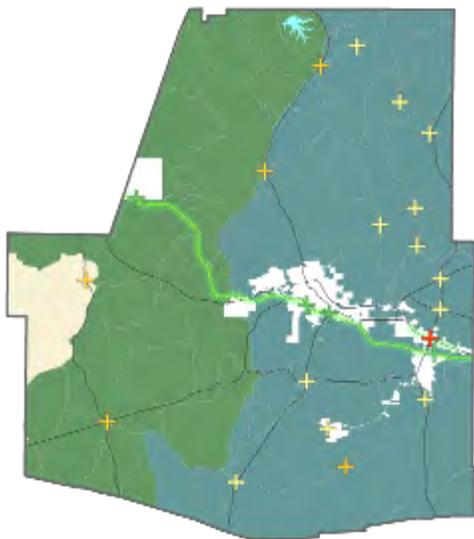
FINDINGS



One of the most critical elements to delivering an implementable comprehensive plan is alignment between the critical pieces of evidence and input gained during the planning process.

In the 2017 Comprehensive Plan planning process, alignment on key issues began early with data gathered and analyzed by the project team. It continued with input resulting from the public participation process. At the completion of the Land Use Study (which took the Comprehensive Transportation Plan into account as part of the analysis) key issues were further confirmed.

Aligning a community's Needs and Opportunities with a set of Community Goals is done with confidence when validated by community input, internal research and analysis and independent expertise.



LAND USE



TRANSPORTATION

FUTURE DEVELOPMENT

Conservation
Character Area

Community Residential
Character Area

Rural
Character Area

Municipalities

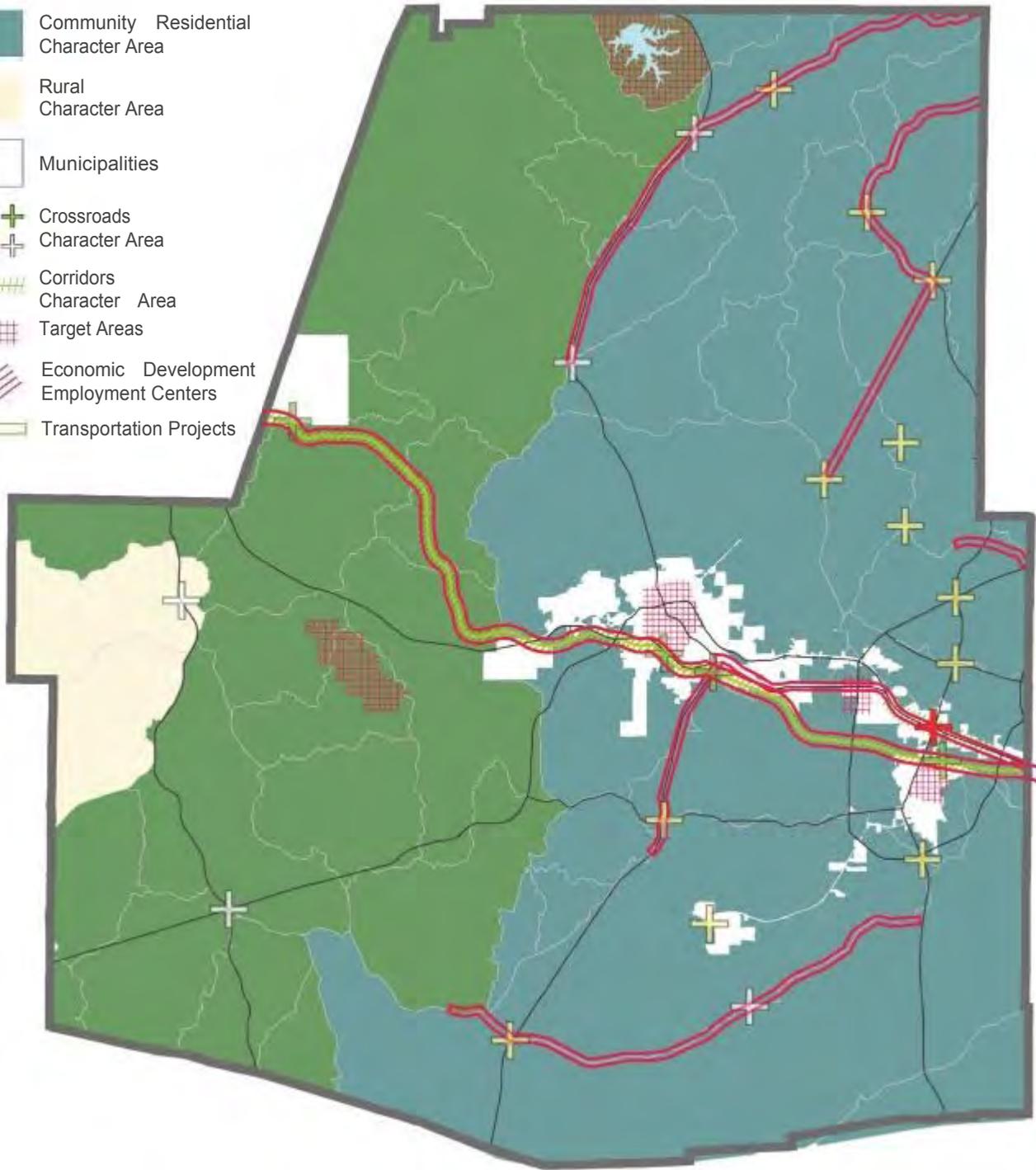
Crossroads
Character Area

Corridors
Character Area

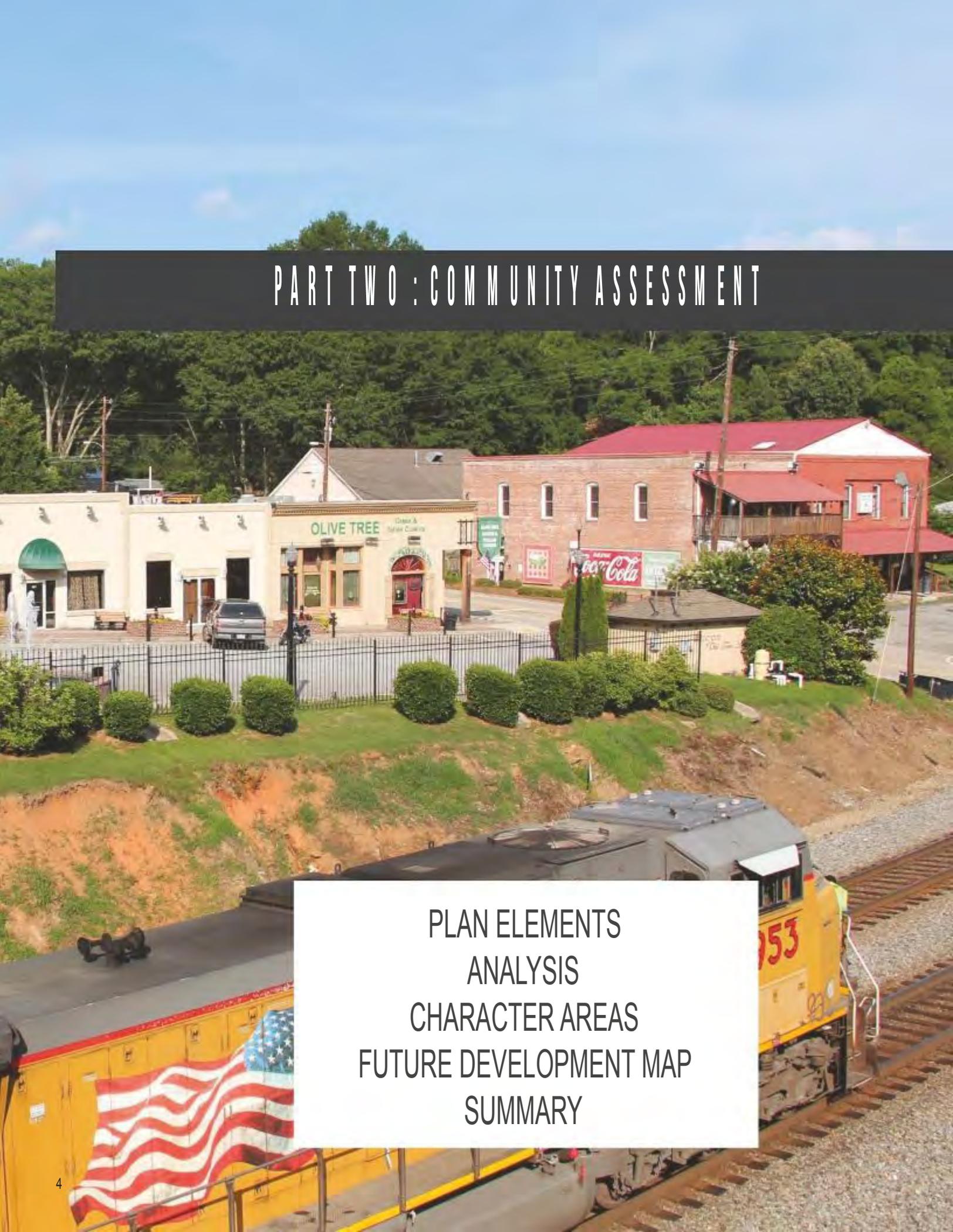
Target Areas

Economic Development
Employment Centers

Transportation Projects



PART TWO : COMMUNITY ASSESSMENT



PLAN ELEMENTS
ANALYSIS
CHARACTER AREAS
FUTURE DEVELOPMENT MAP
SUMMARY



PLAN ELEMENTS

LAND USE PLAN

COMPREHENSIVE PLAN ELEMENTS INCLUDE LAND USE AND TRANSPORTATION.

Pressures on Paulding County's natural resources, communities, infrastructure and quality of life are continual as the county's population continues growing, markets and lifestyles naturally evolve, and infrastructure ages daily. Planning for Paulding County's future is not only required through the Georgia Department of Community Affairs but is also a pragmatic exercise in good governance, as the county looks to maintain its assets, competitiveness as an affordable community, and quality character as one the Metro Atlanta area's green counties.

Planning for a county's future necessitates an initial step of evaluating current conditions and then considering the future pressures anticipated by best data on population growth, economic development, and water impacts, among other factors. By understanding the fundamental position of the county in providing basic services to its current residents, it can then be better understood how population change impacts those service demands. Layered onto these considerations are responsibilities of maintaining aspects of the county which are valued by current residents and will be in demand by future residents. A way forward in managing resources, both natural and man-made, to accommodate change while investing in treasured community characteristics becomes evident.

This land use study, while complex in its detail and scope, followed a simple, logical process of identifying



natural and man made features, understanding why the county has developed in the manner that it has, and then considering how county leadership might best address future development and economic demands with an eye towards good natural resource stewardship. Good natural resource stewardship is both a pragmatic, cost-conscious consideration - access to quality drinking water can become a cost burden of immense proportion and an economic development killer, for example - but is also a leadership commitment the county has clearly established through its role in preserving the Sheffield and Paulding Forest Wildlife Management Areas, among other investments in quality of life assets.

Thus, this land use study relied heavily on GIS to identify and map current conditions, with a base map of the county's watersheds. It was critical to not only understand current conditions in order to evaluate accommodation of future change, but to also understand where current conditions existed within a drainage basin context. Development of land and provision of services via infrastructure are heavily influenced by the contour of the land. Wastewater and drinking water systems optimize downslope flow; land development is less expensive on flat land; and central travel corridors often follow ridge lines. Arguably,



the most significant challenge for Paulding County's future - not unlike state and global challenges - is the management of water. As previously stated, access to drinking water will be a limiting factor on the county's growth while obligations to manage wastewater and stormwater can easily become crippling government costs, passed along to businesses, residents, and tourists therefore making the county an expensive place to live and conduct business.

The methodology undertaken to perform this land use study is discussed in greater detail in the following Analysis section. However, it is important to note that the process involved consideration of existing natural and built environment/ infrastructure conditions; involved the review of previous, relevant plans and studies; and included interviews with representatives of authorities and entities having various responsibilities related to Paulding County's natural and built environment, environmental compliance, and service provision to the county's citizens and businesses. This approach was undertaken in order to identify common goals and opportunities, to arrive at multi-benefit investments of time and effort through land use recommendations, and to uncover any conflicts among the previous plans and responsibilities in order to address

those conflicts within the land use plan. The study team found common goals and critical leverage opportunities among the various plans and relevant authorities, adding further merit and importance to the recommendations documented in this report.

This land use study revealed the value in continuing to direct future growth in areas already supplied with water and wastewater services, while encouraging future development to be impact-conscious in its footprint and connections. In prioritizing new development on vacant lots already served by water and sewer and prioritizing redevelopment in both established residential and commercial centers, both county government and future residents benefit from cost savings while natural resource impacts are minimized. This study also uncovered the challenges in development patterns that would worsen traffic and erode natural amenities highly valued among residents. As a result, the recommendations contained in this report reflect strategies which leverage existing infrastructure and established neighborhoods while accommodating growth in more natural or rural expanses through moderation and character-sensitive approaches.

This Land Use Plan supports the Community Goals identified:

1. PROTECT AND PRESERVE NATURAL RESOURCES
2. TARGET GROWTH
3. LEVERAGE AND PROMOTE EXISTING AND NEW ASSETS
4. CREATE CONNECTIONS
5. MAINTAIN FISCAL VIABILITY

ANALYSIS

Paulding County is at a critical point in deciding its future -- growth is inevitable, but the county has also retained natural and rural character elements that are recognized as invaluable. New growth cannot occur at the expense of the natural environment, and in truth, these elements can coexist through thoughtful planning.

Analysis of the environmental and infrastructural conditions informs where growth and development should occur.

To understand the conditions currently existing in the county and to work toward its future vision, the land use team studied both the existing environmental and infrastructure elements. This analysis informed the plan on where growth and development should occur, areas that need special consideration, and where new growth is not appropriate.

First, we must understand the facts of the land - where has infrastructure been provided by the county for growth expansion and investment; where are key assets to the county; and what areas could be capitalized on for future growth? The predicted growth is far above the current capacity the county can provide water service. This challenge can begin to be addressed through this land use plan. By clearly understanding from an ecological and investment perspective where growth can and should occur, we establish a future land use plan. Only then can future projects around economic development and transportation plans can be identified.

LAND AND WATER ECOLOGY

Water affects everyone by aspects of both quality and quantity. This land use study utilized the framework of the larger watersheds within Paulding County, and the smaller sub-drainage basins within the county.

Watershed boundaries tend to be designated by topography and ridge lines, meaning that the water which falls in a specific area will stay within that defined area. Development patterns within these areas affect the water quality, adding to impervious surface area and causing water to run more quickly off surfaces and into creeks and rivers. This can cause erosion, sediment issues, and pollution. Paulding has experienced significant flooding issues in the past and continued growth could intensify these events into the future. Understanding how to live and work with water is critical to understanding how to manage the land.

There are 46 sub-drainage basins in Paulding County that feed the larger watershed and are impacted by human development. Paulding County is included in the Metro North Georgia Water Planning District (Metro Water District) and required to adhere to the District's plans and policies. The District was created by the Georgia General Assembly in 2001 as a planning agency focusing on regional water resources. Analyzing current land use conditions and potential future land use impacts through the perspective of drainage basins, watersheds and risk of flooding, the land use team ensures that Paulding County is meeting its management responsibilities towards water supply and conservation, wastewater, stormwater and flood risk management. Currently, in addition to unincorporated Paulding County, the cities of Dallas and Hiram participate in the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). These communities regulate development in the floodplain to meet or exceed the minimum NFIP standards, and in exchange, flood insurance is available for residents and businesses. There are no Special Flood Hazard Areas (sometimes referred to as FEMA Floodplains) currently mapped in the city of Braswell which does not participate in the NFIP at this time.

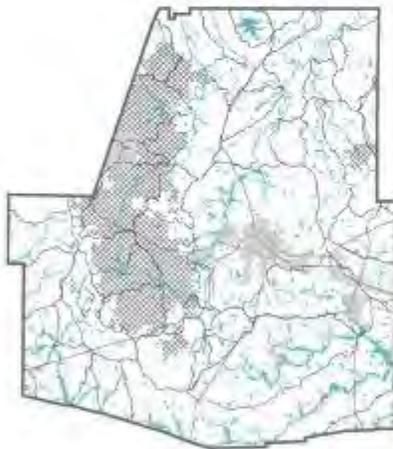
WATERSHEDS AND DRAINAGE BASINS



MAP 1.2

ENVIRONMENTAL ANALYSIS

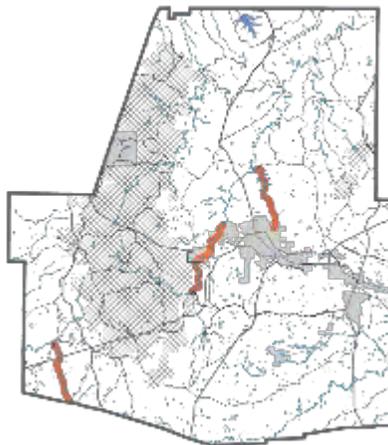
The ecological components of the county are more permanent components, unchanging without human intervention. Over 40 years ago the county entered into agreements with the State of Georgia Department of Natural Resources (DNR) to manage wildlife on a certain property in the county, and then leased an additional 15,000 acres to create a 25,000 acre Wildlife Management Area



MAP 2.1

HYDROLOGY & WETLANDS

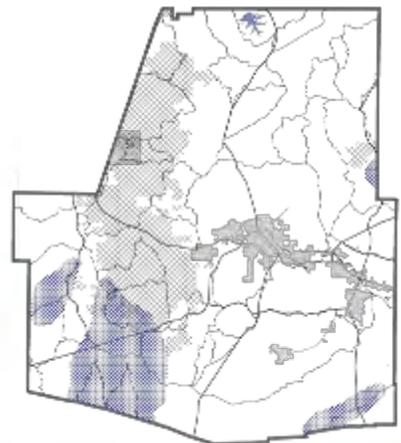
This highlights the County's water features and low lying land areas.



MAP 2.2

IMPAIRED STREAMS

There are three impaired streams listed on the Environmental Protection Division website; these impairments are due to water quality issues related to runoff.

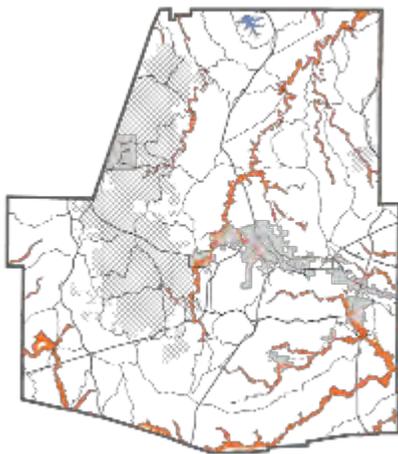


MAP 2.3

GROUNDWATER RECHARGE AREAS

Groundwater recharge areas are important for replenishing the aquifer.

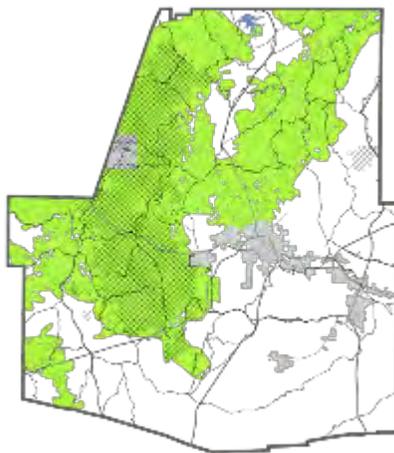
(WMA). These protections, while not permanent, have significantly limited development on the western portion of the county, and should remain an ecological boundary. The impact of these WMAs combined with limited infrastructure, have protected Paulding County from rapid growth to this point and should remain an important contributor to the character of the county.



MAP 2.4

FEMA FLOODPLAINS

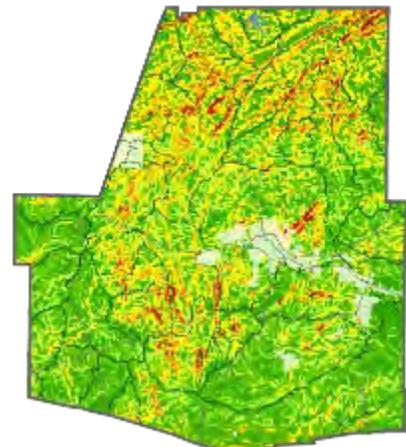
The national designation of floodplains highlights areas which are inappropriate or difficult to build on because of susceptibility to flooding.



MAP 2.5

SEF'S PRIORITY ECOLOGICAL AREAS

The Southeastern Ecological Framework (SEF) determined by the EPA signals these areas of significant importance for maintaining ecological diversity.



MAP 2.6

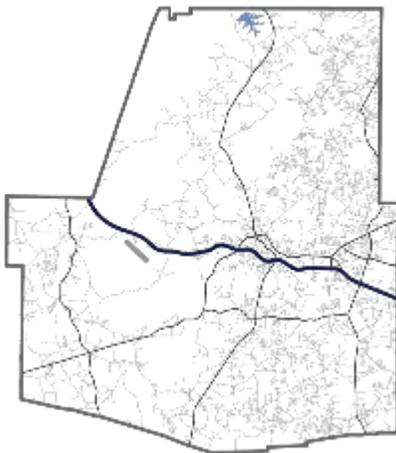
SLOPE ANALYSIS

Darker red and yellow areas show where future development would be difficult because of significant slopes.

INFRASTRUCTURE ANALYSIS

Following an analysis of the environmental conditions, the team studied the infrastructure system in the county to determine where future development is appropriate, and where it may be less desirable in terms of provision of service and infrastructure capacity. Infrastructure includes all the framework elements for development to occur - a road network, sewer and water pipes, schools - as well as a history of development to see existing development patterns that have resulted from past county decisions.

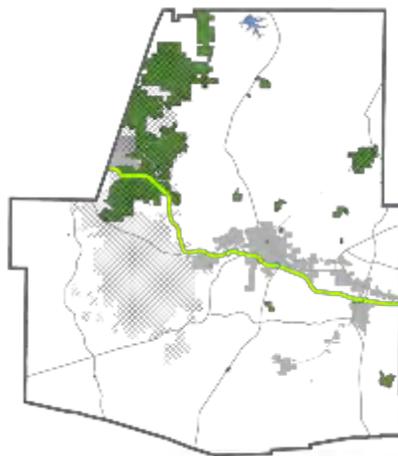
Growth influences are from the southern edge of the county closer to Interstate 20, as well as from the east, closer to



MAP 2.7

ROAD NETWORK

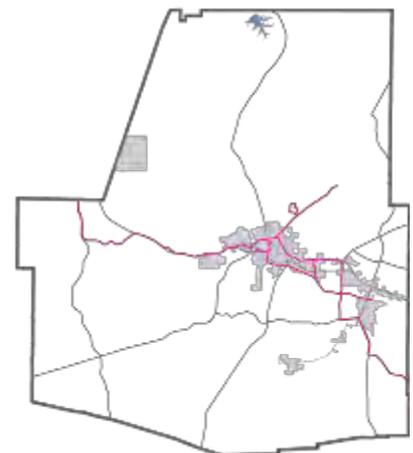
The road network includes all state and county roads, and all the local roads and paths that lead to subdivisions and within subdivisions. The road network is not extensive or well-connected, which is a concern because the roads should be linking things together - creating ways to get from place to place.



MAP 2.8

SILVER COMET TRAIL GREENSPACE & RECREATION

The Silver Comet Trail is a major resource for the county because it is a protected public area and the amount of travelers using it annually make it important for both economic development and tourism.



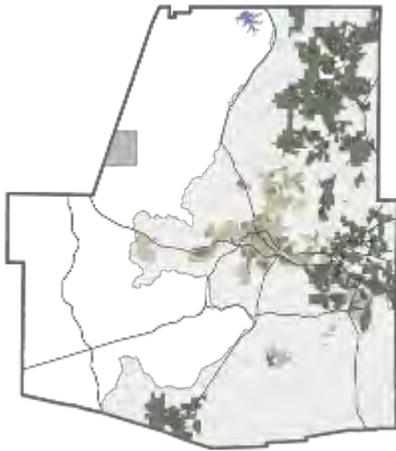
MAP 2.9

FIBER NETWORK

The fiber network begins to tell us where development is likely to occur in the future, as the new technology expands and is in higher demand. Major developments dependent on information technology will begin to cluster along those areas.

metropolitan Atlanta. Regionally, Paulding County is still relatively rural as compared to other counties surrounding metro Atlanta.

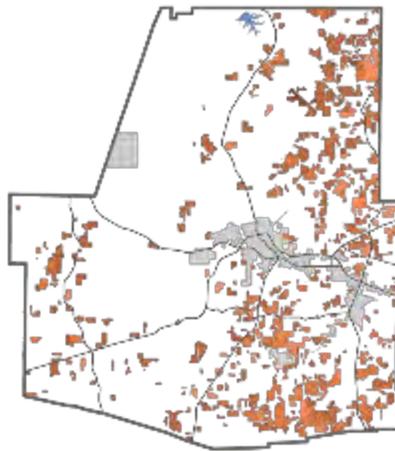
However, the location of sewer in the county has been the primary driver of both residential and commercial development over the past 30-40 years. Sewer line locations are scattered across the eastern and southern portions of the county - through vacant lots, and sometimes not connected to a larger network. This appears to have been “on-demand” by developers rather than a planned approach to growth that is both logical and cost-effective.



MAP 2.10

PARCELS SERVED BY SEWER

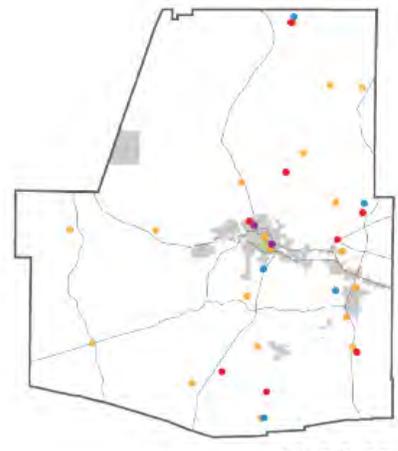
The distribution of these locations is a problem because sewer locations appear to be responding to developer demand rather than intention by the county. Many of the sewer lines go through vacant parcels and are detached from one another. The entire drainage basin in gray is effected by any parcel served by sewer.



MAP 2.11

SUBDIVISION HISTORY

The suburban development map does not show a strong trend of development in a particular area, but is scattered across the county. When this information is combined with the sewer data, it is revealed that there is a significant reliance on septic tanks or slow connection to the sewer system.



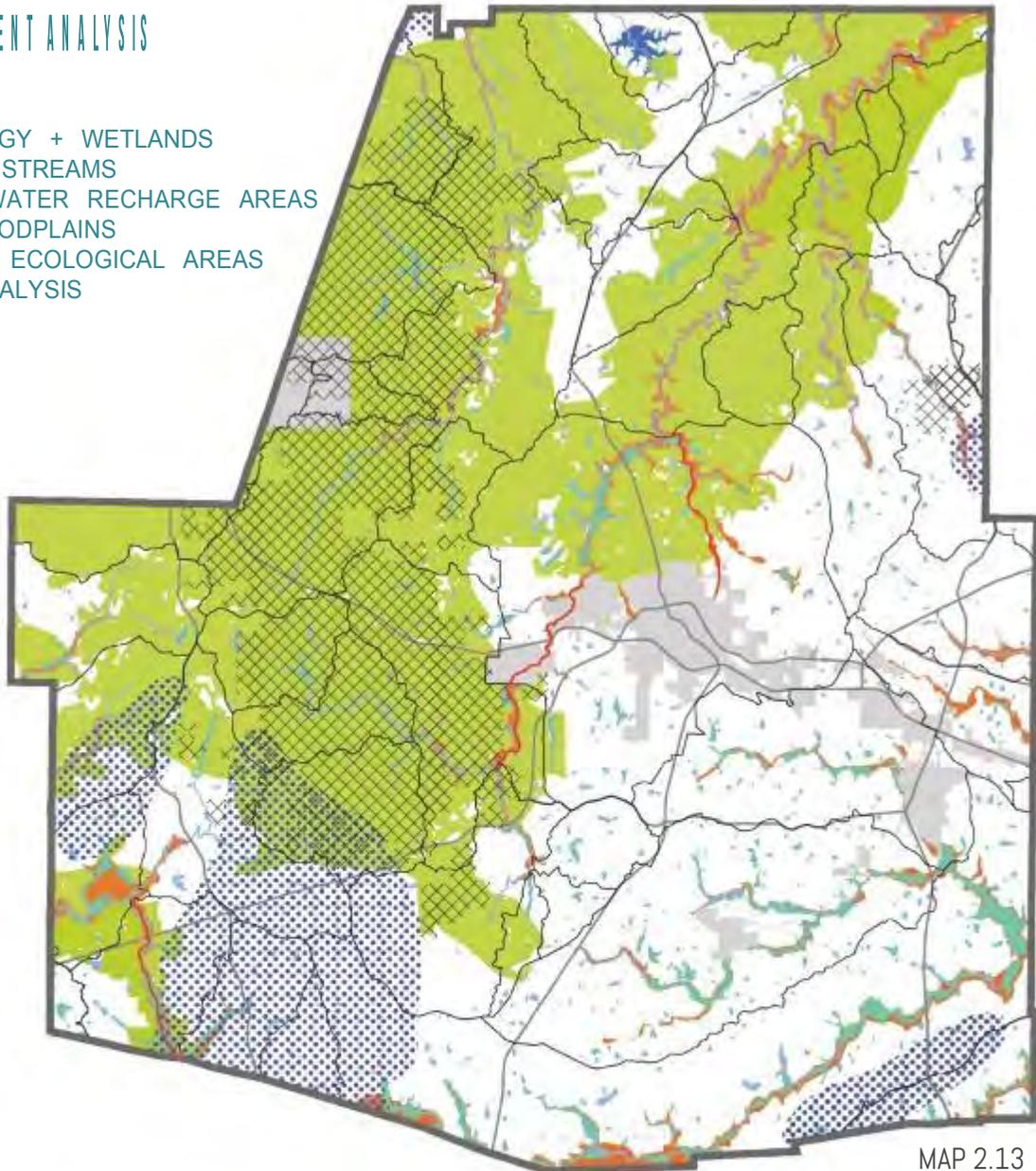
MAP 2.12

SCHOOL LOCATIONS

Schools are a part of public infrastructure because their locations influence development and traffic.

ENVIRONMENT ANALYSIS

HYDROLOGY + WETLANDS
IMPAIRED STREAMS
GROUNDWATER RECHARGE AREAS
FEMA FLOODPLAINS
PRIORITY ECOLOGICAL AREAS
SLOPE ANALYSIS

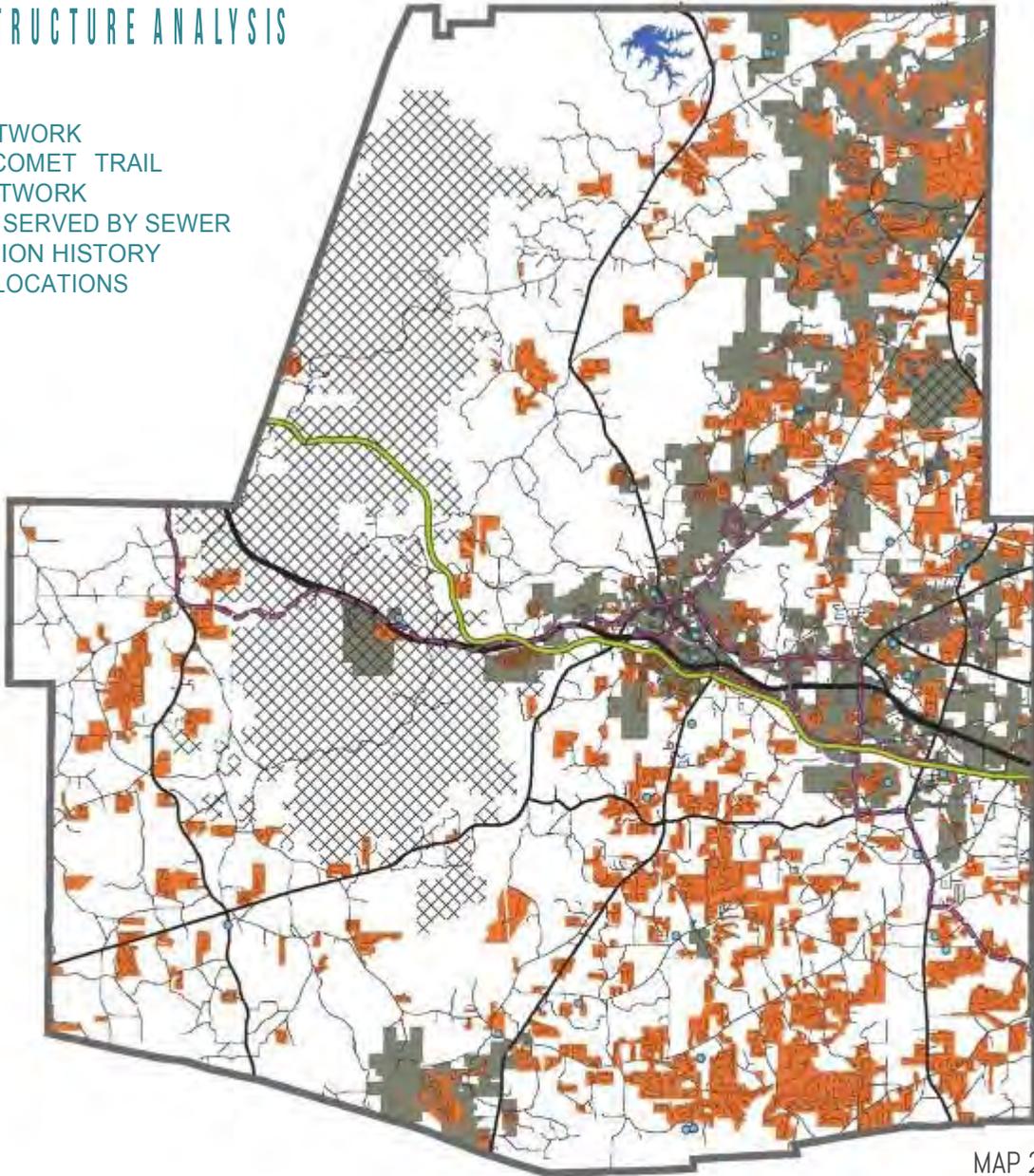


When the infrastructure data is layered, concentration of these systems within the eastern portion of the county is revealed. This suggests that about a quarter of the county is already served by sewer, and the southern half of that is an area that is primarily on septic.

The development in these areas should be appropriately controlled so that sewer system expansion is planned in a logical and effective way, and new septic opportunities are carefully considered in light of their location.

INFRASTRUCTURE ANALYSIS

ROAD NETWORK
SILVER COMET TRAIL
FIBER NETWORK
PARCELS SERVED BY SEWER
SUBDIVISION HISTORY
SCHOOL LOCATIONS



MAP 2.14

The environmental and infrastructure analysis suggest that the western half the county should remain in a conservation area with limited development, and the other eastern half of the county is the more logical location for future development, as services, most significantly sewer, have already been invested in here and the capacity to absorb development still exists in those systems.



CHARACTER AREAS

FUTURE DEVELOPMENT

Analysis of the environmental and infrastructural conditions informs where growth and development should occur.

The vision for the future of Paulding County creates a pattern of development and growth that builds upon existing services and infrastructure. This focus will allow for the County's other goals to be achieved as well: greater protection of natural resources, better connectivity for all transportation modes, and maintaining fiscal viability. The vision is based on the needs demonstrated in the residential population forecasts and economic development potentials.

The Comprehensive Plan's Character Areas create a framework for the future for Paulding County to be a vibrant live, work, and play community - highlighting its existing assets and improving the quality of future developments.

The Paulding County Character Areas are based on three critical concerns. First is existing infrastructure - roads, sewer and water - and the need to infill new development where infrastructure now exists and the necessity to wisely manage any future extensions.

Second are environmental and ecological issues which help to define where future development should or should not occur. Third is to provide for economic development in ways that are fiscally and environmentally appropriate for Paulding County.



The Character Areas are as follows:

- Conservation
- Rural
- Community Residential
- Corridors
- Crossroad Communities

In addition, Target Areas identify developments/projects that need attention because of their potential to catalyze growth in sustainable ways.



This emphasis on fiscal and environmental stewardship for Paulding County’s future must be accompanied by sound regulations for subdivisions of land, land-uses, and infrastructure planning. Of particular importance is subdivision regulations because of its role in binding land use regulations and provisions of infrastructure. The Character Areas are defined in such a way that enable subdivision regulations to take a primary role in the future planning and development. This means that each Character Area would have one “district” within the overall County subdivision regulations. This is an innovation in the County’s land use controls, but will be essential for a fiscally and environmentally sustainable future.

Implementation measures to achieve the quality growth in the Future Development Map are elaborated on in Part Three beginning on page 85.

CHARACTER AREAS

CONSERVATION

CONSERVATION VISION STATEMENT:

Maintain natural, rural character and protect and enhance environmentally sensitive areas.

The Conservation Character Area is defined by the specific boundaries of hydrologic drainage basins that have significant environmental or hydraulic importance and are not currently served by sewer. Driven by the environmental analysis described in the previous section, the Conservation Character Area covers the majority of the western portion of Paulding County and includes groundwater recharge areas, existing WMA and preserved lands, priority ecological areas, and the future reservoir. Environmental Planning Criteria developed by the Department of Natural Resources and enforced by DCA require local governments to protect groundwater recharge areas within their jurisdictions. If followed, the proposed subdivision regulations for this Character Area would ensure the County is complying with this aspect of the criteria.

SUBDIVISION REGULATIONS / KEY DEVELOPMENT PATTERNS

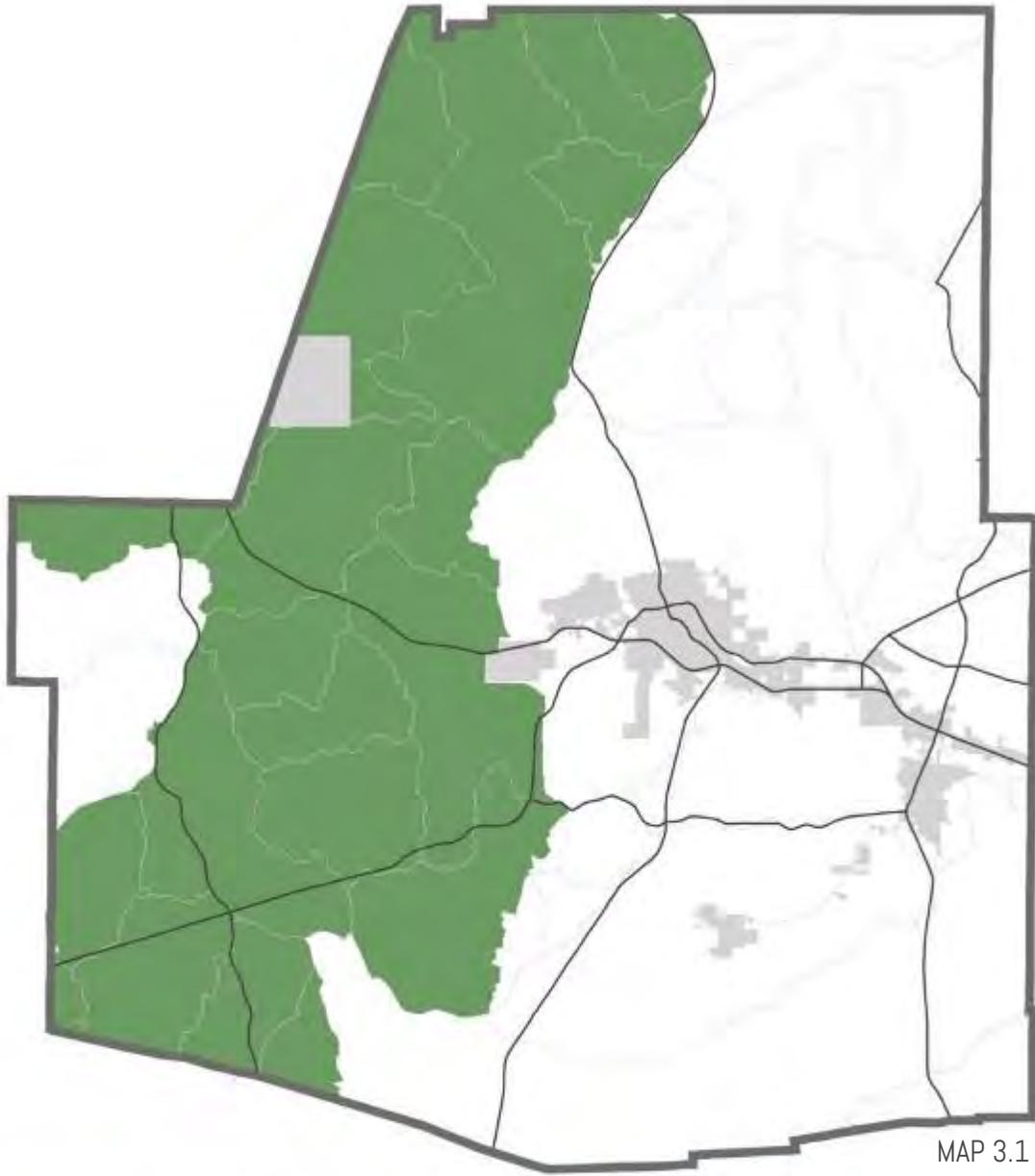
- Prepare and adopt a district-based subdivision ordinance for this specific Character Area.
- Very large minimum lot size requirements (10+ acres) to limit development density and protect, environmental resources, farmland and rural character.
- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts or various means of land conservation and protection.
- Establish a policy to prohibit sewer and water extensions “on demand” by developers and coordinate with new subdivision district regulations and zoning amendments.

SPECIFIC LAND USES ALLOWED IN THE CONSERVATION CHARACTER AREA:

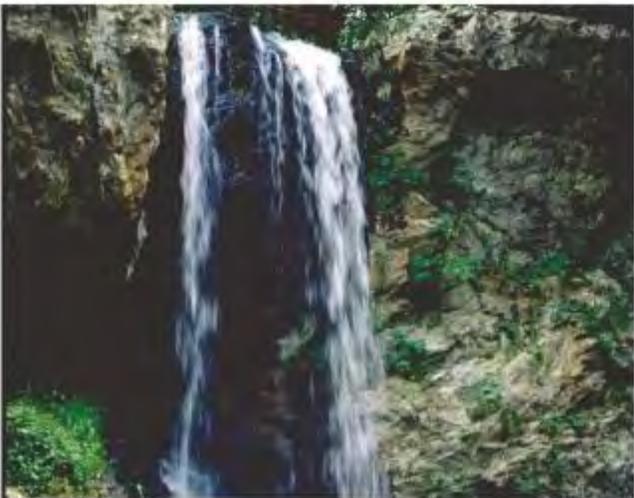
Agriculture;
Conservation;
Municipal or public use;
Bicycles / Pedestrian
trails; Passive recreation;
Wildlife and fisheries
management

COMPATIBLE ACTIVE ZONING CLASSIFICATIONS:

A-1: Agricultural



MAP 3.1



CHARACTER AREAS

RURAL

SPECIFIC LAND USES ALLOWED IN THE RURAL CHARACTER AREA:

Agricultural
Conservation
Residential
1 Unit or Less per 2
acres
Bicycles / Pedestrian
trails; Passive recreation;
Wildlife and fisheries
management

COMPATIBLE ACTIVE ZONING CLASSIFICATIONS:

A-1: Agricultural
R-2: Suburban
Residential District
NB: Neighborhood
Business

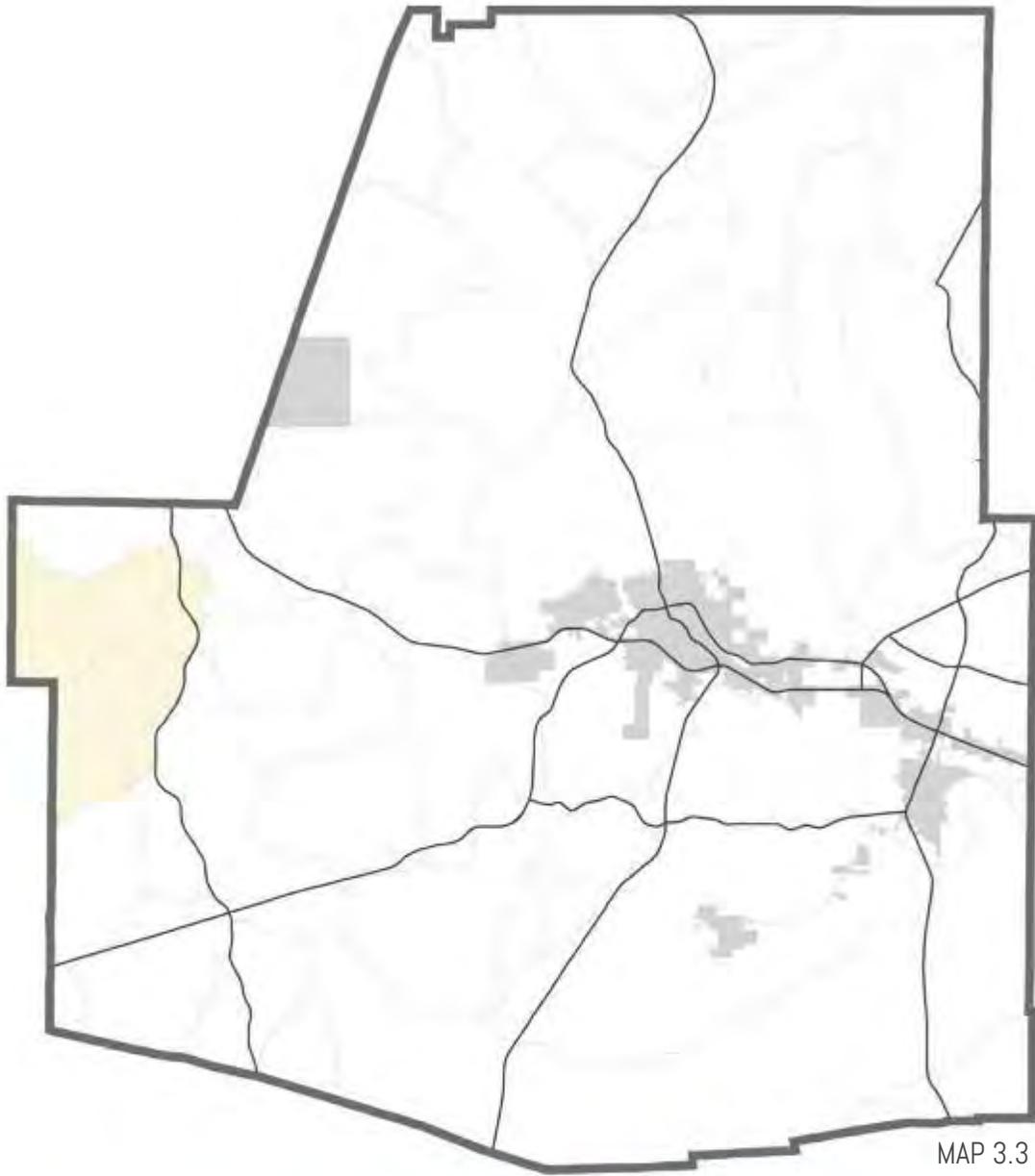
RURAL VISION STATEMENT:

Maintain rural character while allowing for residential development on septic tank.

The Rural Character Area is defined by drainage basins that have neither significant environmental nor hydraulic importance and are not currently served by sewer. However, the location is disconnected from major infrastructure networks. Any future development must limit demand on county resources, specifically avoiding the need for sewer or water extensions.

SUBDIVISION REGULATIONS / KEY DEVELOPMENT PATTERNS

- Prepare and adopt a district-based subdivision ordinance for this specific Character Area.
- Large minimum lot size requirements (2+ acres) or cluster development specifically designed for septic tank development. The aim is to limit development density and protect farmland and rural character, while prohibiting sewer and water extensions.
- Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenities that shape the identity and character of new development.
- Septic use should be carefully monitored based on State regulations and annual inspections.
- Hamlet type developments with buildings clustered at center, clearly defined edges surrounded by open space, as defined in a new district in the Paulding County Subdivision Regulations.



CHARACTER AREAS

COMMUNITY RESIDENTIAL

COMMUNITY RESIDENTIAL VISION STATEMENT:

Encourage walkable and interconnected residential developments that highlight the natural environment.

The Community Residential Character Area is defined by specific hydrologic drainage basins that are currently served or expected to be served by sewer. Driven by the existing infrastructure and development mapped in the previous section, the Community Residential Character Area includes the majority of eastern Paulding County. Development should be concentrated around sewer access and the existing undeveloped subdivisions. Any future developments must protect floodplains, stream buffers and any other environmental concerns. This Character Area currently includes two impaired streams, resulting from nonpoint source pollution impacts. Following recommended subdivision regulations/key development patterns for this Character Area is consistent with efforts to manage the Total Maximum Daily Loads (TMDLs) in these streams and, ultimately, remove them from impaired status. The recommendations also contemplate future nonpoint source pressures from additional development and the need to keep other streams from being listed as impaired.

SUBDIVISION REGULATIONS / KEY DEVELOPMENT PATTERNS

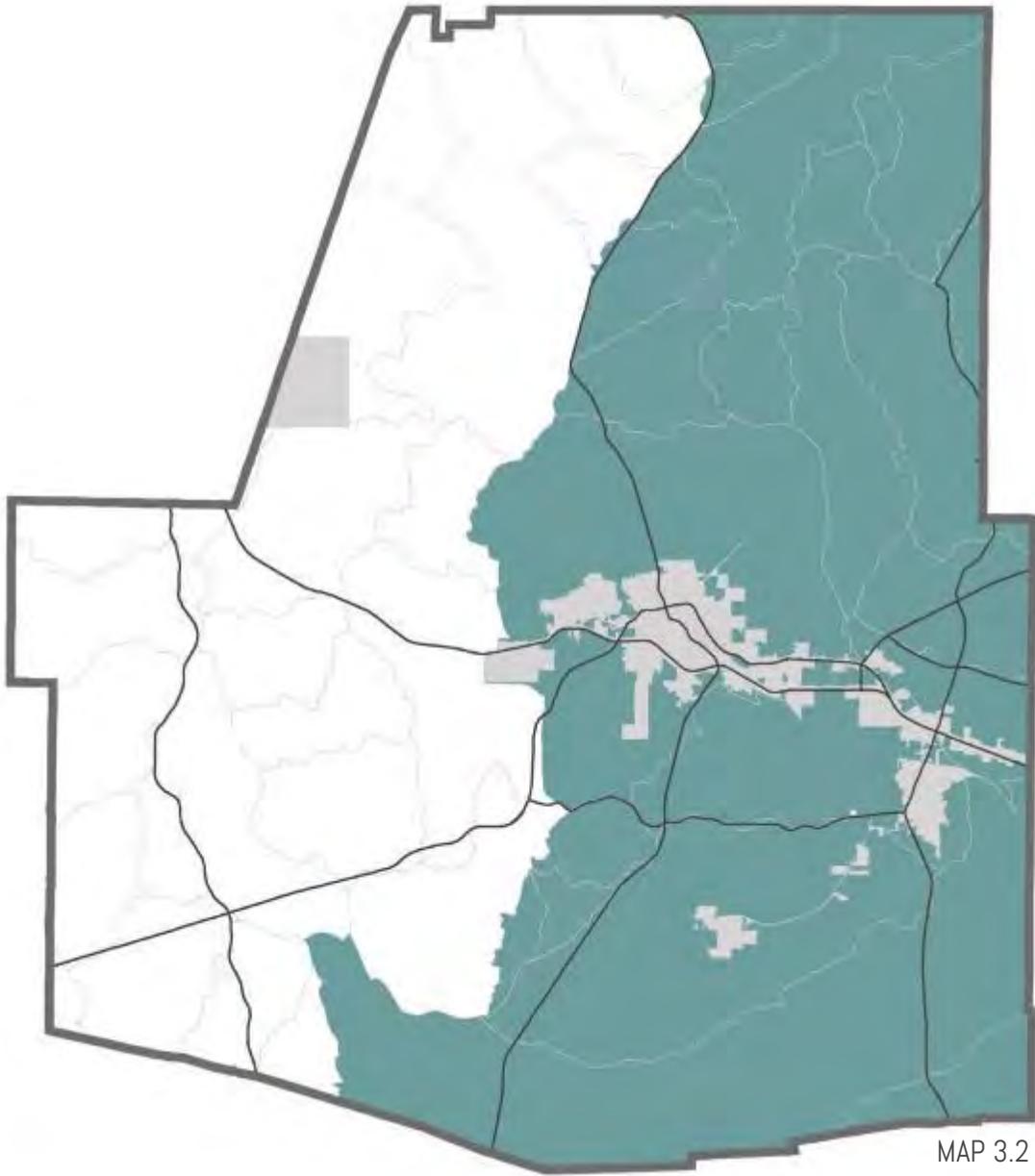
- Prepare and adopt a district-based subdivision ordinance for this specific Character Area.
- Encourage clustered developments where appropriate.
- Support infill development by creating new subdivision regulation.
- New developments should contain a mix of residential, commercial uses and community facilities at a small enough scale and proximity to encourage walking between destinations.
- New developments should have smaller lots, orientation to the street, a mix of housing types, and pedestrian access to neighborhood amenities.
- New developments should contemplate every opportunity for green infrastructure and/or low impact design (LID) elements aspects of stormwater management to reduce the potential for Character Area streams to become impaired.

SPECIFIC LAND USES ALLOWED IN THE COMMUNITY RESIDENTIAL CHARACTER AREA:

Residential,
Public, Semi-Public,
Institutional

COMPATIBLE ACTIVE ZONING CLASSIFICATIONS:

R-4: Multi-Family
R-6: Manufactured
Homes
R-7: Multi-Family
PRD: Planned
Residential Development
NB: Neighborhood
Business
PSC: Planned Shopping
Center



MAP 3.2



CHARACTER AREAS

CORRIDORS

SPECIFIC LAND USES ALLOWED IN THE CORRIDORS CHARACTER AREA:

Bicycles / Pedestrian trails; Passive recreation; Public, Semi-Public, & Institutional, Commercial

COMPATIBLE ACTIVE ZONING CLASSIFICATIONS:

PRD: Planned Residential Development
NB: Neighborhood Business
PSC: Planned Shopping Center
B-1: General Business
B-2: Highway Business

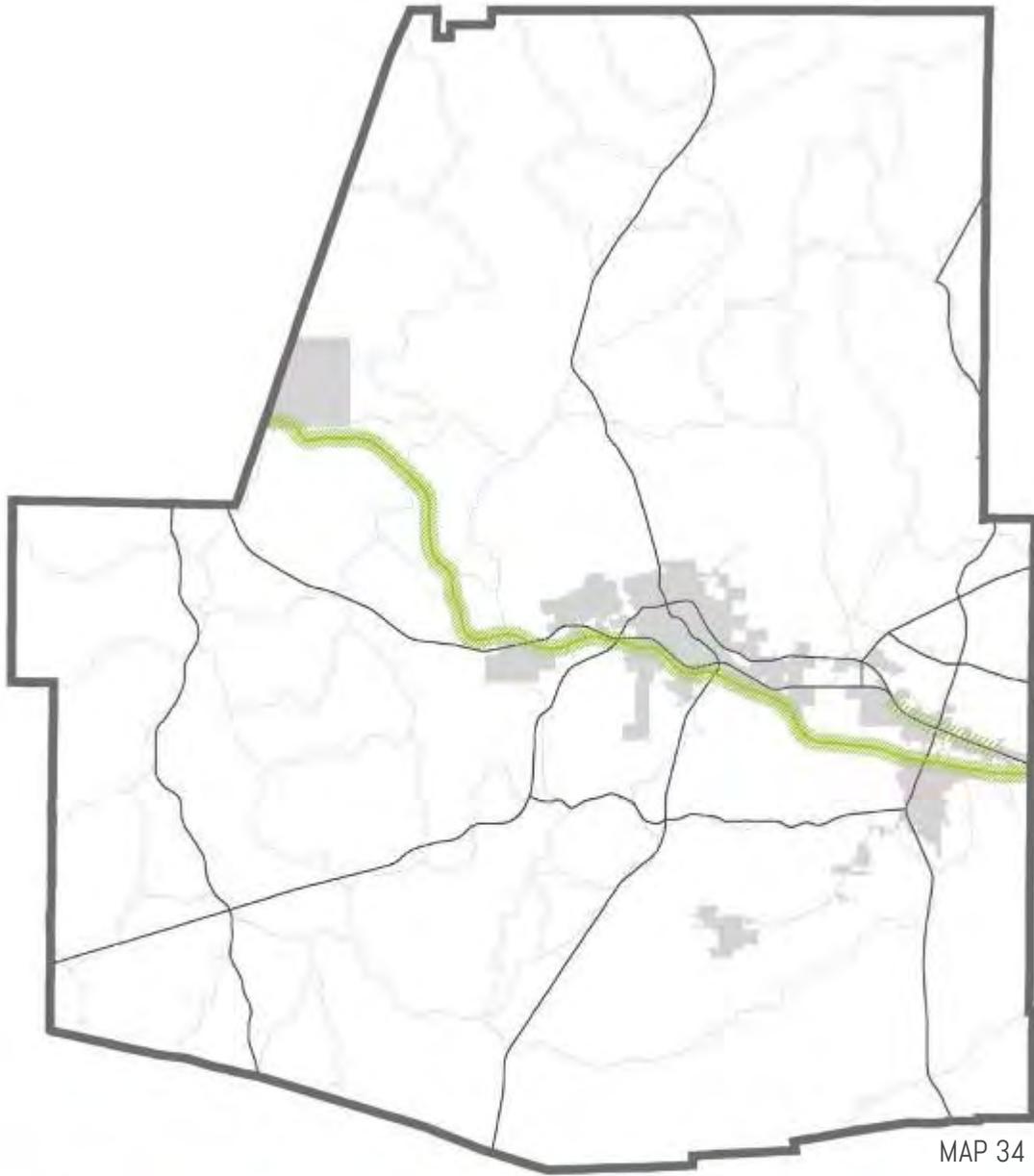
CORRIDORS VISION STATEMENT:

Maintain natural, rural character and protect and enhance environmentally sensitive areas.

The Corridors Character Area is defined by both the Silver Comet Trail as well as a section of Highway 278 from the eastern county to Atlanta Highway (SR 6). Though these corridors are significantly different, both should be treated as arteries of the county where new development can have significant impacts. Given the significant amount of impervious area in the Highway 278 corridor, stormwater management, with an emphasis on green infrastructure and/or low impact design (LID) should be a priority.

SUBDIVISION REGULATIONS / KEY DEVELOPMENT PATTERNS

- Prepare and adopt a district-based subdivision ordinance for this specific Character Area.
- Commercial structures (shopping, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian friendly.
- Co-joining of all parking lots to encourage park-once operations of commercial businesses to reduce or eliminate mid-block curb cuts.
- Tree lawns or tree wells, with trees required on 25' centers between sidewalks and roadway for pedestrian safety.
- Redevelopment of older strip commercial centers in lieu of new construction further down the strip.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Developments have easy access to nearby transit, shopping, schools and other areas where residents travel daily.
- Street layouts that match those in older parts of the community and connect to the existing street network at many points.
- Urban design considerations of nodal development, shared parking, and integrating green infrastructure and/or LID should be employed to combat potential for large areas of impervious surface in these Character Areas.



CHARACTER AREAS

CROSSROAD COMMUNITIES

SPECIFIC LAND USES ALLOWED IN THE CROSSROADS CHARACTER AREA:

Commercial
Multi-Family
Bicycles / Pedestrian
trails; Passive recreation;

COMPATIBLE ACTIVE ZONING CLASSIFICATIONS:

R-7: Multi-Family
PRD: Planned
Residential Development
NB: Neighborhood
Business
PSC: Planned Shopping
Center
B-1: General Business

CROSSROADS VISION STATEMENT:

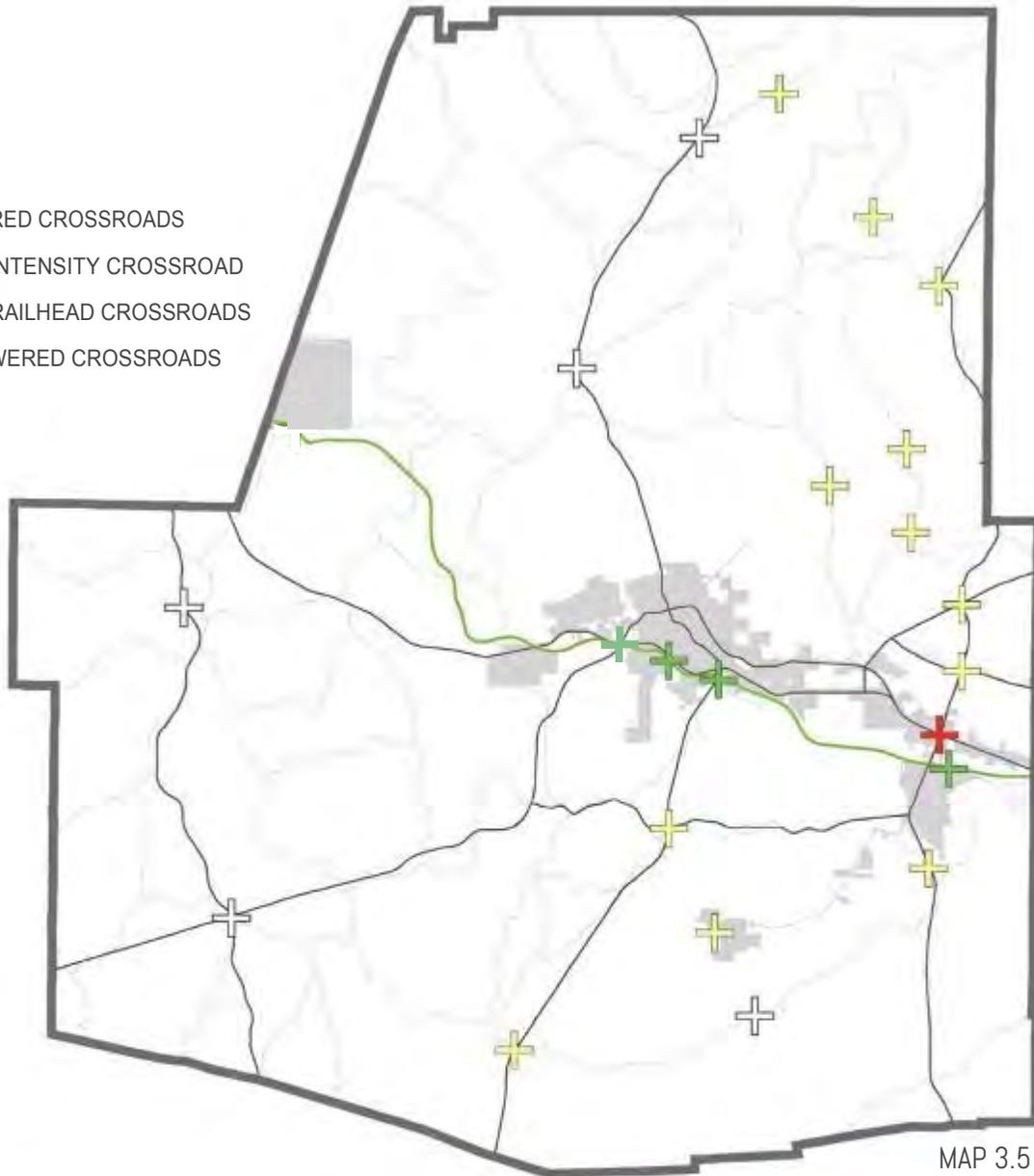
Needed amenities will be within close proximity to populations and reflect the scale and character appropriate to surrounding neighborhoods.

The Crossroads Character Area is defined by the appropriate locations of current or future nodal-based development for surrounding residential communities. Some of these locations already have small commercial areas that currently exist and have developed to serve local needs. By adding more Crossroad locations, and clustering slightly higher-density development at these nodes and major corridor intersections, citizens can drive less and meet their needs closer to home. Development types will depend on the Character Area surrounding the Crossroad location, but should adhere to the key patterns below. Given the potential for significant amounts of impervious area in heavily-developed Crossroads, stormwater management, with an emphasis on green infrastructure and/or low impact design (LID) should be a priority.

SUBDIVISION REGULATIONS / KEY DEVELOPMENT PATTERNS

- Prepare and adopt a district-based floating subdivision ordinance for this specific Character Area.
- Develop village-like crossroads shopping and commercial service nodes. Although automobile related, parking should be clustered for joint use among tenants following a park-once means of parking requirements and regulations.
- Examine required parking in related zoning districts to allow parking reductions for mixed use projects where business intensity varies across the day and week.
- Redevelopment of older strip commercial centers at these locations in lieu of new construction further along the corridor.
- Well-designed development that blends into existing neighborhoods by disguising its density.
- Tree lawns or tree wells, with trees required on 25' centers between sidewalks and roadway for pedestrian safety.
- Urban design considerations of nodal development, shared parking, and integrating green infrastructure and/or LID should be employed to combat potential for large areas of impervious surface in these Character Areas.

-  SEWERED CROSSROADS
-  HIGH-INTENSITY CROSSROAD
-  SCT TRAILHEAD CROSSROADS
-  UNSEWERED CROSSROADS



MAP 3.5





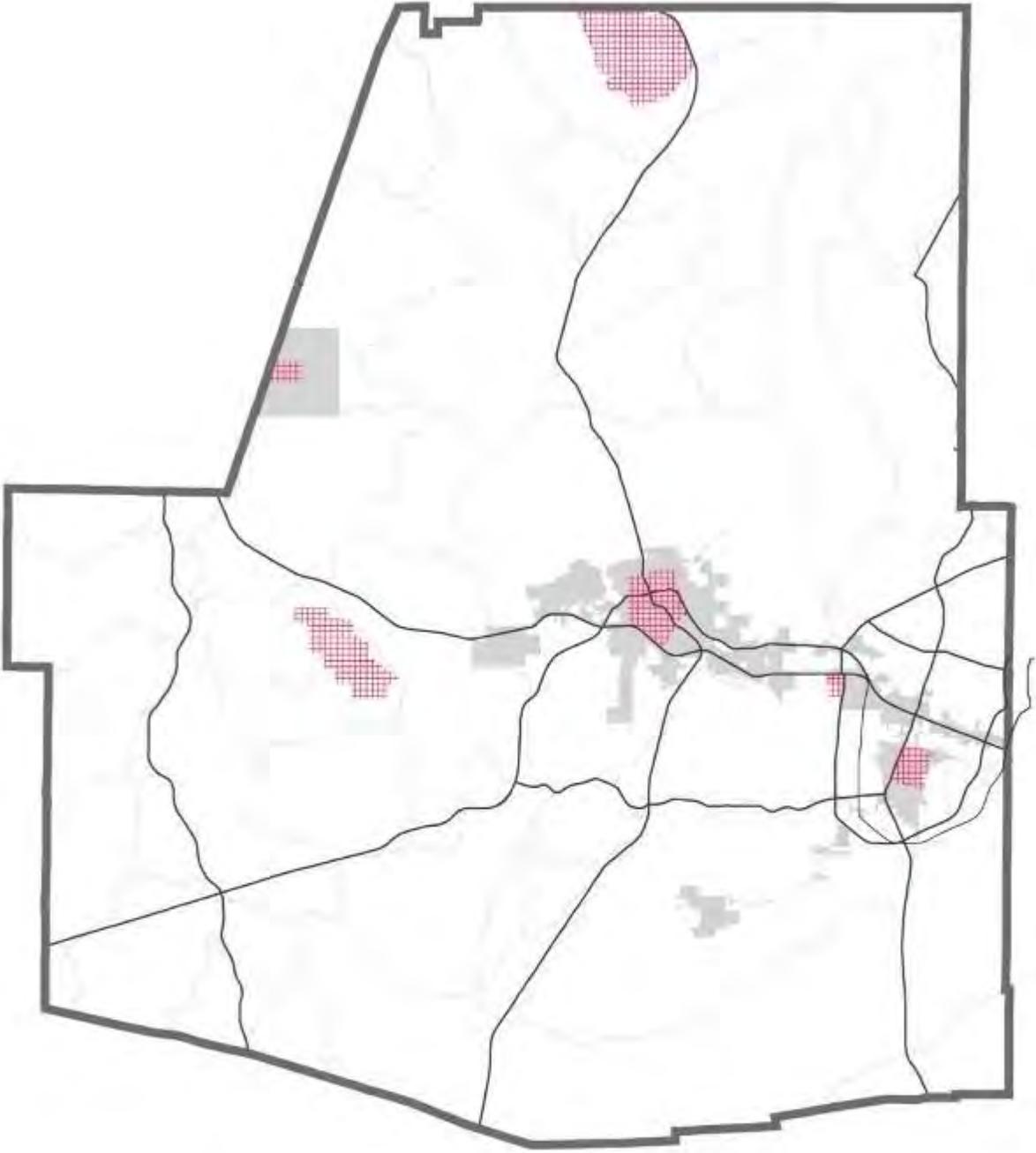
CHARACTER AREAS

TARGET AREAS

As stated, Target Areas identify developments and/or projects that need attention because of their potential to catalyze growth in the County. Target Areas descriptions outline clear paths toward a more sustainable Paulding County and take into account their locations within the drainage basins. Details on how the County can be proactive about potential future development patterns and growth in these areas are outlined in this section.

THESE AREAS INCLUDE:

- The Cities of Dallas, Hiram, and Braswell
- Richland Creek Reservoir
- Silver Comet Trailheads
- Wellness District and WellStar Hospital
- Paulding County Airport





THE CITY OF DALLAS

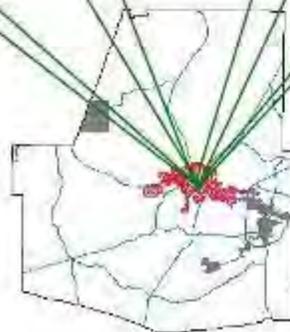
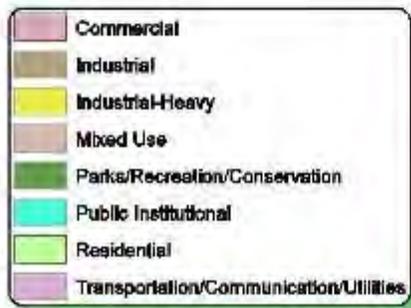
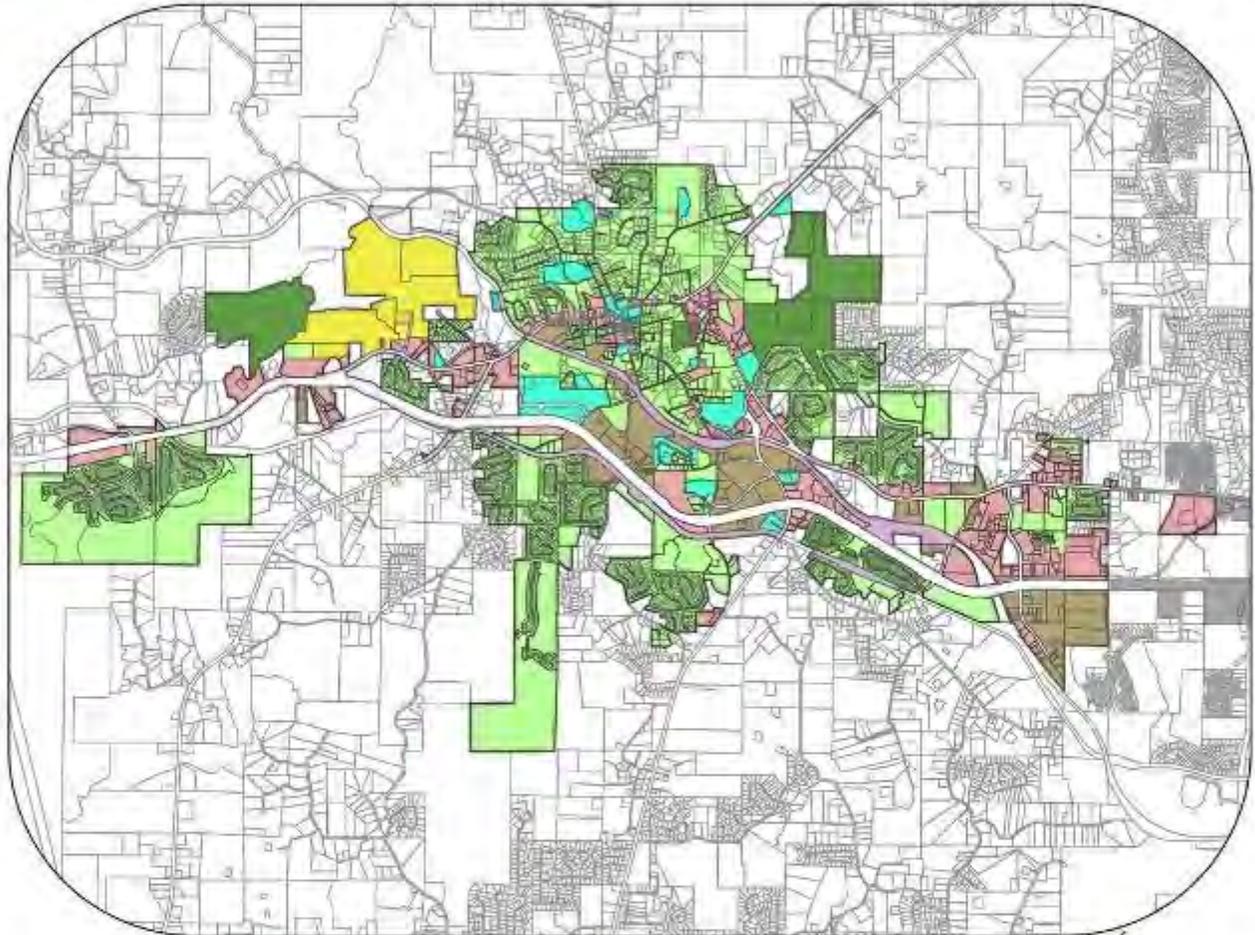
These historic municipalities are character-defining amenities within the county and should be considered as key assets to highlight and enhance. The Land Use Narrative for Dallas, Hiram, and Braswell can be found in the Appendix on page 113. In addition to the Key Development Patterns listed for the Community Residential Character Area, these downtown areas should also consider:

KEY DEVELOPMENT PATTERNS

- Enhance pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to other neighborhood amenities, such as libraries, neighborhood centers, health facilities, parks, schools, etc.
- Prioritize development in size, scale, and character of existing historic buildings.
- Parking lots should not be visible from the street and shared parking opportunities should be available and encouraged.
- Street furniture should be implemented at appropriate locations downtown as well as nearing the Silver Comet Trail trailheads.
- Design features that encourage safe, accessible streets should be employed - such as narrower streets, on-street parking, sidewalks, street trees, and landscaped medians for minor collectors and wider streets.
- The downtown areas should include a mix of retail, services, offices, and housing as appropriate to serve neighborhood residents' daily needs.



City of Dallas Future Land Use Map





THE CITY OF HIRAM

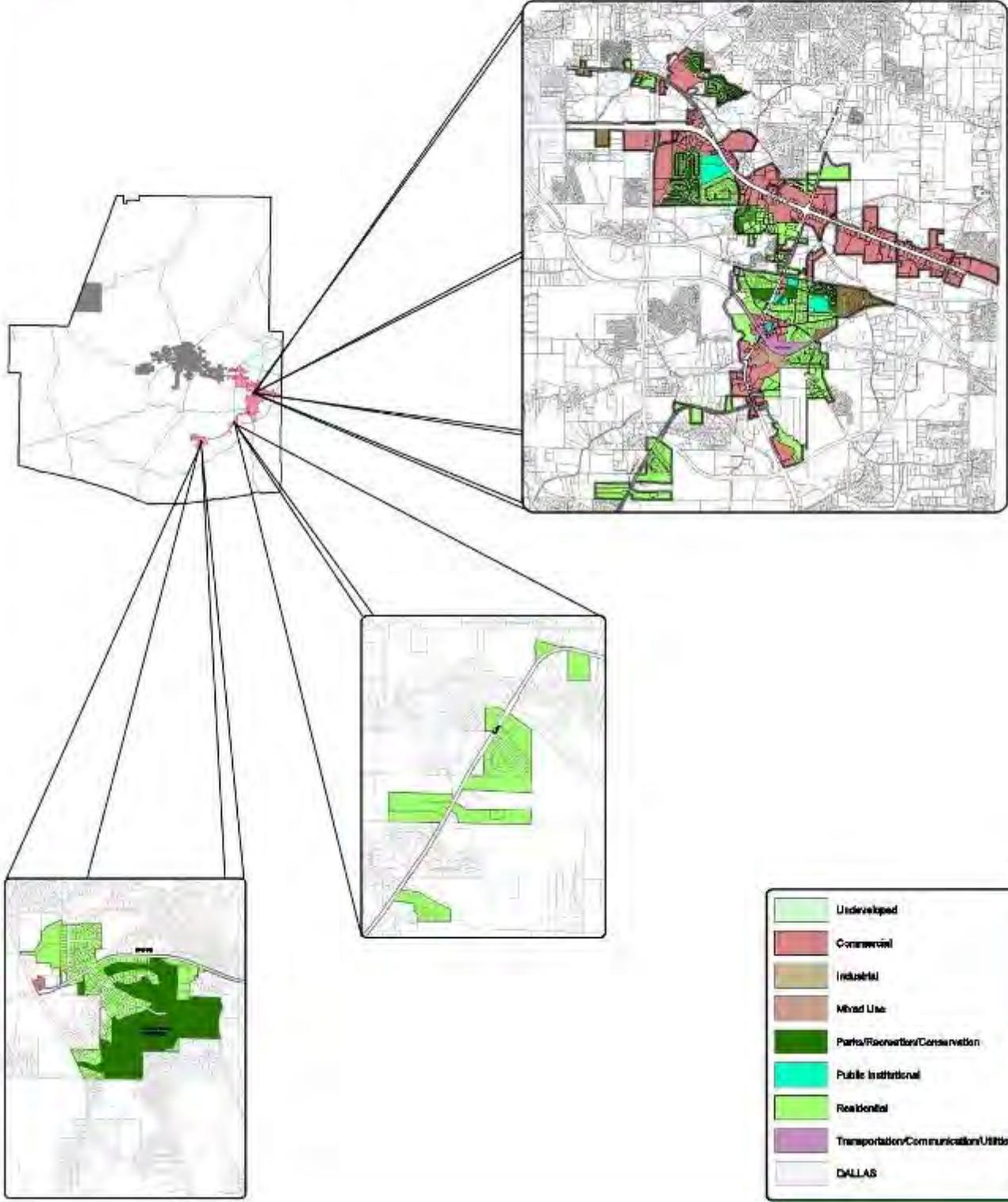
These historic municipalities are character-defining amenities within the county and should be considered as key assets to highlight and enhance. The Land Use Narrative for Dallas, Hiram, and Braswell can be found in the Appendix on page 113. In addition to the Key Development Patterns listed for the Community Residential Character Area, these downtown areas should also consider:

KEY DEVELOPMENT PATTERNS

- Enhance pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to other neighborhood amenities, such as libraries, neighborhood centers, health facilities, parks, schools, etc.
- Prioritize development in size, scale, and character of existing historic buildings.
- Parking lots should not be visible from the street and shared parking opportunities should be available and encouraged.
- Street furniture should be implemented at appropriate locations downtown as well as nearing the Silver Comet Trail trailheads.
- Design features that encourage safe, accessible streets should be employed - such as narrower streets, on-street parking, sidewalks, street trees, and landscaped medians for minor collectors and wider streets.
- The downtown areas should include a mix of retail, services, offices, and housing as appropriate to serve neighborhood residents' daily needs.



City of Hiram Future Land Use Map





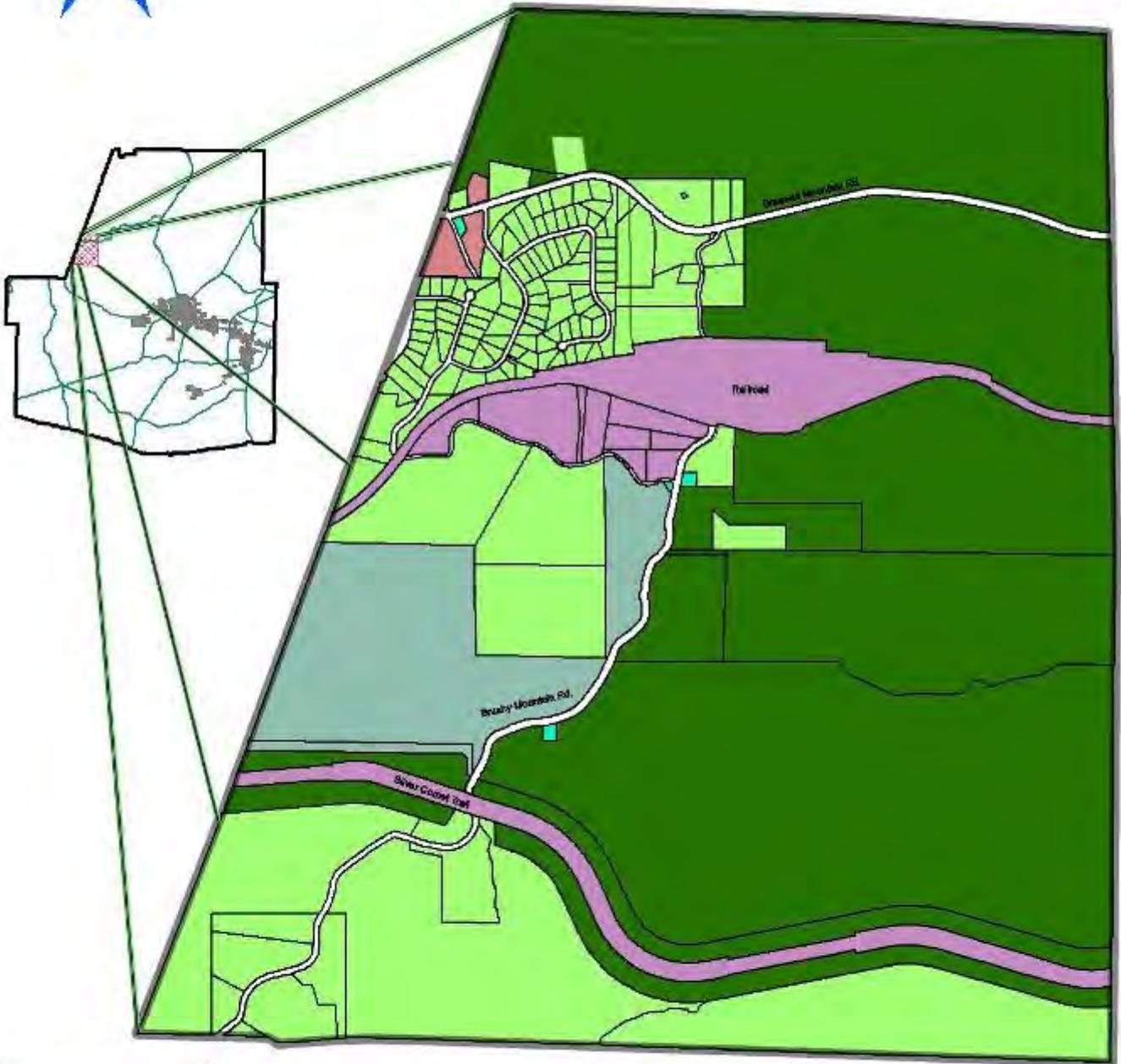
THE CITY OF BRASWELL

These historic municipalities are character-defining amenities within the county and should be addressed as key assets to highlight and enhance. The Land Use Narrative for Dallas, Hiram, and Braswell can be found in the Appendix on page 113. In addition to the Key Development Patterns listed for the Community Residential Character Area, these downtown areas should also consider:

KEY DEVELOPMENT PATTERNS

- Enhance pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to other neighborhood amenities, such as libraries, neighborhood centers, health facilities, parks, schools, etc.
- Prioritize development in size, scale, and character of existing historic buildings.
- Parking lots should not be visible from the street and shared parking opportunities should be available and encouraged.
- Design features that encourage safe, accessible streets should be employed - such as narrower streets, on-street parking, sidewalks, street trees, and landscaped medians for minor collectors and wider streets.
- The downtown areas should include a mix of retail, services, offices, and housing as appropriate to serve neighborhood residents' daily needs.

City of Braswell Future Land Use Map



	Metropolitan ID
	Underserved
	Commercial
	Institutional
	Mixed Use
	Parks/Recreation/Conservation
	Residential
	Transportation/Communication/Utilities

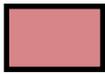
LAND USE NARRATIVE

For each identified character area, carefully define a specific vision or plan that includes the following information:

- Written description and pictures or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area. Refer to recommended development patterns listed in the Supplemental Planning Recommendations for suggestions.
- Listing of specific land uses and/or (if appropriate for the jurisdiction) zoning categories to be allowed in the area.
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements. Refer to recommended plan implementation measures listed in the Supplemental Planning Recommendations for suggestions.

Dallas, Braswell and Hiram Future Land Use Map (FLUM)

Narrative and Land Use Designations



Commercial

This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.



Industrial

This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.



Industrial-Heavy

This category is for land dedicated to major manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. Land in this category should have access to major streets, utilities, discourage uses that are incompatible and all “special provisions” require prior approval of the governing authority as referenced in Section 44-171(2) of the City of Dallas Zoning Ordinance.



Mixed Use

For a detailed, fine-grained mixed land use, or one in which land uses are more evenly balanced, mixed land use categories may be created and applied at the discretion of the community. If used, mixed land use categories must be clearly defined, including the types of land uses allowed, the percentage distribution among the mix of uses (or other objective measure of the combination), and the allowable density of each use.



Parks/Recreation/Conservation

This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.



Public Institutional

This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Do not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, include publicly owned parks and/or recreational facilities in the park/recreation/conservation category; include landfills in the industrial category; and include general office buildings containing government offices in the commercial category.



Residential

The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.



Transportation/Communication/Utilities

This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.



Undeveloped

This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc.) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.



Unincorporated

This category denotes land that is regulated by the Paulding County zoning ordinance.



WELLSTAR HOSPITAL and WELLNESS DISTRICT

The WellStar Hospital is a key amenity within Paulding County, providing jobs as well as hospital services for a wide-ranging area. The Atlanta Regional Commission lists this area as one of several Wellness Districts in metro Atlanta. Growth has already been seen around the hospital, and the county should be proactive about this growth to maintain a quality district that is accessible and attractive for all users and creates a resilient employment center.



KEY DEVELOPMENT PATTERNS

- Design should be very pedestrian oriented, with clear, walkable connections between different uses.
- Design features that encourage safe, accessible streets should be employed - such as narrower streets, on-street parking, sidewalks, street trees, and landscaped medians for minor collectors and wider streets.
- Include a diverse mix of higher-density housing types, such as multi-family town homes, apartments, lofts, condominiums, including affordable and workforce housing.
- Particular attention should be paid to signage to prevent visual clutter. Encourage way-finding signage at an appropriate scale.
- Parking should be handled on a district basis and parking structures should be faced with retail at ground level when possible.



SILVER COMET TRAILHEADS

Silver Comet Trailheads are the key locations for a user to access the trail and travel along it. These trailheads should accommodate the needs of residents and visitors with water, restrooms, and other amenities. The development surrounding a trailhead should respond to the more pedestrian- and bike-friendly environment.

There are four trailheads located within Paulding County. These are:

- Hiram at Homer Leggett Park
(includes nearby restrooms (as park), a dog park, but there is an at-grade crossing with a road)
Seaboard Ave, Hiram, GA 30141
- Paulding Chamber of Commerce
(includes portable toilets, parking)
455 Jimmy Campbell Pkwy, Dallas, GA 30131
- Tara Drummond Park
(includes restrooms, parking, benches, rose garden and fountains)
820 Seaboard Ave, Dallas, GA 30157
- Rambo Nursery
(includes parking, portable toilets, benches)
25 Tucker Blvd, Dallas, GA 30157

Because of their proximity to the historic cities of Dallas and Hiram, the key development patterns for the Hiram and Tara Drummond Trailheads will be addressed differently.



EXISTING TRAILHEADS

KEY DEVELOPMENT PATTERNS

- Design should be very pedestrian-oriented, with clear, walkable connections between different uses.
- Provide bike lanes or wide curb lanes to encourage bicycling and provide additional safety, provide conveniently located, preferably sheltered bicycle parking at retail and office destinations and in multi-family dwellings.
- Design features that encourage safe, accessible streets should be employed - such as narrower streets, on-street parking, sidewalks, street trees, and landscaped medians for minor collectors and wider streets.
- Particular attention should be paid to signage to prevent visual clutter. Encourage way-finding signage at an appropriate scale.
- Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Shared parking and maximum parking limits should be encouraged.





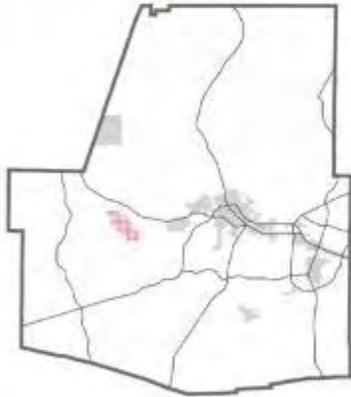
RICHLAND CREEK RESERVOIR

The Richland Creek Reservoir project is a new 305-acre reservoir that once completed, will store over three billion gallons of drinking water to supply existing and future populations in Paulding County. It is anticipated to be completed by 2019. Because this water source is vital to future populations in the county, the water quality and quantity must be protected through careful surrounding development. A master plan for this drainage basin should be pursued to protect the water source. Environmental Planning Criteria developed by the Department of Natural Resources and enforced by DCA require local governments to protect water supply watersheds within their jurisdictions. If the recommendation to create a master plan for this drainage basin is followed, the County would ensure compliance with this aspect of the Criteria.



KEY DEVELOPMENT PATTERNS

- Promote use of conservation easements by landowners.
- Residential subdivisions should be severely limited, but if minor exceptions are made, they should be required to follow a rural cluster zoning or conservation subdivision design.
- Promote this area for passive-use tourism and recreation destination.
- Protect land and open land by maintaining large lot sizes (at least 5 acres).
- Ensure adoption of drinking water supply watershed buffers in applicable ordinances (Environmental Planning Criteria, Part V).
- Ensure regular coordination throughout the year of the County's community development, zoning, and stormwater management personnel in relation to the Reservoir Target Area on priorities for supply watershed protection and any challenges to protection (recommendation of the Metro Water District).



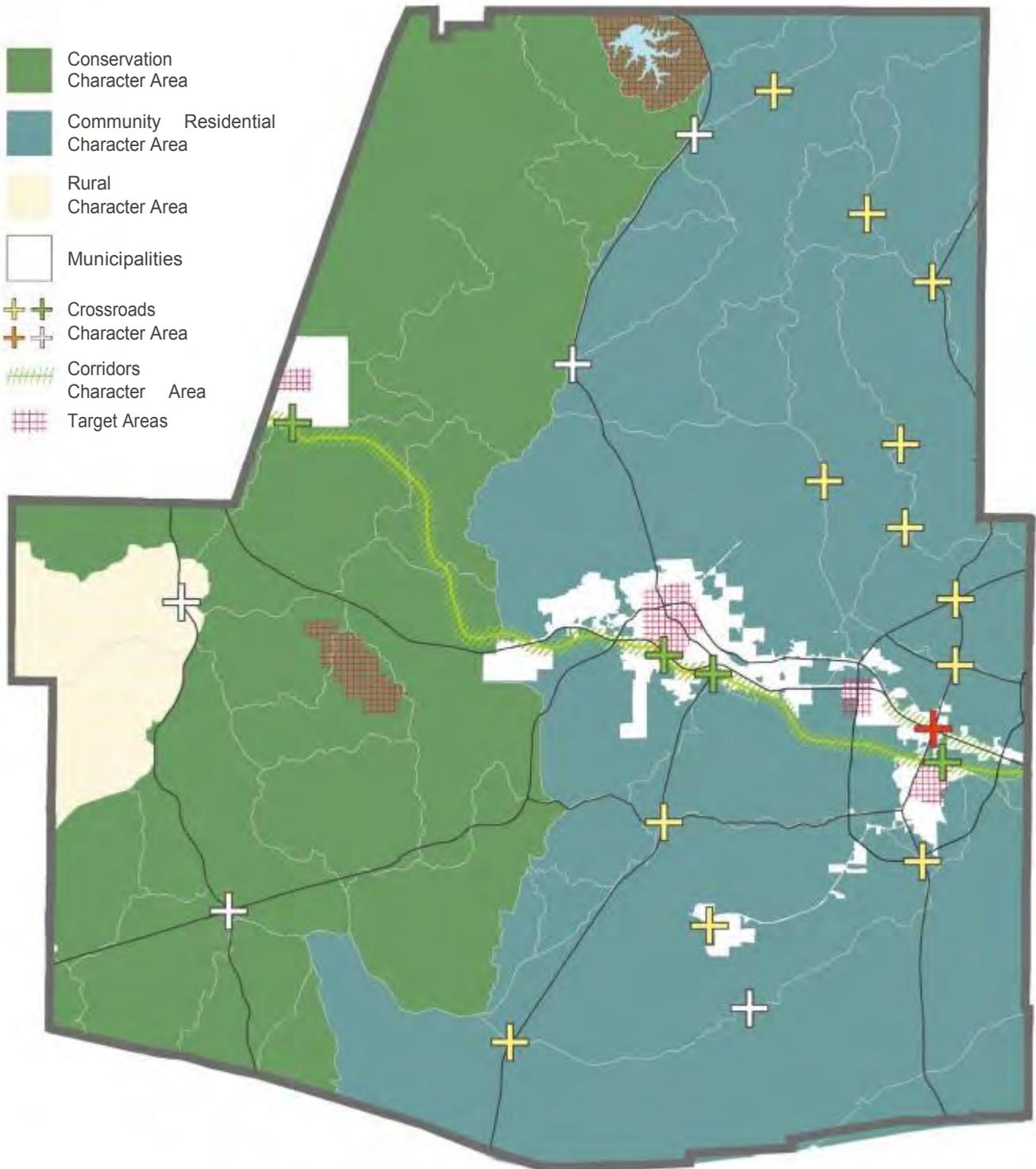
PAULDING COUNTY AIRPORT

The Paulding Airport is located in the western-middle portion of the county, surrounded primarily by greenspace and lands that are not currently served by sewer (though the City of Dallas has extended sewer to the airport). In advance of development in this Target Area, a growth plan should be created to consolidate infrastructure and influence the type of development the county desires in this environmentally sensitive location.

KEY DEVELOPMENT PATTERNS

- Continue county investment in the special environment of this larger Conservation Character Area through mindfulness of slopes, priority ecological areas, and habitat and watershed impacts of any new development.
- New developments should be clustered or otherwise sited thoughtfully so as to minimize disturbed areas and resulting impervious surfaces.
- New developments should be considered in light of the limited infrastructure services in this area of the county. Service demands related to unplanned growth could unduly burden county services.
- Prioritize green infrastructure and/or low impact design (LID) for any new development in this area.
- Prepare and adopt a growth plan for this Target Area.

FUTURE DEVELOPMENT MAP



SUMMARY

The plan alignment shows overlaps in recommendation areas, meaning that project implementation can satisfy several of the plans and coordination of these efforts will be more efficient with both time and cost factors. In a quality planning process, the land use pieces defines future growth, and this drives transportation and economic development projects.

LAND USE



Conservation Character Area



Community Residential Character Area



Rural Character Area



Municipalities



Crossroads Character Area



Corridors Character Area



Target Areas

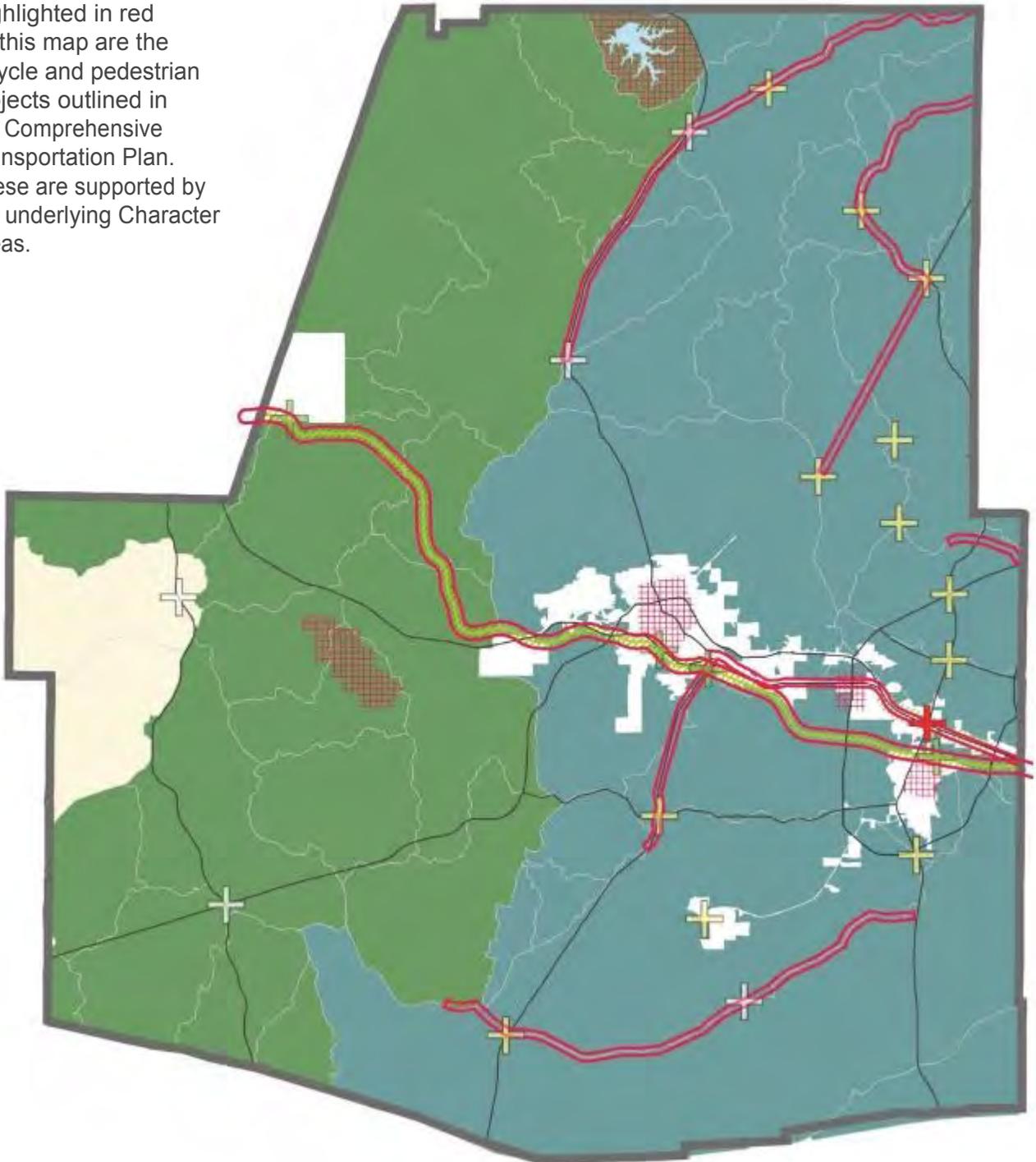
TRANSPORTATION



Transportation Projects

LAND USE + TRANSPORTATION

Highlighted in red on this map are the bicycle and pedestrian projects outlined in the Comprehensive Transportation Plan. These are supported by the underlying Character Areas.



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PART THREE : IMPLEMENTATION



GEORGE T. BAGBY
COUNTY HOUSE ANNEX BUILDING

IMPLEMENTING THE PLAN
WORK PROGRAM
SUMMARY



IMPLEMENTING THE PLAN

Implementation is not a given.

Plans are made every day that are never carried out. As individuals, we plan to lose weight, beautify our yard or listen more than we talk, yet take little action to do so. Communities are no different. Comprehensive plans are routinely completed and placed on a shelf, never to see the light of day and certainly not used to guide decisions related to growth and change.

*“A goal without a plan
is just a wish”*

There is much at stake in Paulding County - it is at a crossroads. Growth is inevitable, but the way of growth is not. Decisions made and actions taken by Paulding County in the next five years will shape the community for generations to come.

Make implementation of the 2017 Comprehensive Plan a given in Paulding County.

WHY YOU SHOULD CARE

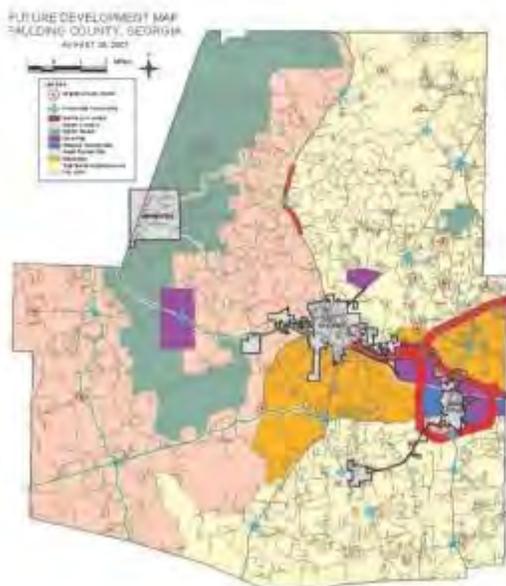
Start with recognizing that times have changed and delaying implementation has repercussions.

For instance, because of the downturn in the economy, Paulding County delayed the implementation of land use recommendations made in the 2007 Comprehensive Plan. The results are clear when comparing the maps below.

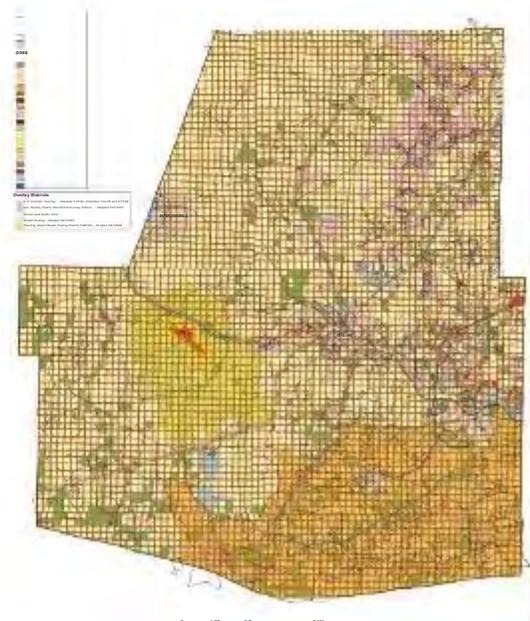
The 2007 Future Development Plan reflects sweeping land use recommendations. The 2017 Current Zoning Map shows no changes were made and the status quo remains intact.

Repercussions? The current ordinance allows for 900,000+ residents while the future water supply accommodates 350,000-400,000. Further, the current zoning ordinance allows for development that would, in essence, wipe out the single most unique feature of Paulding's landscape - over 40,000 acres of unspoiled greenspace, much of it designated as Wildlife Management Area.

2007 FUTURE DEVELOPMENT PLAN



2017 CURRENT ZONING MAP



The 2017 Comprehensive Plan was completed with the project team and experts recognizing that what was a recommendation in 2007 has become an imperative today.

On July 1, 2017 implementation can begin - but won't unless there is a structure and implementation strategy for doing so.

WHAT YOU CAN DO

Quality Community Plans are not only recommendations but reference documents, created from facts, assessments, analysis and expertise. If done well, community plans address needs and opportunities with community goals and corresponding work plans. The results are predictable - needs are met and opportunities realized.

To implement the 2017 Comprehensive Plan will require development of a process that is considered an authoritative backbone for implementation. It will require structure, financial resources and commitment to collaboration. Vigorous support and acknowledgment of the process by decision-makers will motivate people on the implementation team and convey commitment to the public.

Develop a process that is considered an authoritative backbone for implementation with structure, financial resources and commitment to collaboration.

STRUCTURE FOR IMPLEMENTATION

A group of people from local and regional government agencies, along with representatives from the business community, convened to consider how best to work together to develop a comprehensive plan that was representative of each of their communities and the citizens living there. They worked as a cohesive study team, seeking, learning and infusing knowledge into their decision making, growing a strong commitment to producing an implementable, integrated community plan. A Multi-Jurisdictional Workgroup, with the knowledge of and commitment to what must be done, emerged. Their understanding of what makes a quality community plan is clear in the alignments that are present between the Needs and Opportunities, Community Goals and individual, yet coordinated, government Community Work Programs they developed.

RECOMMENDATION

A Multi-Jurisdictional Workgroup, with the Board of Commissioners, convened by the Paulding County Community Development Department in 2015, as the authoritative backbone for implementing the 2017 Comprehensive Plan with the Community Development Department staff serving as the facilitating body.

The Multi-Jurisdictional Workgroup adds other county staff members, responsible for transportation and water resources, to the team.

Agencies in the Multi-Jurisdictional Workgroup, including the Board of Commissioners, commit resources to the process in the upcoming fiscal year budget.

The Board of Commissioners sets up a schedule for regular updates from the implementation workgroup on priority projects.

Structure, resources, commitment to collaboration, support and acknowledgment.

These, along with achievable goals and work programs, aligned and agreed to by participating agencies will achieve a quick start to implementation, gaining traction for continued success that leads to Paulding County being one of the most livable communities in the metropolitan Atlanta region.

Commit resources in the process in the upcoming budget to the implementation process and set a schedule for regular updates.



WORK PROGRAMS

WORK PROGRAMS

Paulding has assets that are key components to quality of life and have potential as economic development engines. What must be done to develop these assets in order to realize the greatest contribution to an enriched quality of life and economy?

Each government agency work program contains:

- 1) *projects / actions specific to them, and* Potential is greatest when necessary conditions for success exist and there are a number of Paulding assets in that position.
- 2) *2) projects / actions requiring coordination between agencies.* What assets have the greatest potential to return value to the county and its citizens? What enhancements and investment will yield the desired outcome? Short term? Long term?

Answers to these questions can be found in Work Programs, developed by each agency, aligned with other agencies and submitted as the strategy for implementation.

Work Programs are developed to meet community Needs and Opportunities. They are designed to be easily understood, thus offering transparency. And, they are aligned between government agencies, ensuring increased government efficiency.

PAULDING COUNTY SHORT TERM WORK PROGRAM 2017 - 2021											
CG-1: PROTECT and PRESERVE NATURAL RESOURCES											
CG-2: TARGET GROWTH											
CG-3: LEVERAGE AND PROMOTE EXISTING AND NEW ASSETS											
CG-4: CREATE CONNECTION											
CG-5: MAINTAIN FISCAL VIABILITY											
Project / Activity Description	Timeframe					Responsible Agency/ Dept.	Cost Estimate	Funding Source	Status	Needs / Opp Reference #	Notes
	2017	2018	2019	2020	2021						
EXAMPLE ONE	x	x				Dept. Name	\$\$	Local	under-way	NO-#	

QUICK START

Once an organizational structure for implementation is in place, it is advantageous to begin work immediately - especially if there are clear mandates.

The first step in the Quick Start Approach is choosing projects. Some projects may be chosen because they require attention - such as the land use regulations. Some invite action because of their rapid return on investment and strong public support - such as Silver Comet Trail - related projects. Some are long term, such as the 3rd Army Interchange and corresponding Highway 92 upgrades. And some require completion in several phases, such as Downtown Revitalization and Redevelopment. What they have in common is that they are all projects with potential that relate one to the other and, once selected, will be tracked and monitored.

For example, Silver Comet Trail (SCT) related projects are included in all Paulding County government agency work programs and, in community workshops, ranked as one of Paulding's greatest strengths and most loved assets. Numbers below confirm the project's feasibility and developing a strategy would begin by reviewing the various SCT-related items in each agency's work program.

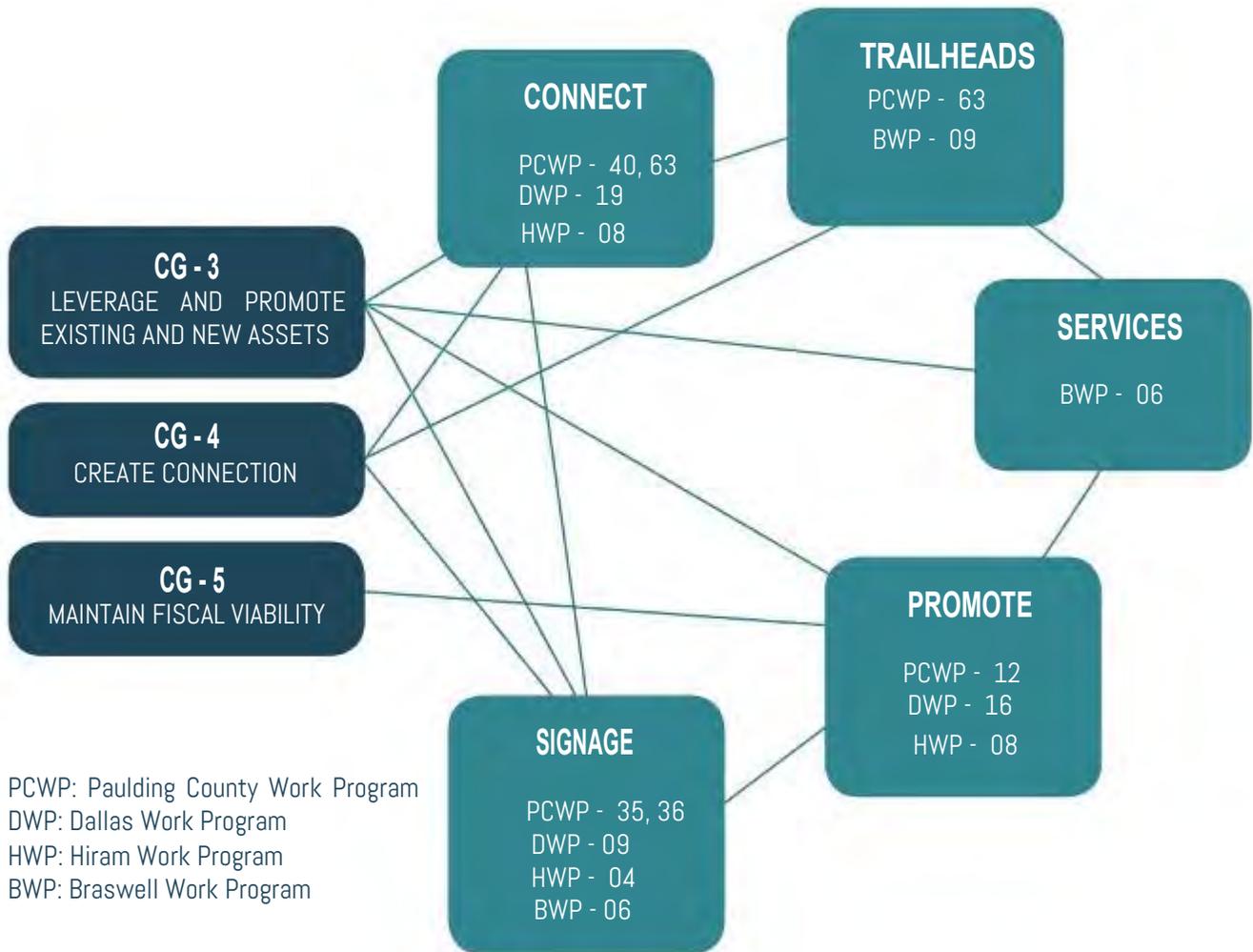
STEPS

1. Select Project(s)
2. Confirm feasibility
3. Develop Strategy
4. Secure Approval & Funding
5. Begin Implementation
6. Track and Monitor



EXAMPLE QUICK START PROJECT : Silver Comet Trail

Needs & Opportunities
N/O- 11, 13, 15, 16, 20, 25, 30



QUICK START

Select a Project, Confirm Feasibility, Develop Strategy

Given its potential, prevalence in the Needs and Opportunities list and presence in all government agency Work Programs, the Silver Comet Trail is used in the diagram above to convey how projects with great potential can be recognized. The diagram directly confirms the project's feasibility by linking a list of work program actions (the strategy) to the community's list of Needs and Opportunities.

EXAMPLE QUICK START PROJECT : Silver Comet Trail

PAULDING COUNTY SHORT TERM WORK PROGRAM 2017 - 2021											
CG-3: LEVERAGE AND PROMOTE EXISTING AND NEW ASSETS											
CG-4: CREATE CONNECTION											
CG-5: MAINTAIN FISCAL VIABILITY											
Project / Activity Description	Timeframe					Responsible Agency/ Dept.	Cost Estimate	Funding Source	Status	Needs / Opp Reference #	Notes
	2017	2018	2019	2020	2021						
PCWP-63 Trails and Greenways, Silver Comet Trail connections, Sidewalks	x	x	x	x	x	Paulding County	\$1,100,000	SPLOST	CONCEPT	05, 13, 15, 22	SCT New Trailhead Site, Design, Signage
DWP-19 Seek alternative funding to connect Dallas to the Silver Comet Trail	x	x				City of Dallas	\$0	Fixed Labor		N/O - 20	
HWP-04 In partnership with MJW agencies, design and install directional signage from the Silver Comet Trail to downtown Dallas, Hiram, Braswell + other PC locations (in partnership with PC, Hiram, Braswell, PC DOT)	x	x				City of Hiram	\$5,000	Local		N/O - 11, 13, 15, 20	
BWP-06 Construct a bicycle service station			x			City of Braswell	\$5,000	Local		N/O - 11, 12, 20	

2017-2021

WORK PROGRAMS

Community Work Programs are required for all local governments, updates required every five years. This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address the priority Needs and Opportunities, identified Target Areas (if applicable), or to achieve portions of the Community Goals. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. (Note that general policy statements should not be included in the Community Work Program, but instead should be included in the Policies section of the Community Goals.) The Community Work Program must include the following information for each listed activity:

- Brief description of the activity;
- Legal authorization for the activity, if applicable;
- Timeframe for initiating and completing the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and
- Funding source(s), if applicable.

SHORT TERM WORK PROGRAM, 2017—2021 PAULDING COUNTY

	PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					RESPONSIBLE AGENCY / DEPT.	COST ESTIMATE	FUNDING SOURCE	STATUS	NEED/OPP REF. #	NOTES
		2017	2018	2019	2020	2021						
CG-1: PROTECT AND PRESERVE NATURAL RESOURCES												
PCWP-01	<p>Create clear and user-friendly Zoning Ordinance and Development Regulations for Character Areas consistent with the 2017 Comprehensive Plan land use recommendations including:</p> <ol style="list-style-type: none"> 1) Large lot zoning in areas with sensitive soils, steep slopes and no public sewer 2) Incentives for use of green infrastructure in stormwater management 3) Land use plan for the reservoir watershed area in advance of growth influences 4) District planning where growth in different areas of the county matches the character area and does not overcommit sewer capacity 5) More mixed use housing types - including work force and missing middle 6) Multi-family housing standards 7) Broadly communicate changes 8) Cluster commercial development at targeted crossroads 	x	x	x	x	x	Community Development	\$200,000	General Fund		N/O - 01, 02, 04, 05, 06, 07, 09, 14, 15, 26, 29	
PCWP-02	<p>In partnership with the DNR, develop a process to:</p> <ol style="list-style-type: none"> 1) Identify WMA encroachment issues 2) Minimize the impact of growth on the WMA 3) Evaluate potential of WMA (educational and economic) 4) Monitor land use along WMA border 5) Collaborate on WMA-related issues long term 	x	x	x	x	x	Paulding County + Georgia DNR	\$0.00	Fixed Labor		N/O - 03, 04, 10, 12, 13, 15, 16, 22, 24, 30	
PCWP-03	<p>Develop a Parks and Recreation Master Plan to include:</p> <ol style="list-style-type: none"> 1) Utilization of greenspace opportunities 	x	x				Parks & Recreation	\$100,000	General Fund		N/O - 03, 13, 15, 30, 32	

SHORT TERM WORK PROGRAM, 2017—2021
PAULDING COUNTY

PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					RESPONSIBLE AGENCY / DEPT.	COST ESTIMATE	FUNDING SOURCE	STATUS	NEED/OPP REF. #	NOTES	
	2017	2018	2019	2020	2021							
CG-1: PROTECT AND PRESERVE NATURAL RESOURCES												
PCWP -04	Work with Property Owners, Trust for Public Land, and conservancy groups to preserve greenspace and rural open space/ agricultural lands, while improving access to Wildlife Management Areas and Silver Comet Trail.	x	x	x	x	x	Paulding County, Trust for Public Land	\$5,000/staff time	General Fund		N/O -01	
PCWP -05	Assess water interconnections to ensure Northeastern Paulding County has necessary redundancy and emergency interconnectivity infrastructure	x	x	x	x	x	Paulding County, Cities of Dallas and Hiram	\$500,000+	Water and Sewer/ SPLOST		N/O -02, 05	
PCWP - 06	Contact the Coosa River Soil & Water Conservation District when future projects impinging on or upstream of 11 identified PL 566 dam structures	x	x	x	x	x	Paulding County	Staff Time	General Fund		N/O - 03, 04	

SHORT TERM WORK PROGRAM, 2017—2021 PAULDING COUNTY

	PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					RESPONSIBLE AGENCY / DEPT.	COST ESTIMATE	FUNDING SOURCE	STATUS	NEED/OPP REF. #	NOTES
		2017	2018	2019	2020	2021						
CG-2: TARGET GROWTH												
PCWP -07	Create clear and user-friendly Character Area Zoning Ordinance and Development Regulations consistent with the updated Comprehensive Plan land use recommendations to include: 1) District planning where growth in different areas of the county matches the character area and does not overcommit sewer capacity 2) More mixed use housing types - including work force and missing middle 3) Multi-family housing standards 4) Promotion of quality growth 5) Subdivision road connectivity 6) Broadly communicate the changes 7) Cluster commercial development at targeted crossroads	x	x				Community Development	\$200,000	General Fund		N/O - 01, 02, 04, 05, 06, 07, 09, 10, 14, 15, 26, 29	
PCWP -08	Conduct a Sewer System Master Plan as part of the Water System Master Plan	x	x	x	x	x	Water & Sewer System	\$6,000,000	Water Enterprise Fund		N/O - 09, 29	
PCWP -09	Prepare analysis of workforce skills and assets; develop and implement training and recruitment plan for targeted business, office, and industrial sectors	x	x	x			Paulding County, Educational Institutions	\$30,000- \$50,000	General Fund		N/O - 24	
PCWP -10	Ensure development of additional neighborhood scale retail, grocery, and restaurants is compatible with septic systems if not in sewer areas, and existing water systems. Develop design guidelines or overlay districts for crossroad retail nodes to keep scale and appearance compatible with neighborhood or rural character.	x	x	x	x	x	Paulding County	Staff Time	General Fund		N/O - 04, 09	

SHORT TERM WORK PROGRAM, 2017—2021
PAULDING COUNTY

PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					RESPONSIBLE AGENCY / DEPT.	COST ESTIMATE	FUNDING SOURCE	STATUS	NEED/OPP REF. #	NOTES
	2017	2018	2019	2020	2021						
CG-2: TARGET GROWTH											
PCWP -11 Participate in the Northwest Georgia Floor360 Advanced Manufacturing Consortium, a regional multi-party partnership comprised of floorcovering manufacturers and suppliers, local and state government organizations, institutions of higher education, industry associations, and utilities, administered by the Northwest Georgia Regional Commission (NWGRC).	x	x	x	x	x	Paulding County, Cities of Dallas and Hiram, IBA, Chamber of Commerce, NWGRC	Staff and Manufacturer's Time	General Fund		N/O - 17, 24	
PCWP -12 Prepare assessment of need/ inventory for walkable neighborhood scale parks, retail, and restaurants to serve existing crossroad communities, neighborhoods, subdivision developments, and in-town neighborhoods to supply demand that may currently be met outside Paulding County.	x	x	x	x	x	Paulding County, Cities of Dallas and Hiram, Chamber of Commerce	General Funds, Hotel/Motel Tax			N/O - 20, 22	

SHORT TERM WORK PROGRAM, 2017—2021

PAULDING COUNTY

	PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					RESPONSIBLE AGENCY / DEPT.	COST ESTIMATE	FUNDING SOURCE	STATUS	NEED/OPP REF. #	NOTES
		2017	2018	2019	2020	2021						
CG-3: LEVERAGE ASSETS												
PCWP -13	Promote Silver Comet Trail in county printed and on-line material	x	x	x	x	x	Paulding County All Departments	\$0	Fixed Labor		N/0 - 11, 12, 13, 15, 16	
PCWP -14	Develop an assessment process to identify, prioritize and fund infrastructure maintenance and improvement projects key to economic growth and development	x	x	x	x	x	Board of Commissioners	\$0	SPLIST		N/0 - 29, 32	
PCWP -15	Review and update if necessary the airport area master development plan to encourage development of a business/technology park and continue to promote the airport's new, clean and safe facilities	x	x	x	x	x	Community Development + Economic Development Office + Airport Authority	\$1,500,000	General Fund		N/0 - 09, 10, 15, 16, 17, 24, 29, 32	
PCWP -16	Complete National Stabilization Program (NSP 3)	x					Community Development	\$0			N/0 - 14	
PCWP -17	Assess condition and use of existing industrial parks. Identify necessary upgrades to infrastructure and purchase or option additional land where necessary to create marketable tracts and sites.	x	x				IBA, PCED, Paulding County Community Development, Cities of Dallas and Hiram	Staff Time	Fixed Labor		N/0 - 05, 19	
PCWP -18	Identify infrastructure needed within Cities and County to support infill commercial and industrial development within existing infrastructure boundaries	x	x				IBA, PCED, Paulding County Community Development, Cities of Dallas and Hiram	Staff Time	Fixed Labor		N/0 -08, 09, 24	
PCWP -19	Inventory available buildings, sites, and parcels where infrastructure currently exists, and develop marketing strategy for these sites in conjunction with economic development partners (state agencies and utilities, Chamber of Commerce, PCED).	x	x				IBA, PCED, Paulding County Community Development, Cities of Dallas and Hiram	Staff Time	Fixed Labor		N/0 -05, 15	

SHORT TERM WORK PROGRAM, 2017—2021 PAULDING COUNTY

	PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					RESPONSIBLE AGENCY / DEPT.	COST ESTIMATE	FUNDING SOURCE	STATUS	NEED/OPP REF. #	NOTES
		2017	2018	2019	2020	2021						
PCWP -20	Identify neighborhoods and residential developments where neighborhood scale retail, grocery, restaurant and services are needed and work with Chamber of Commerce to attract these services.	×	×	×	×	×	Paulding County, Cities of Dallas, Hiram, Braswell, Chamber of Com-	Staff Time	General Fund, Hotel/Motel Tax		N/0 - 08, 09, 14	
PCWP -21	Hold unified economic development strategic planning sessions with PCED, Chamber of Commerce, Industrial Development Authority, Utilities, and County and Cities, and include State Economic Development, Workforce Development, and DCA partners and NWGRC.	×	×	×	×	×	IBA, PCED, Paulding County, Cities of Dallas and Hiram	Staff Time	Fixed Labor		N/0 - 10,11, 17, 19, 23, 24, 25, 27,28	
PCWP -22	Meet with NWGRC staff to identify funding opportunities for short and long term economic development investments including infrastructure, advanced manufacturing training and workforce development, fiber/broadband connections, Silver Comet/trails/recreation connections for downtown and retail support.	×	×	×	×	×	Paulding County, Cities of Dallas, Hiram and Braswell, Chamber and NWGRC	Staff Time	Fixed Labor		N/0 - 08, 11, 12, 13, 17, 19, 33	
PCWP -23	With broad and comprehensive participation from business, economic development, workforce development, education, government, and regional and state agencies, prepare economic development plan including assessment of existing conditions, inventory of product, comparison with region and state opportunities, and long and short term work program to address identified needs.	×	×				IBA, PCED, Paulding County Community Development, Cities of Dallas and Hiram and Braswell, NWRGC and state agencies	\$70,000	General Fund		N/0 - 10,11, 17, 19, 23, 24, 25, 27, 28	

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PAULDING COUNTY

	PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					RESPONSIBLE AGENCY / DEPT.	COST ESTIMATE	FUNDING SOURCE	STATUS	NEED/OPP REF. #	NOTES
		2017	2018	2019	2020	2021						
PCWP -24	Incentivize and recruit technology-oriented, energy –efficient, and sustainable businesses in areas where infrastructure is not available for industries that are heavy water and sewer users.	×	×	×	×	×	IBA, PCED, Paulding County Community Development, Cities of Dallas, Hiram and Braswell	Staff Time	Fixed Labor		N/0 - 01, 05, 10, 11, 29, 32	
PCWP -25	Identify local incentives (tax breaks, roll-backs, permitting fee waivers, assistance with suppliers and inventory) to retain existing business and industry.	×	×	×	×	×	Paulding County Community Development, Cities of Dallas, Hiram and Braswell	Staff Time	Fixed Labor		N/0 - 9	
PCWP -26	Identify infrastructure needed to make surrounding sites marketable for medical/offices, and/or supporting needs such as restaurants, lodging, and retail/services.	×	×	×	×	×	Paulding County Community Development, Cities of Dallas, Hiram	Staff Time	Fixed Labor		N/0 - 9	
PCWP -27	Assess needs of existing business and industry regarding supplier shipments, freight costs, other logistics needs, marketing needs, hiring incentives, workforce training needs, connections to resources to assist with identifying competitive advantages, new product innovations, emerging technologies, and new markets/ product uses.	×	×	×	×	×	IBA, PCED, Paulding County Community Development, Cities of Dallas, Hiram and Braswell	Staff Time	Fixed Labor		N/0 - 9	
PCWP -28	Identify workforce training needs in the areas of Tourism/ Sport Tourism: (Soccer / Lacrosse) / Recreation Tourism: (Silver Comet Trail); Energy; Geothermal; Education; Post- Secondary Education and Vocational Training; Work with training providers to increase enrollment in these programs.	×	×				Paulding County, Chamber, NWGRC, Chattahoochee Tech, KSU	Staff Time or consultant (\$30,000)	Fixed Labor		N/0 - 9	
PCWP -29	Assist Chamber to develop and market incentives for these businesses to locate in Paulding County	×	×				Paulding County, PCED, IBA, Chamber of Commerce	Staff Time	Fixed Labor		N/0 - 9	

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	PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					RESPONSIBLE AGENCY / DEPT.	COST ESTIMATE	FUNDING SOURCE	STATUS	NEED/OPP REF. #	NOTES
		2017	2018	2019	2020	2021						
PCWP -30	Request that technical schools locate aviation training campus or satellite at Airport. Identify costs.	×	×	×			Paulding County, Chattahoochee Tech, GNTC	Staff Time	Fixed Labor		N/O - 13	
PCWP -31	Identify opportunities to expand on airport infrastructure to provide a regional hub for business-class flights, small-scale deliveries, and emergency connectivity and flight support.	×	×	×			Paulding County, FAA, Chamber of Commerce	Staff Time	Fixed Labor		N/O - 10	
PCWP -32	Prepare joint assessment of existing trail-heads and identify best connections between downtown Dallas, Hiram, and Braswell to the Silver Comet Trail. Develop joint design/build infrastructure plan for each downtown connection, to be funded through hotel/motel tax and assessment of businesses.	×	×	×	×	×	Paulding County, Cities of Dallas, Hiram and Braswell, Chamber of Commerce	\$25,000	Hotel/Motel Tax, Chamber Funds		N/O - 11, 12, 13, 20, 30	
PCWP -33	Implement Community Improvement Districts/ Tax Allocation Districts structures where applicable to promote reinvestment and redevelopment	×	×	×	×	×	Paulding County, Cities of Dallas and Hiram	Staff Time	Fixed Labor		N/O - 08	
PCWP -34	Provide permitting, incentives, and infrastructure to support expansion and redevelopment of existing commercial and retail areas along commercial corridors (Highway 92, Highway 120).	×	×	×	×	×	Paulding County, PECD, Chamber of Commerce, Developers	Staff Time	SPLIST, Tax Revenues		N/O - 9	
PCWP -35	Provide unique and pleasant gateway entrances and design overlays along SR 92, SR 120 corridors to welcome residents and visitors to Hiram, Dallas, Braswell and Paulding County that are compatible with existing retail and commercial sites, and with redevelopment, infill, and expansion of commercial and retail areas.	×	×	×	×	×	Paulding County, Cities of Dallas and Hiram, Chamber of Commerce				N/O -19, 29	
PCWP -36	Install Gateway signage along SR 120 and SR 92 with logos and theme- Chamber of Commerce and PCED, as well as schools.	×	×	×	×	×	Paulding County, Cities of Dallas, Hiram and Braswell, Chamber	Staff Time	SPLIST, grant funds		N/O - 19, 29	

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		2017	2018	2019	2020	2021						
CG-3: LEVERAGE ASSETS												
PCWP-37	Develop recreation and natural resources marketing campaign, to promote high quality of life to potential business and desired industry, as well as increased use by residents and neighboring communities.	×	×	×	×	×	Paulding County, Chamber	\$30,000	Local Funds		N/O - 03	
PCWP-38	LakePoint Sports has created market for youth tournament sports: Promote Paulding County's available satellite/spur locations for additional or overflow events, i.e. tennis, golf, soccer, etc.	×	×	×			Paulding County, Cities of Dallas and Hiram, Chamber	Staff Time	Fixed Labor		N/O - 03	
PCWP-39	Develop and implement Economic Development Strategic Plan with short and long term work program through cooperative efforts of PCED, Chamber of Commerce, Industrial Development Authority, and local governments.	×	×	×	×	×	PCED, IBA, Chamber, Paulding County, Cities of Dallas and Hiram, School District	\$70,000	General Fund		N/O - 27	

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PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					RESPONSIBLE AGENCY / DEPT.	COST ESTIMATE	FUNDING SOURCE	STATUS	NEED/OPP REF. #	NOTES	
	2017	2018	2019	2020	2021							
CG-4: CREATE CONNECTION												
PCWP -40	In partnership with MJW agencies, build upon the CTP recommendations to develop and implement a comprehensive bike and pedestrian master plan	×	×				Cities of Dallas and Hiram, Community Development, PC DOT, Other	\$150,000	SPLOST		N/0 - 20, 21, 22, 23	
PCWP -41	Create centers of density for future GRTA or other transit service pick-up points	×	×	×	×	×	Cities of Dallas and Hiram, Community Development, PC DOT, Other	\$0	Fixed Cost		N/0 - 21, 24	
PCWP -42	Develop an implement a plan that has the Comprehensive Plan and County Transportation Plan occurring simultaneously	×	×				Community Development, Cities and PC DOT	\$0	Fixed Cost		N/0 - 25	
SCHEDULED MULTIMODAL PROJECTS												
PCWP -43	SR 360 (Macland Road) widening Project ID: 0-32			×	×	×	GDOT	\$44,238,000	State/Fed	UTL, CST	N/0 - 05, 09, 18, 19, 24	Plans on Shelf Currently
PCWP -44	SR 61 (Villa Rica Hwy) Segment 3 Widening Project ID: PA-061C1			×	×	×	GDOT	\$13,614,000	State/Fed	ROW	N/0 - 05	
PCWP -45	Transit - FTA Section 5307/5340 Formula Funds Project ID: AR-5307-PA	×	×	×	×	×	County Transit	\$2,438,000	State/Fed	CST	N/0 - 05	Multimodal Project
PCWP -46	SR 92 (Hiram Douglasville Hwy) Widening FM Malone Rd to Nebo Rd Project ID: 092A	×	×	×			GDOT	\$47,543,000	State/Fed	UTL, CST	N/0 - 05, 09, 18, 19, 24	
PCWP -47	SR92 (Hiram Douglasville Hwy) Widening FM Nebo to SR 120 Project ID: PA-092B1			×	×	×	GDOT	\$19,867,000	State/Fed	UTL, CST	N/0 - 05, 09, 18, 19, 24	
PCWP -48	SR 92 (Hiram Acworth Hwy) Widening FM SR 120 to Cedarcrest Project ID: PA-092C					×	GDOT	\$45,856,018	State/Fed	PE, ROW	N/0 - 05, 09, 23, 24, 29	
PCWP -49	SR 92 (Dallas Acworth Hwy) Widening FM Cedarcrest to Cobb County Line Project ID: 092E			×	×	×	GDOT	\$17,936,850	State/Fed	PE, ROW	N/0 - 05, 09, 18, 19, 24,	
PCWP -50	Johnston St, Griffin St, Spring St, and Park St Ped Facility Project ID: PA-095	×	×	×			City of Dallas	\$2,621,000	State/Fed	ROW, UTL, CST	N/0 - 05, 22	
PCWP -51	Paulding County ATMS System Expansion (PH1) Project ID: 101A	×	×	×			Paulding County	\$2,144,319	State/Fed	PE, CST	N/0 - 05	

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	PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					RESPONSIBLE AGENCY / DEPT.	COST ESTIMATE	FUNDING SOURCE	STATUS	NEED/OPP REF. #	NOTES
		2017	2018	2019	2020	2021						
CG-4: CREATE CONNECTION												
SCHEDULED MULTIMODAL PROJECTS												
PCWP -52	Paulding County ATMS System Expansion (PH 2) Project ID: 101B	×	×	×			Paulding County	\$1,633,922	State/Fed	PE, CST	N/0 - 05	
PCWP -53	Picketts Mill Creek Bridge Replacement at Dallas Acworth Hwy Project ID: SP-1	×	×				Paulding County	\$6,100,000	SPLIST	CST	N/0 - 05	
PCWP -54	Possum Creek Bridge Replacement at Dallas Acworth Hwy Project ID: SP-2	×	×				Paulding County	\$3,000,000	SPLIST	CST	N/0 - 05	
PCWP -55	Bobo Rd and Mt. Tabor Church Rd at SR 360 (Macland Rd) Project ID: SP-4		×	×			Paulding County	\$1,800,000	SPLIST	PE, ROW, CST	N/0 - 05	
PCWP -56	Dallas Acworth Highway at Frey Rd/Mt Tabor Rd Project ID: SP-5	×	×	×			Paulding County	\$2,000,000	SPLIST	PE, ROW, CST	N/0 - 05	
PCWP -57	Bakers Bridge Road at Sweetwater Church Road KEY: O-41P	×	×				Paulding and Douglas County	\$675,000	SPLIST	PE, ROW, CST	N/0 - 05	
PCWP -58	Mt. Moriah Road, from Mt Moriah Baptist Church to SR 61 KEY: SH-1			×			Paulding County	\$575,000	SPLIST & Developer Contributions		N/0 - 05	
PCWP -59	Ridge Road at Cohran Store Road/Bob Hunton Road KEY O-40P	×	×				Paulding County	\$2,000,000	SPLIST		N/0 - 05, 09	
PCWP -60	Seven Hills Blvd Widening, Cedarcrest Road to Little Pumkinvine Creek KEY: RC-23P	×	×				Paulding County	\$1,140,000	SPLIST & Developer Contributions	PE	N/0 - 05, 18, 19, 24	
PCWP -61	Dabbs Bridge Road, from SR 61 to US 41 KEY: RC-13			×	×	×	Paulding County	\$4,200,000	SPLIST, State/Fed	PE	N/0 - 05, 18, 19, 24,	
PCWP -62	Cedarcrest Road, from Harmony Grove Church Road to Cobb County KEY: RC-20		×	×	×	×	Paulding County	\$29,200,000	SPLIST, State/Fed	DESIGN PHASE	N/0 - 05, 18, 19, 24,	
PCWP -63	Trails and Greenways, Silver Comet Trail connections, Sidewalk's	×	×	×	×	×	Paulding County	\$1,100,000	SPLIST	CONCEPT	N/0 - 05, 13, 15, 22	
PCWP -64	Third Army Rd Interchange, regional project (SR 92, Cedarcrest Road and Dabbs Bridge Road)	×	×	×	×	×	GDOT, Cobb, Paulding & Bartow	\$1,000,000	SPLIST & State/Fed TBD	PE	N/0 - 05	
PCWP -65	LAP/Partner Projects, Safety, Routes to Schools, Operations, etc.	×	×	×	×	×	Paulding County	\$7,000,000	SPLIST		N/0 - 05, 23	
PCWP -66	Construction of sidewalks in the vicinity of schools, parks, and other activity centers	×	×	×	×	×	Paulding County	\$1,109,000	SPLIST		N/0 - 05, 22, 23	

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	PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					RESPONSIBLE AGENCY / DEPT.	COST ESTIMATE	FUNDING SOURCE	STATUS	NEED/OPP REF. #	NOTES
		2017	2018	2019	2020	2021						
CG-4: CREATE CONNECTION												
SCHEDULED MULTIMODAL PROJECTS												
PCWP -67	Paving - Subdivisions (SPLOST)	×	×	×	×	×	Paulding County	\$12,000,000	SPLOST		N/0 - 05	
PCWP -68	Paving -Arterials and Collectors, State Grant (LMIG & 30% SPLOST)	×	×	×	×	×	Paulding County	\$13,860,000	GDOT LMIG & SPLOST		N/0 - 05	
PCWP -69	Paving - Collectors, local streets, and subdivisions	×	×	×	×	×	Paulding County	\$24,000,000	General Fund		N/0 - 05	
PCWP -70	Traffic Signals (as warranted throughout the County)	×	×	×	×	×	Paulding County	\$875,000	SPLOST		N/0 - 05	
PCWP -71	Harmony Grove Church Road, Cedarcrest Road to SR 61 KEY: SH-2	×	×	×	×	×	Paulding County	\$1,200,000	SPLOST		N/0 - 05	
PCWP -72	Ivey, Gulledge Road, Old Cartersville Road to Frey Road KEY: SH-3		×			×	Paulding County	\$1,000,000	SPLOST		N/0 - 05	
PCWP -73	SR 360 (Macland Road) at SR Business 6 Project ID: 0-32	×	×	×			Paulding County	\$576,000	State/Fed	CONCEPT	N/0 - 05, 09	Roundabout
PCWP -74	SR Bus 6 at Legion Rd, & E. Memorial Drive at SR Bus 6 Project ID: 0-24/25		×	×			DALLAS & GDOT	\$3,521,000	State/Fed	CONCEPT	N/0 - 05, 09	
PCWP -75	SR 61 Confederate Avenue at SR Business 6 Project ID: 0-26	×					Paulding County	\$400,000	SPLOST	PE, ROW, CST	N/0 - 05, 09	
PCWP -76	SR 101 at Gold Mine Road/Holly Springs Rd Project ID: 0-33	×	×	×			Paulding County	\$4,000,000	SPLOST & State TBD	PE	N/0 - 05, 09	Roundabout
PCWP -77	US 278/SR 6 (Jimmy Campbell Pkwy @ SR 120 Buchanan Hwy) Project ID: 0-21		×	×			GDOT, Paulding, Dallas TBD	\$749,000	State & SPLOST		N/0 - 05, 09	
PCWP -78	Corridor and feasibility studies for east to west connectivity within the county	×	×	×	×	×	Paulding County	\$300,000	SPLOST		N/0 - 05	High Priority
PCWP -79	SR120 at SR 101 KEY: 0-3	×	×				Paulding County	\$1,500,000	SPLOST	PE	N/0 - 05, 09	Roundabout
PCWP -80	SR 120 Conn (Hiram Sudie Road) at Davis	×	×				Paulding County	\$1,500,000	SPLOST	CONCEPT	N/0 - 05, 09	Roundabout
PCWP -81	SR 120 at SR 6 Business Atlanta Highway Hiram KEY: 0-1					×	Paulding County	\$300,000	State & SPLOST		N/0 - 05, 09	
PCWP -82	Hiram SR6 Intersection and Access Improvements KEY: RC-6-ASP					×	TBD	\$4,300,000	SPLOST & State TBD		N/0 - 05	Hybrid w/ Streetscape
PCWP -83	East Paulding Drive, from Reece Road to SR 92 KEY: RC-21ASP				×	×	Paulding County	\$1,200,000	SPLOST		N/0 - 05	

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PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					RESPONSIBLE AGENCY / DEPT.	COST ESTIMATE	FUNDING SOURCE	STATUS	NEED/OPP REF. #	NOTES
	2017	2018	2019	2020	2021						

CG-4: CREATE CONNECTION

SCHEDULED MULTIMODAL PROJECTS

PCWP -84	In anticipation of additional warehousing and distribution opportunities, and freight and logistics connections with airport and I-20, and I-75, develop sites where such opportunities could be feasible and practical, such as around the airport or along the planned 3 rd Army Interchange.	×	×	×	×	×	Paulding County, IBA, PCED, Cities of Dallas and Hiram	Cost determined per site	IBA, General Fund, Grants		N/O - 18, 19	
PCWP -85	Coordinate with Douglas, Cobb, and Bartow transit planning to create regional transit and multimodal connections to Paulding WellStar Hospital and other community services.	×	×	×			Paulding DOT, Cities of Dallas and Hiram, NWGRC	Staff Time	Fixed Labor, Grant Funds		N/O - 19, 21	
PCWP -86	Prepare Bike and Pedestrian plan and integrate with Transportation Plan.				×	×	Paulding DOT, Cities of Dallas and Hiram, NWGRC	Staff Time	Fixed Labor, Grant Funds		N/O - 19, 22	

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PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					RESPONSIBLE AGENCY / DEPT.	COST ESTIMATE	FUNDING SOURCE	STATUS	NEED/OPP REF. #	NOTES
	2017	2018	2019	2020	2021						
CG-5: FISCAL VIABILITY / IMPLEMENTATION											
INTERGOVERNMENTAL COORDINATION											
PCWP -87	Design and fund, along with other MJW agencies, a process to implement the 2017 Comprehensive Plan and add transportation and water resources staff the process	×				Paulding County + MJW Partners	\$25,000	Local		N/O - 25, 26, 27, 28, 29	
PCWP -88	Execute, with other MJW agencies, an MOU committing agencies to utilize the same population projections and permitting data across all governments	×				Paulding County + MJW Partners	\$0	Fixed Labor		N/O - 25, 26, 27, 28, 29, 31	
PCWP -89	Execute, with other MJW agencies, an MOU committing agencies to enhance, improve and jointly create strategies for utility expansion and improvement and annexation protocol	×				Paulding County + MJW Partners	\$0	Fixed Labor		N/O - 25, 26, 27, 28, 29, 31	
PCWP -90	In partnership with the Paulding County School System, develop a formal process for joint consideration of school siting. issues to include including infrastructure availability, capacity and investment, alignment of priorities and project schedules Process Examples: 1) School system requests insight, data and assessment from County on issues such as site locations, campus designs, infrastructure - water, sewer, multimodal access options and building permits 2) School system includes county in regular long-range facility planning process, acknowledging inter-related issues and potential for increasing efficiencies while decreasing cost	×	×	×	×	×	\$0	Fixed Labor		N/O - 09, 21, 22, 23, 29, 32	
PCWP -91	Study the feasibility of expansion construction and demolition landfill facilities					×	\$0	Fixed Labor		N/O - 05, 32	Carryover

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	2017	2018	2019	2020	2021						

CG-5: FISCAL VIABILITY / IMPLEMENTATION

INTERGOVERNMENTAL COORDINATION

PCWP-92	When land use, economic development, transportation, and education/workforce decisions are made, prepare public statement of how this relates to the Community Goals. Continually refer to the Goals, Needs and Opportunities, Future Development Map, as these steps are taken and projects are implemented. Steering Committee and Stakeholders involvement in implementation should be publicized on regular basis, perhaps at Chamber banquets or other public events.	x	x	x	x	x	Chamber of Commerce	Staff Time	Fixed Labor		N/O - 25, 27, 28, 29	
PCWP-93	Coordinate with Georgia Department of Economic Development/ Tourism, Georgia DNR, Chamber of Commerce, Parks and Recreation, WMA, and Cities and County to provide cohesive marketing efforts for visitors to Paulding County including development of logos, wayfinding and gateway signage, integration with websites, social media, school systems field trips, and technology/ industrial recruitment magazines.	x	x				Chamber, DCA and GA Department of Economic Development, WMS, Paulding County, Cities of Dallas and Hiram	\$50,000	Hotel/Motel Tax		N/O - 25, 27, 28, 29, 33	

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CITY OF DALLAS

PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					RESPONSIBLE AGENCY / DEPT.	COST ESTIMATE	FUNDING SOURCE	STATUS	NEED/OPP REF. #	NOTES
	2017	2018	2019	2020	2021						
CG-1: PROTECT NATURAL RESOURCES											
CG-2: TARGET GROWTH											
ALIGN DEVELOPMENT MAPS											
DWP-01	Develop a Character Area Map and Defining Narrative (based on DCA requirements and to align with the PC 2017 Comprehensive	×	×				City of Dallas	\$15,000	Local	On-Going	N/O - 06, 08, 20
ENHANCE DOWNTOWN DALLAS											
DWP-02	Inventory demand for downtown housing (in partnership with Georgia Highlands)	×	×				City of Dallas	\$1,000	Local		N/O - 08
DWP-03	Create a Mixed-Use Zoning category. Evaluate and assess the current rate of density in downtown Dallas explore the value of	×	×				City of Dallas	\$5,000	Local		N/O - 08
DWP-04	Develop Proposed Ordinance Amendment Language to Update C - 1 and C - 2 Zoning Classifications to Incorporate Downtown			×			City of Dallas	\$20,000	LCI Supplemental Funding		N/O - 08,09, 14, 27
DWP-05	Identify Range of Potential Development Incentives for New Mixed Income Housing Redevelopment in Identified Redevelopment			×			City of Dallas	\$25,000	LCI Supplemental Funding		N/O - 08, 14, 29
DWP-06	Create and implement a parking plan. Explore the interest in shared use parking between the city, county and institutions	×	×				City of Dallas	\$5,000	Local		N/O - 08
DWP-07	Develop and offer incentives to institutions who work closely with the city as they consider locating in downtown (example:	×					City of Dallas	\$0	Fixed Labor		N/O - 08
DWP-08	Evaluate city facilities, offering an inventory of potential sites as a means of encouraging expansion in downtown Dallas	×					City of Dallas	\$1,000	Local		N/O - 08

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PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					RESPONSIBLE AGENCY / DEPT.	COST ESTIMATE	FUNDING SOURCE	STATUS	NEED/OPP REF. #	NOTES
	2017	2018	2019	2020	2021						
CG-3: LEVERAGE ASSETS											
INSTALL DIRECTIONAL SIGNAGE											
DWP-09	In partnership with MJW agencies, design and install directional signage from the Silver Comet Trail to downtown Dallas + other PC locations (in partnership with PC, Hiram, Braswell, PC DOT)	×	×				City of Dallas	\$5,000	Local		N/O - 11, 13, 15
DWP-10	Install directional signage in Downtown Dallas						City of Dallas/ LCI Project	\$51,477	LCI		N/O - 15 Funding Secured
DWP-11	Design and Install Dallas Gateway Signage						City of Dallas/ LCI Project	\$291,800	LCI		N/O - 15 Funding Secured
DWP-12	Install directional signage at key intersections along Highway 278 and at connecting intersections from 278 to Downtown		×				City of Dallas	\$3,000	Local		N/O - 15
MARKET DALLAS											
DWP-13	Add a Mainstreet Director to the City Staff				×		City of Dallas	\$40,000 +	Local		N/O - 11, 16
DWP-14	Develop and submit, along with other MJW agencies, a joint recommendation for organizing countywide Economic Development (ID highly effective organizational structures and use them as precedence to identify roles, responsibilities and expectations for an approach to business retention and development that results in a healthy economy and consistent local funding)	×	×				City of Dallas + MJW Partners	\$0	Fixed Labor		N/O - 29
DWP-15	Create, along with other MJW agencies, a Countywide Marketing Plan including specific City of Dallas recommendations such as: 1) Expansion of existing post-secondary education facilities 2) Formal partnership with post-secondary educational organizations to explore potential public private partnerships involving infrastructure, promotions and other "town to gown" projects 3) Examine gaps in amenities such as theaters, evening activity, art and cultural events and retail		×				City of Dallas + MJW Partners	TBD	Local		N/O - 8, 27
DCP-16	Promote Silver Comet Trail in all city printed and on-line material	×					City of Dallas	\$0	Fixed Labor		N/O - 11
DWP-17	Create an "empty storefront activity" policy (eventually folding into the LCI)	×					DDA / Downtown Merchants Assoc.	\$1,000	Local		N/O - 11

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		2017	2018	2019	2020	2021						
CG-4: CREATE CONNECTION												
DEVELOP BIKE / PED MASTER PLAN												
DWP-18	In partnership with MJW agencies, build upon the CTP recommendations to develop and implement a comprehensive bike and pedestrian master plan	x	x				City of Dallas + MJW Partners	TBD	Various		N/O - 8, 20, 21, 22, 23	
CONNECT DALLAS TO SILVER COMET TRAIL												
DWP-19	Seek alternative funding to connect Dallas to the Silver Comet Trail	x	x				City of Dallas	\$0	Fixed Labor		N/O - 20	
COMPLETE LCI PROJECTS												
DWP-20	Connector Road from Memorial Drive to Paulding County Government Center (WellStar Hospital Area)	x	x				PC DOT	\$793,470	Paulding County		N/O - 21, 22, 23	Funding Secured
DWP-21	Dallas Downtown Pedestrian Improvement Extensions (Johnston, Griffin, Spring Streets)	x	x	x			City of Dallas	\$2,200,000	GDOT/Feds/ City (SPLOST)	On-Going	N/O - 21	22
DWP-22	Downtown Dallas Wayfinding and Signage	x	x	x			City of Dallas	\$51,500	GDOT/Feds/ City (SPLOST)	On-Going	N/O - 15, 20, 25	Funding Secured
DWP-23	Downtown Dallas Gateways	x	x	x			City of Dallas	\$292,000	GDOT/Feds/ City (SPLOST)	On-Going	N/O - 15, 20, 25	Funding Secured
DWP-24	Redevelopment Area Complete Street Upgrades and Connections: W. Cooper Street & W. Spring Street Extension, Hood, South & West Griffin		x	x	x		City of Dallas	\$1,743,200	LCI City of Dallas		N/O - 21, 22, 23	
DWP-25	West Memorial and Buchanan Realignment (Urban Minor Arterials)	x	x	x			City of Dallas	\$717,100	GDOT/ Paulding County		N/O - 21, 22, 23	
DWP-26	North Confederate Avenue Pedestrian Improvements (Phase 2 Cooper to Kirk) (Bid Awarded NTP Issued)	x					City of Dallas	\$499,000	SPLOST		N/O - 21, 22, 23	
DWP-27	North Confederate Avenue Pedestrian Improvements (Phase 3 Memorial to Cooper)		x		x		City of Dallas	\$2,044,000	Feds / ARC		N/O - 21, 22, 23	
DWP-28	Memorial Drive Pedestrian Improvements (N. Griffin Street to Merchants Drive) (Urban Minor Arterial)			x	x		City of Dallas	\$3,152,800	LCI		N/O - 21, 22, 23	
DWP-29	Butler Place Extension to Herschel Jones Middle School		x	x	x		City of Dallas	\$1,801,000	LCI / City of Dallas		N/O - 21, 22, 23	
DWP-30	Confederate Avenue at East Memorial Drive Intersection Improvement			x			PC DOT	\$450,000	SPLOST		N/O - 21, 22, 23	

SHORT TERM WORK PROGRAM, 2017—2021
CITY OF DALLAS

PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					RESPONSIBLE AGENCY / DEPT.	COST ESTIMATE	FUNDING SOURCE	STATUS	NEED/OPP REF. #	NOTES	
	2017	2018	2019	2020	2021							
CG-4: CREATE CONNECTION												
COMPLETE LCI PROJECTS												
DWP-31	Macland Road at SR 6 Business (Merchants Drive) Intersection Improvements			x			PC DOT	\$650,000	SPL0ST		N/O - 21, 22, 23	
DWP-32	SR 120 at SR 6 Business Intersection Improvements			x			PC DOT	\$300,000	SPL0ST		N/O - 21, 22, 23	
DWP-33	Legion Rd and Merchants Drive Roundabout Intersection Improvement				x		GDOT	Unknown	Unknown		N/O - 21, 22, 23	
CG-5: FISCAL VIABILITY / IMPLEMENTATION												
INTER-GOVERNMENTAL COORDINATION												
DWP-34	Design and fund, along with other MJW agencies, a process to implement the 2017 Comprehensive Plan	x					City of Dallas + MJW Partners	\$25,000	Local		N/O - 26, 27, 28	Shared Cost
DWP-35	Add transportation and water resources staff to the MJW as they begin implementation of the 2017 Comprehensive Plan	x					City of Dallas + MJW Partners	\$0	Fixed Labor		N/O - 27	
DWP-36	Execute, with other MJW agencies, an MOU committing agencies to utilize the same population projections and permitting data across all governments	x					City of Dallas + MJW Partners	\$0	Fixed Labor		N/O - 29	
DWP-37	Execute, with other MJW agencies, an MOU committing agencies to enhance, improve, and jointly create strategies for utility expansion and improvement	x					City of Dallas + MJW Partners	\$0	Fixed Labor		N/O - 29	
INFRASTRUCTURE MAINTENANCE												
DWP-38	Maintain City-Owned Roadways	x	x	x	x	x	City of Dallas	\$500,000	St(LMIG) + City		N/O - 32	

SHORT TERM WORK PROGRAM, 2017—2021

CITY OF HIRAM

PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					RESPONSIBLE AGENCY / DEPT.	COST ESTIMATE	FUNDING SOURCE	STATUS	NEED/OPP REF. #	NOTES
	2017	2018	2019	2020	2021						
CG-1: PROTECT NATURAL RESOURCES											
CG-2: TARGET GROWTH											
ALIGN DEVELOPMENT MAPS											
HWP-01	Develop a Character Area Map and Defining Narrative (based on DCA requirements and to align with the PC 2017 Comprehensive Plan)	×	×				City of Hiram	\$15,000	Local	On-Going	N/O - 06,08, 20
ENAHNCE DOWNTOWN HIRAM											
HWP-02	Create a Mixed -Use Zoning category. Evaluate and assess the current rate of density in downtown Hiram and explore the value of increasing density in the city center	×	×				City of Hiram	\$5,000	Local		N/O - 08,20
HWP-03	Evaluate city facilities, offering an inventory of potential sites as a means of encouraging expansion in downtown Hiram	×					City of Hiram	\$1,000	Local		N/O - 08
CG-3: LEVERAGE ASSETS											
HWP-04	In partnership with MJW agencies, design and install directional signage from the Silver Comet Trail to downtown Dallas, Hiram, Braswell + other PC locations (in partnership with PC, Hiram, Braswell, PC DOT)	×	×				City of Hiram	\$5,000	Local		N/O - 11, 13, 15, 20
HWP-05	Install directional signage in Downtown Hiram						City of Hiram/ LCI Project				N/O - 15
HWP-	Design and install additional Hiram Gateway						City of Hiram/				N/O - 15
HWP-07	Install directional signage at key intersections along Highway 278 and at connecting intersections from 278 to Downtown		×				City of Hiram	\$3,000	Local		N/O - 15
HWP-08	Promote Silver Trail Comet in all city printed and on-line material	×					City of Hiram + MJW Partners	\$0	Fixed Labor		N/O - 11

SHORT TERM WORK PROGRAM, 2017—2021

CITY OF HIRAM

PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					RESPONSIBLE AGENCY / DEPT.	COST ESTIMATE	FUNDING SOURCE	STATUS	NEED/OPP REF. #	NOTES	
	2017	2018	2019	2020	2021							
CG-4: CREATE CONNECTION												
DEVELOP BIKE / PED MASTER PLAN												
HWP-09	In partnership with MJW agencies, build upon the CTP recommendations to develop and implement a comprehensive bike and pedestrian master plan	x	x				City of Hiram + MJW Partners	TBD	Various		N/O - 08, 20, 21, 22, 23	
CONNECT HIRAM TO SILVER COMET TRAIL												
HWP-10	Seek alternative funding to connect Hiram to the Silver Comet Trail	x	x				City of Hiram + MJW Partners	\$0	Fixed Labor		N/O - 11	
COMPLETE LCI PROJECTS												
HWP-11	Implement the historic downtown parking plan		x	x			City of Hiram	\$200,000	SPLOST/ LCI	On-Going	N/P - 08	
HWP-12	Implement traffic calming devices (Main Street, Beatty Street, Church Street, Segment of Highway 92, Center street, Oak Street, Alexander Street, Seaboard Avenue)			x	x	x	City of Hiram	\$150,000	SPLOST/ LCI		N/O - 22	
HWP-13	Extend Sidewalk Network down Church Street and Main Street				x	x	City of Hiram	\$200,000	SPLOST/ LCI/ LMIG		N/O - 22	
HWP-14	Hiram Downtown Pedestrian Improvement Extensions (Beatty Street, Church Street, Segment of Highway 92)			x	x	x	City of Hiram	\$200,000	SPLOST/ LCI/ LMIG		N/O - 22	
HWP-15	Downtown Hiram Wayfinding Signage	x	x	x	x	x	City of Hiram	\$50,000	SPLOST/ LCI		N/O - 15	See 5/6
HWP-16	Downtown Hiram Gateways				x		City of Hiram	\$100,000	SPLOST/ Grant		N/O - 15	See 5/6

SHORT TERM WORK PROGRAM, 2017—2021

CITY OF HIRAM

PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					RESPONSIBLE AGENCY / DEPT.	COST ESTIMATE	FUNDING SOURCE	STATUS	NEED/OPP REF. #	NOTES	
	2017	2018	2019	2020	2021							
CG-5: FISCAL VIABILITY / IMPLEMENTATION												
INTERGOVERNMENTAL COORDINATION												
HWP-17	Design and fund, along with other MJW agencies, a process to implement the 2017 Comprehensive Plan	×					City of Hiram + MJW Partners	\$25,000	Local		N/O - 26, 27, 28	
HWP-18	Execute, with other MJW agencies, an MOU committing agencies to utilize the same population projections and permitting data across all governments	×					City of Hiram + MJW Partners	\$0	Fixed Labor		N/O - 29	
HWP-19	Execute, with other MJW agencies, an MOU committing agencies to enhance, improve, and jointly create strategies for utility expansion and improvement	×					City of Hiram + MJW Partners	\$0	Fixed Labor		N/O - 29	
HWP-21	Add transportation and water resources staff to the MJW as they begin implementation of the 2017 Comprehensive Plan	×					City of Hiram + MJW Partners	\$0	Fixed Labor		N/O - 29	
HWP-22	Complete the process for adoption of a Homestead Exemption for the purpose of considering potential implementation of an ad valorem tax	×					City of Hiram	\$0	Fixed Labor		N/O - 33	
INFRASTRUCTURE MAINTENANCE												
HWP-23	Corridor Improvement - Hiram SR 6 Intersection and Access Improvements/ Match Funds					×	PC DOT	\$4,300,000	SPL0ST		N/O - 05, 24	
HWP-24	Maintain City-Owned Roadways	×	×	×	×	×	City of Hiram + MJW Partners	\$200,000	State (LMIG) + City		N/O - 32	

SHORT TERM WORK PROGRAM, 2017—2021
CITY OF BRASWELL

PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					RESPONSIBLE AGENCY / DEPT.	COST ESTIMATE	FUNDING SOURCE	STATUS	NEED/OPP REF. #	NOTES
	2017	2018	2019	2020	2021						

CG-1: PROTECT NATURAL RESOURCES

CG-2: TARGET GROWTH

BWP-01	Upgrade city water system and maintenance practices for economic development and housing development purposes			x	x		City of Braswell	\$420,000	SPLOST/ Grants		N/O - 08	
BWP-02	Partner with Paulding County to site a Fire Facility in Braswell				x		City of Braswell	\$0	Fixed Cost		N/O - 08	
BWP-03	Integrate Braswell into the Paulding County Parks and Recreation Plan		x				City of Braswell	\$0	Fixed Cost		N/O - 04	
BWP-04	Renovate existing city owned historic church for use as a senior/community center			x			City of Braswell	\$70,000	Local/ State		N/O - 08	
BWP-05	Investigate feasibility of listing the city owned historic church on National Register of Historic Places		x				City of Braswell	\$2,500	Local/ State Grant		N/O - 08	

CG-3: LEVERAGE / PROMOTE ASSETS

BWP-06	Construct a Bicycle Service Station			x			City of Braswell	\$5,000	Local		N/O - 11,, 12, 20	
BWP-07	Open up and maintain old Braswell cemetery			x			City of Braswell	\$5,000	Local		N/O - 151,, 16	

ATTRACT TOURISTS

BWP-08	Develop a Tourism Master Plan		x				City of Braswell	\$2,000	Local		N/O - 11	
BWP-09	Achieve "Film Ready" Designation Status from State			x			City of Braswell	Fixed Labor	Local		N/O - 11	

SHORT TERM WORK PROGRAM, 2017—2021
CITY OF BRASWELL

	PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					RESPONSIBLE AGENCY / DEPT.	COST ESTIMATE	FUNDING SOURCE	STATUS	NEED/OPP REF. #	NOTES
		2017	2018	2019	2020	2021						
CG-4: CREATE CONNECTION												
BWP-10	Develop a Trailhead Plan to Connect with the Silver Comet Trail (SCT)		×				City of Braswell	\$30,000	Local/State		N/O 11, 13, 20	
MAINTAIN INFRASTRUCTURE												
BWP-11	Repave West Amber Street			×	×	×	City of Braswell	\$18,700	Local/State		N/O - 08, 33	
BWP-12	Repave Eastern Street			×	×	×	City of Braswell	\$37,400	Local/State		N/O - 08, 33	
BWP-13	Repave Jacob Trail			×	×	×	City of Braswell	\$44,200	Local/State		N/O - 08, 33	
CG-5: FISCAL VIABILITY / IMPLEMENTATION												
BWP-14	Design and fund, along with other MJW agencies, a process to implement the 2017 Comprehensive Plan	×					MJW Partners	\$25,000	Local		N/O - 27, 28	

SUMMARY

A quality plan, judiciously assembled, contains what is needed to make decisions.

A quality plan contains:

- 1) Rationale (Realistic Needs and Opportunities)
- 2) Road maps (Community Goals)
- 3) Reactions (Implementable Work Programs)

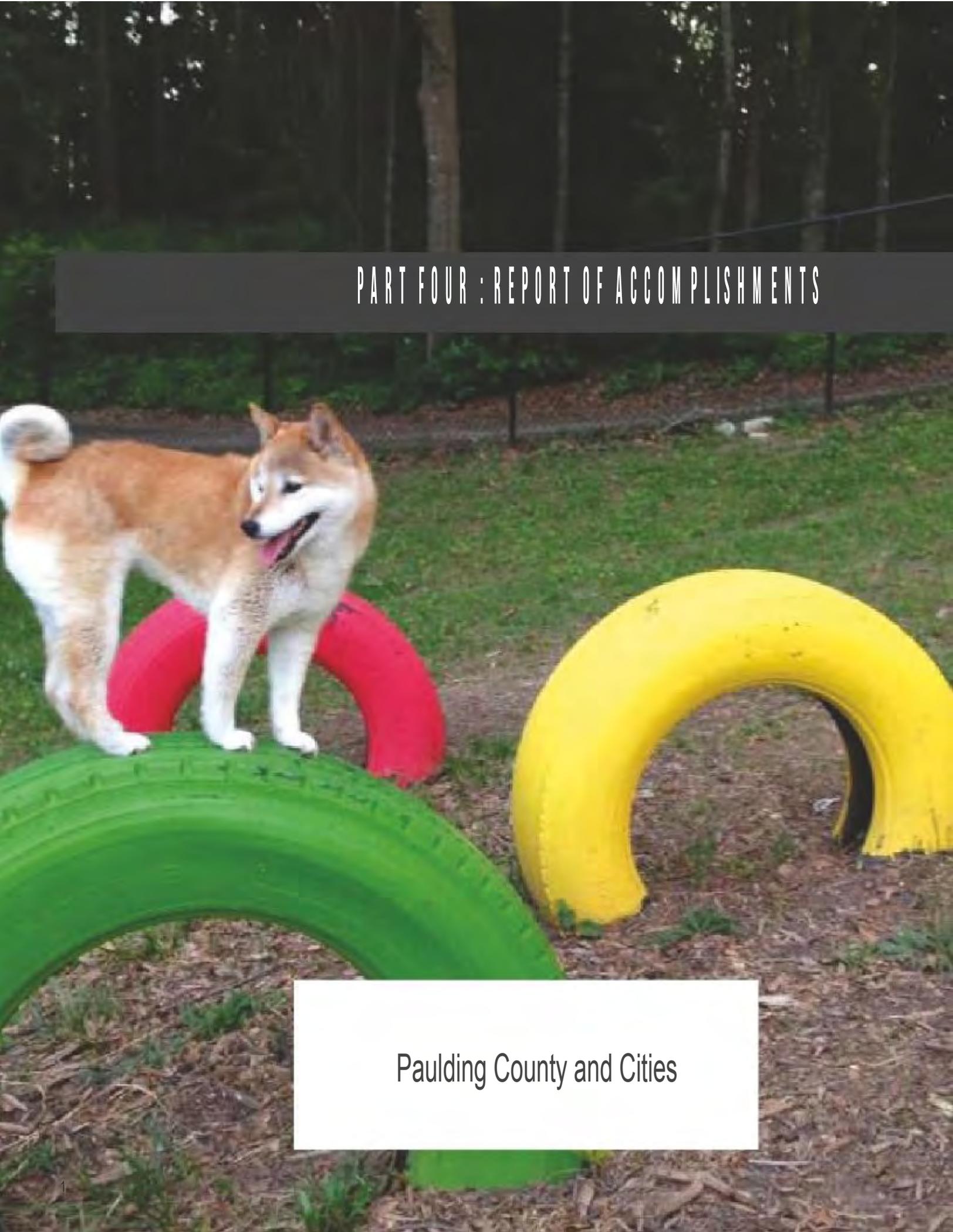
A successful outcome is the product of structural integrity and alignment between:

- 1) Realistic Needs and Opportunities
- 2) Long and short term goals for addressing today's needs and tomorrow's opportunities
- 3) Action and investment

The 2017 Paulding County Comprehensive Plan is implementable if the political will exists to do so. The plan includes quality of life, infrastructure and economic development issues and opportunities. It offers resources, rationale, recommendations and defined strategies for leaders to utilize as they make decision.

Paulding County has the potential to become one of the most livable communities in the Atlanta Region and the 2017 Paulding County Comprehensive Plan has charted a course to realize that potential.

Growth in Paulding County is inevitable, and the way of growth is in the hands of its leaders and citizens.

A photograph of a dog, possibly a Shiba Inu, standing on a green-painted tire arch. The dog is looking to the right with its mouth open. In the background, there are other colorful tire arches (red and yellow) and a grassy area with trees.

PART FOUR : REPORT OF ACCOMPLISHMENTS

Paulding County and Cities

REPORT OF ACCOMPLISHMENTS

The elements of the comprehensive plan identified in Chapter 110-12-1-.03 as requiring 5 year updates must be updated every five years in accordance with the recertification schedule maintained by the Department. If significant changes have occurred in community conditions (e.g., if the data upon which the plan is based has become significantly outdated, or the community's goals have changed), a more extensive update of other elements of the plan may be called for. The five-year update of the comprehensive plan shall include update of all elements specified for five-year update in Chapter 110-12-1-.03 plus:

- A new Community Work Program covering the subsequent five-year period.
- Unless the annual update options is exercised, a report of plan accomplishments that must identify the current status of each activity in the previous Community Work Program (which includes the Capital Improvements Program).

At a minimum, local governments must indicate activities that:

- Have been completed;
- Are currently underway (including a projected completion date);
- Have been postponed (explaining why and when it will be resumed); or
- Have not been accomplished and are no longer activities the local government intends to undertake (explaining why).

REPORT OF ACCOMPLISHMENTS, 2012—2016

PAULDING COUNTY

	WORK PROGRAM ACTIVITY <i>(parenthesis and italics indicate additional info for clarification purposes)</i>	YEAR	STATUS				EXPLANATION <i>If postponed or dropped</i>
			Complete	Underway; Projected Completion Date	Postponed	Dropped	

LAND USE

1	Update Future Development Map	2013-2014			✓		The Future Development Map is part of the 2017 Comp Plan Update
2	Review and update zoning ordinance	2013-2014			✓		Postponed until after the 2017 Comp Plan (2017 PCWP—01)
3	Update zoning map	2012-2016		✓ 2017			To be completed in 2017.
4	Review and update development regulations <i>(as needed)</i>	2012-2014	✓				
5	Continue to coordinate with the cities regarding rezoning of properties adjacent to the city	2012-2016	✓				
6	Continue to assess impacts and needs for incomplete or abandoned residential subdivision developments	2012-2014	✓				
7	Continue to participate in LUCC meetings at ARC	2012-2016	✓				
8	Continue to coordinate and participate with NWGRC	2012-2016	✓				
9	Comprehensive Plan major update	2016		✓ 2017			The PC Comp Plan update, due in June 2017 is in progress

REPORT OF ACCOMPLISHMENTS, 2012—2016

PAULDING COUNTY

	WORK PROGRAM ACTIVITY <small>(parenthesis and italics indicate additional info for clarification purposes)</small>	YEAR	STATUS				EXPLANATION <small>If postponed or dropped</small>
			Complete	Underway; Projected Completion Date	Postponed	Dropped	
ECONOMIC DEVELOPMENT							
10	Continued support of Economic Development Organization	2012-2016	✓				
11	Continued support of Chamber of Commerce	2012-2016	✓				
12	Continued support of Industrial Building Authority	2012-2016	✓				
13	Target industries which match skill levels of workforce	2012-2016	✓				
14	Continue existing support of fiber network within the County	2012-2016	✓				
15	Continue to work with existing businesses and industry for retention and expansion	2012-2016	✓				
16	Continue to promote tourism (Civil War history and Silver Comet Trail)	2012-2016	✓				
17	Continue development of the business / technology park at the airport	2012-2014			✓		Any development at the airport is postponed due to pending litigation
18	Continue the market development within the wellness corridor	2012-2016			✓		Included in 2017 Comp Plan as Target Area (PCWP—26)
19	Develop industrial site on Bill Carruth Parkway	2012-2016	✓				
20	Market medical service businesses in support of the new WellStar Hospital	2012-2016			✓		Included in 2017 Comp Plan as Target Area (PCWP-26)
21	Continue to coordinate with area technical schools and universities to promote skilled labor force	2012-2016	✓				
22	Market airport technology park and other business / industrial areas to economic development organizations, businesses, and industries national and internationally in an effort for them to locate in Paulding County	2012-2016	✓				
23	Focus industrial marketing efforts to target quality, high tech clean industries	2012-2013	✓				
24	Infrastructure to airport area, technology park and other areas associated with the overall airport master plan and continue to improve public water, sewer, and roads to enhance commercial and industrial development	2012-2014	✓				
25	Encourage and support the development / construction of private and /or public technology / business parks	2012-2014	✓				

REPORT OF ACCOMPLISHMENTS, 2012—2016

PAULDING COUNTY

WORK PROGRAM ACTIVITY (parenthesis and italics indicate additional info for clarification purposes)	YEAR	STATUS				EXPLANATION If postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	

HOUSING

26	National Stabilization Program (One)	2012-2015	✓				
27	National Stabilization Program (Three)	2013-2016		✓ 2017			Program: final phase, carried over to 2017 PC Comp Plan Work Program (2017 PCWP—15)
28	Review current and future housing needs to adjust to economic slowdown and citizen income levels	2012-2014	✓				
29	Develop mixed-use opportunities for land use to promote live-work possibilities	2015-2016				✓	Awaiting update of 2017 PC Comp Plan (2017 PCWP—04)
30	Address housing needs for an aging population	2013-2014	✓				
31	Review multi-family housing zoning ordinance standards	2014			✓		Review zoning ordinance after 2017 Comp Plan Update is complete (2017 PCWP—01)
32	Continue to address abandoned housing issues	2012-2016	✓				

REPORT OF ACCOMPLISHMENTS, 2012—2016

PAULDING COUNTY

	WORK PROGRAM ACTIVITY <small>(parenthesis and italics indicate additional info for clarification purposes)</small>	YEAR	STATUS				EXPLANATION <small>If postponed or dropped</small>
			Complete	Underway; Projected Completion Date	Postponed	Dropped	
TRANSPORTATION							
33	Revise development regulations to address bike and pedestrian access	2012-2014			✓		Bike and Ped Master Plan is in 2017 Comp Plan (2017 PCWP –18)
34	Examine the possibility of creating park & ride lots and other public transportation facilities in cooperation with GDOT	2012-2016	✓				
35	Continue annual road & parking lot resurfacing projects	2012-2016	✓				
36	Continue to require inter-connectivity between all types of developments on a case-by-case basis	2012-2016	✓				
37	Continue to participate in TCC meetings at ARC	2012-2016	✓				
38	East Hiram Parkway Construction	2012-2013	✓				
39	SR 92 at Old Statesboro Road / Acworth Rd	2012	✓				
40	Seven Hill Boulevard extension	2012-2014	✓				
41	Ivey Gulledge Road realignment	2012	✓				
42	Continue road maintenance / operations program	2012-2016	✓				
43	Promote Adopt-A-Road program	2012-2016	✓				
44	Willow Springs Bridge over Silver Comet Trail	2012-2013	✓				
45	Bill Carruth Parkway –Norfolk Southern Railroad bridge to SR 92 (Phases 2 and 3)	2012-2016	✓				
46	East Paulding Drive at SR 120 intersection improvements	2016		✓ 2019			Considered as part of 2017 Comp Plan Update (2017 PCWP—83)
47	Dallas-Acworth Highway at Mt. Tabor and Frey Roads (alignment)	2016		✓ 2017			Concept complete, under design, construction begins late 2017
48	Bobo Road at Mt. Tabor and Macland Road (intersection improvements)	2016		✓ 2018			Considered as part of 2017 Comp Plan Update (2017 PCWP—55)
49	Friendship Church Road at Ridge Road	2016	✓				
50	Cedarcrest Road widening (four-lane)	2013-2015		✓ 2017			Considered as part of 2017 Comp Plan Update (2017 PCWP—62)
51	Industrial park access road and technology park	2015-2016		✓ 2019			Considered as part of 2017 Comp Plan Update (2017 PCWP—65)
52	East Paulding Drive widening (four-lane)	2016			✓ 2022		Project possible if funding is available state/federal (PCWP-83)

REPORT OF ACCOMPLISHMENTS, 2012—2016

PAULDING COUNTY

	WORK PROGRAM ACTIVITY <small>(parenthesis and italics indicate additional info for clarification purposes)</small>	YEAR	STATUS				EXPLANATION <small>If postponed or dropped</small>
			Complete	Underway; Projected Completion Date	Postponed	Dropped	
NATURAL AND CULTURAL RESOURCES							
53	Maintenance of greenspace	2012-2016	✓ 2014				Timber thinning of the Paulding Forest WMA
54	Development greenspace utilization opportunities.	2014-2015			✓		To be considered as part of the 2017 Comp Plan Update (PCWP-2,4)
55	Preserve areas of plant and animal habitat not protected by State, Federal laws through zoning ordinance and development regulations.	2012-2014			✓		Considered as part of the 2017 Comp Plan (2017 PCWP—02, 04)
56	Adopt ordinances in compliance with Georgia Natural Resources guidelines and Metropolitan North Georgia Water Planning District concerning groundwater recharge areas, water supply watersheds/reservoirs, and wetlands	2012-2015	✓				
57	Asses the need for a large lot zoning district for areas with sensitive soils, steep slopes, and no public sewer. Set standards through zoning ordinance and development regulations.	2012-2014			✓		The assessment is being completed in a Land Use Study under development as part of the 2017 Comp Plan Update (PCWP—01)
58	Promote historic resources through civic clubs and schools.	2012-2016	✓				
59	Review and update standards to limit mass grading for residential development.	2014-2015			✓		Review and update of standards are to be included in the 2017 Comp Plan Update (2017 PCWP—06)

REPORT OF ACCOMPLISHMENTS, 2012—2016

PAULDING COUNTY

	WORK PROGRAM ACTIVITY <i>(parenthesis and italics indicate additional info for clarification purposes)</i>	YEAR	STATUS				EXPLANATION <i>If postponed or dropped</i>
			Complete	Underway; Projected Completion Date	Postponed	Dropped	

COMMUNITY FACILITIES AND SERVICES

60	Consider the expansion of construction and demolition landfill facilities	2013-2015			✓		Due to a decrease in demand brought about by the economic downturn (2017 PCWP—91)
61	Permit and design of Richland Creek Reservoir and water treatment plan	2012-2014	✓				
62	Begin construction of Richland Creek Reservoir and water treatment plan	2014-2016	✓				
63	Continue to implement solid waste reduction plans	2012-2016	✓				
64	Assess the need for additional fire stations	2012, 2014, 2016	✓				
65	Assess the need for additional personnel at current fire stations	2012-2016	✓				
66	Assess the need for additional Sheriff Office personnel	2012-2016	✓				
67	Assess the public safety needs for recreation areas and Silver Comet Trail and seek grant funds	2012-2016	✓				
68	Relocation and expansion of Public Safety training facilities and programs	2013-2015	✓				
69	Establish more recreation facilities and programs	2013-2016	✓				
70	Continue to provide senior citizen facilities and	2012-2016	✓				
71	Construct expansion and update to Hiram Element-	2012-2013	✓				
72	Complete construction of new middle school	2012	✓				
73	Update and adopt Service Delivery Strategies	2012		✓ 2017			Paulding County aligned with State of Georgia's required 10-year cy-
74	Continue to update the County's website and GIS mapping to facilitate increased communication to citizens, businesses, business prospects, and	2012-2016	✓				

REPORT OF ACCOMPLISHMENTS, 2012—2016

CITY OF DALLAS

	WORK PROGRAM ACTIVITY (parenthesis and italics indicate additional info for clarification purposes)	YEAR	STATUS				EXPLANATION If postponed or dropped
			Complete	Underway; Projected Completion Date	Postponed	Dropped	

LAND USE

1	Update Future Development Map	2013-2014	✓				
2	Continue to work with Planning Commission to promote Smart Growth.	2012-2016	✓ 2016				
3	Continue to accept wetlands as greenspace within proposed developments.	2012-2016	✓				
4	Continue to enforce zoning ordinance/codes through City Marshal	2012-2016	✓				
5	Monitor compliance with ADA regulations within proposed developments.	2012-2016	✓				
6	Continue to work with Paulding County regarding the city annexations.	2012-2016	✓				
7	Continue to review city ordinances for updates and amendments.	2012-2016	✓				
8	Update Comprehensive Plan Short Term Work Program.	2012	✓ 2016				
9	Update Comprehensive Plan	2015-2016			✓		The PC Comp Plan update, due in June 2017, is in progress

ECONOMIC DEVELOPMENT

10	Continue to support and participate with the Paulding Economic Development Organization.	2012-2016	✓				
11	Continue to support the Downtown Development Authority.	2012-2016	✓ 2016				
12	Continue to support the Paulding County Chamber of Commerce.	2012-2016	✓				
13	Continued support of local businesses and industries.	2012-2016	✓				
14	Downtown enhancement through ARC's LCI program	2012-2016	✓				A variety of LCI projects were completed 2012-16. Additional LCI projects, scheduled to be completed between 2017-21, are listed in the 2012 Comp Plan: DWP 20-30

REPORT OF ACCOMPLISHMENTS, 2012—2016

CITY OF DALLAS

	WORK PROGRAM ACTIVITY <small>(parenthesis and italics indicate additional info for clarification purposes)</small>	YEAR	STATUS				EXPLANATION <small>If postponed or dropped</small>
			Complete	Underway; Projected Completion Date	Postponed	Dropped	
HOUSING							
15	Support affordable housing	2012-2016	✓				
16	Encourage housing for senior citizens	2012-2016	✓				
17	(Provide) Adequate water/sewer for quality housing development.	2012-2016	✓				
TRANSPORTATION							
18	Continue city street maintenance program.	2012-2016	✓				
19	Continue city street paving program	2012-2016	✓				
20	Continue to work with GDOT, ARC, and Paulding County regarding Transportation Planning and project funding.	2012-2016	✓	✓			
NATURAL AND CULTURAL RESOURCES							
21	Continue Flood Control Program	2012-2016	✓				
22	(Improve) Inspection for erosion and sedimentation control and post development stormwater.	2012-2016	✓				
23	Assist Dallas Historic Preservation Commission with establishing a Historic District in downtown, and adopt design guidelines.	2012-2016	✓				
COMMUNITY FACILITIES AND SERVICES							
24	Continue sidewalk expansion program	2012-2016	✓				
25	Expand city sewer collection system	2012-2015	✓				
26	Continue water line (cast iron) replacement program.	2012-2016	✓ 2012				
27	Continue joint city/county recycling program.	2012-2016	✓				
28	City/county Solid Waste Management Plan	2015	✓				
29	Continue to develop Coleman Camp Memorial Park	2012-2013	✓				
30	Continue to develop Sara Babb Park	2012-2014	X				

REPORT OF ACCOMPLISHMENTS, 2012—2016

CITY OF HIRAM

	WORK PROGRAM ACTIVITY <small>(parenthesis and italics indicate additional info for clarification purposes)</small>	YEAR	STATUS				EXPLANATION <small>If postponed or dropped</small>
			Complete	Underway; Projected Completion Date	Postponed	Dropped	

LAND USE

1	Continue to participate in Paulding County's Plan Review Process for projects and developments within Hiram.	2012-2016	✓				
2	Adopt updated Hiram Zoning Ordinance	2012	✓ 2013				Article 12 of the Zoning Ordinance
3	Update Future Development map	2013-2016			✓		The Future Development Map being reconsidered as part of the 2017 Comp Plan Update process
4	Update Comprehensive Plan	2015-2016	✓				The PC Comp Plan update, due in June 2017, is In progress
5	Continue working with Paulding County regarding city annexations.	2012-2016	✓ 2015				

ECONOMIC DEVELOPMENT

6	Continue to support and participate with the Paulding Economic Development Organization, Airport Authority, and Industrial Building Authority for economic development.	2012-2016	✓				
7	Continued support of local businesses and industries.	2012-2016	✓				
8	Continue to promote Hiram through the Chamber of Commerce for economic development.	2012-2016	✓				
9	Continue to plan and facilitate downtown Hiram events and activities to support local businesses.	2012-2016	✓				
10	Continue to improve infrastructure (water/sewer) in downtown area to support current and future service/retail development.	2014-2016	✓ 2013, 2015, 2016				

HOUSING

11	Support affordable housing	2012-2016				✓	Not a necessary priority
12	Encourage housing for senior citizens	2012-2016	✓ 2014				

REPORT OF ACCOMPLISHMENTS, 2012—2016

CITY OF HIRAM

	WORK PROGRAM ACTIVITY <small>(parenthesis and italics indicate additional info for clarification purposes)</small>	YEAR	STATUS				EXPLANATION <small>If postponed or dropped</small>
			Complete	Underway; Projected Completion Date	Postponed	Dropped	
TRANSPORTATION							
13	Continue city street maintenance program	2012-2016	✓				Dallas St Spur and Harris St + those above
14	Continue city street paving program	2012-2016	✓				Nebo Road
15	Ensure adequate roadways and traffic lights to meet population growth.	2012-2016	✓				
NATURAL AND CULTURAL RESOURCES							
16	(Improve) Inspection for erosion and sedimentation control and post development stormwater	2012-2016	✓				
17	Continue to enhance Ben Hill Strickland Park.	2012-2014	✓				
18	Continue to promote historic downtown.	2012-2016	✓				
COMMUNITY FACILITIES AND SERVICES							
19	Continue planning and construction of connecting trails to the Silver Comet trail (downtown and Ben Hill Strickland Park)	2012-2015	✓				
20	Construct bike/pedestrian connector from downtown to Ben Hill Strickland Park.	2013-2014			✓		Identified in the LCI Plan. To be reconsidered in 2017 Comp Plan Process (2017 HWP—09)
21	Continue to plan and construct infrastructure (water/sewer) in downtown area.	2013-2014	✓2015-2016				
22	City/County Solid Waste Management Plan	2015	✓				
23	Comprehensive Plan Short Term Work Program update.	2012	✓2012				
24	Continue annual training for police officers	2012-2016	✓				
25	Continue to use inmate labor for general trash pick-up.	2012-2016	✓				
26	Continue sidewalk expansion	2012-2016	✓2013, 2015, 2016				
27	Livable communities funding through ARC	2013-2015	✓				
28	Continue to update and replace city water lines and infrastructure.	2012-2016	✓				

REPORT OF ACCOMPLISHMENTS, 2012—2016

CITY OF BRASWELL

	WORK PROGRAM ACTIVITY <small>(parenthesis and italics indicate additional info for clarification purposes)</small>	YEAR	STATUS				EXPLANATION <small>If postponed or dropped</small>
			Complete	Underway; Projected Completion Date	Postponed	Dropped	
LAND USE							
1	Complete major revision to the Paulding County (Cities of Dallas, Hiram, and Braswell) Comprehensive Plan (2007—2017)	2016	✓				
ECONOMIC DEVELOPMENT							
2	Continue to support and participate with the Paulding County Industrial Building Authority (IBA) for economic development.	2012-2016	✓				
TRANSPORTATION							
3	Coordinate with the Georgia Dept. of Transportation for local paving projects	2012-2016	✓				
4	Coordinate with the Paulding County Dept. of Transportation	2012-2016	✓				
5	Consider purchase of tractor and backhoe to maintain the right of way for Braswell Mountain Road	2012-2016	✓				
NATURAL AND CULTURAL RESOURCES							
6	Renovate existing city owned historic church for use as a senior/community center	2012-2016			✓		Postponed for lack of funding. New estimated date is 2019.
7	Investigate feasibility of listing the city owned historic church on National Register of Historic Places	2012-2016			✓		Postponed for lack of funding. New estimated date is 2018.
COMMUNITY FACILITIES AND SERVICES							
8	Upgrade city water system for economic development and housing development purposes	2012-2016			✓		Postponed for lack of funding. New estimated date is 2019.
9	Evaluate the need for a fire department	2012-2016	✓				
10	Purchase police car	2012-2016	✓	2012			
11	Examine possible city park development	2012-2016	✓				
12	Examine need for additional police officers	2012-2016	✓				

REPORT OF ACCOMPLISHMENTS, 2012—2016

City of Braswell

	WORK PROGRAM ACTIVITY <small>(parenthesis and italics indicate additional info for clarification purposes)</small>	YEAR	STATUS				EXPLANATION <small>If postponed or dropped</small>
			Complete	Underway; Projected Completion Date	Postponed	Dropped	
INTERGOVERNMENTAL COORDINATION							
13	Participate in the Service Delivery Strategy updates for Paulding and Polk County	2012-2016	✓				

Back cover photograph of downtown Dallas





PAULDING COUNTY, GEORGIA

2017 Comprehensive Plan

“Charting a Course”

BOOK TWO

REFERENCE DOCUMENTS



Kay B. Lee,
Church Street Services, LLC.

CONTENTS

BOOK TWO

REFERENCE DOCUMENTS

Paulding County Land Use Study

Paulding County Comprehensive Transportation Plan (CTP)

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THE PLAN

Executive Summary

Community Assessment

Implementation

Report of Accomplishments

BOOK THREE

REQUIRED COMPONENTS

Public Participation

Procedural

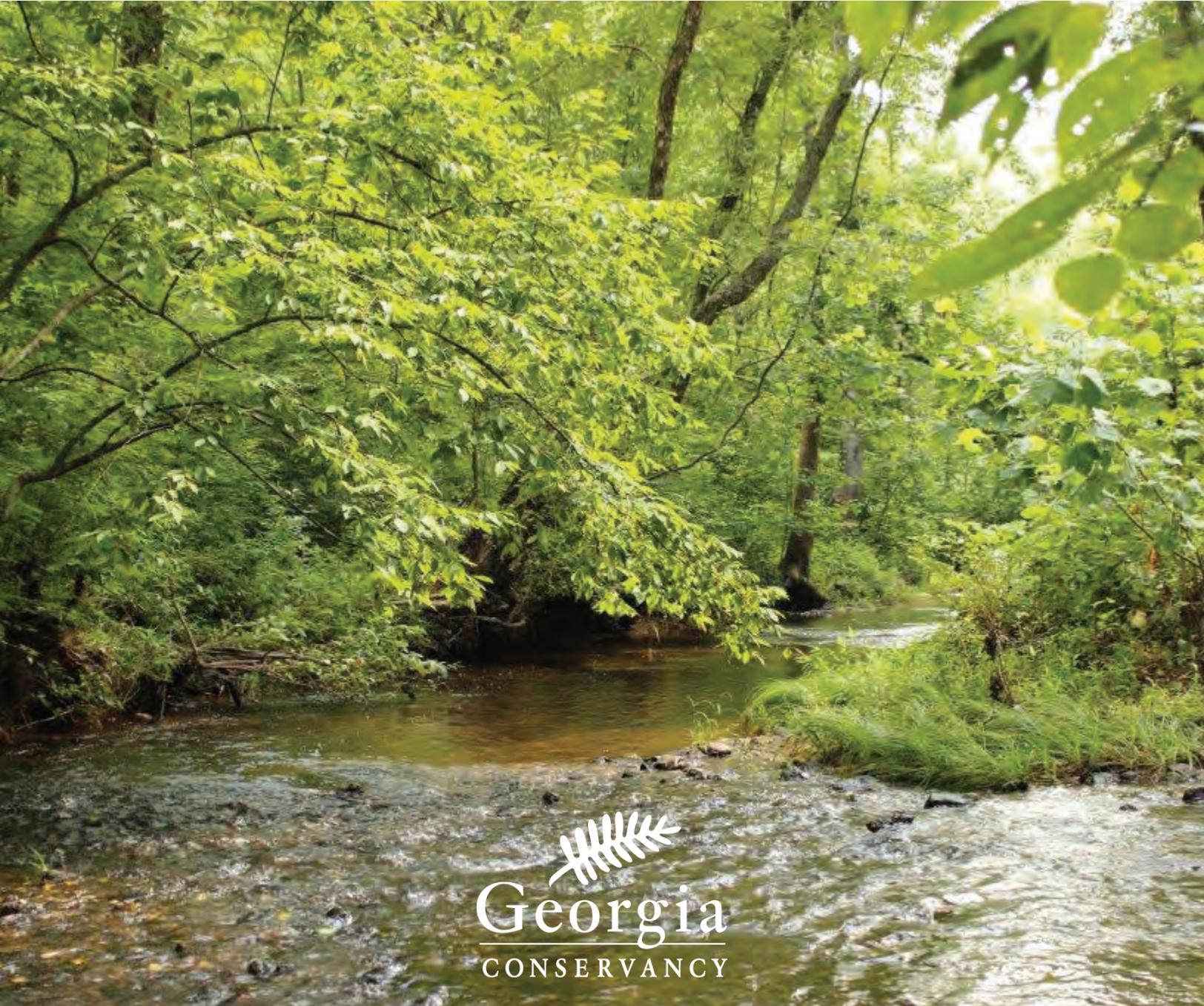
PAULDING COUNTY LAND USE STUDY



Charting a Course

PAULDING COUNTY, GEORGIA

Land Use Plan
2017 Comprehensive Plan




Georgia
CONSERVANCY



PAULDING COUNTY, GEORGIA

Land Use Plan

PREPARED BY:



Our mission is to protect and conserve Georgia's natural resources through advocacy, engagement and collaboration.

MARCH 2017

THIS REPORT WAS CREATED IN PARTNERSHIP WITH

The College of Design
Georgia Institute of Technology
245 4th St. NW | Atlanta, GA 30332

GEORGIA CONSERVANCY

SUSTAINABLE GROWTH

In its 21 years, the Sustainable Growth program has conducted over 37 community-based planning projects in neighborhoods, communities, cities and counties focusing on issues surrounding natural resource protection, green space accessibility, sustainable land use, and live-work connectivity. Typically, this process is done in coordination with an academic partner; in this case, Georgia Institute of Technology's College of Design was engaged in the planning process. This process is one of the most highly respected planning processes in our state because of its inclusiveness, transparency and technical quality.

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INTRODUCTION

Pressures on Paulding County's natural resources, communities, infrastructure and quality of life are continual as the county's population continues growing, markets and lifestyles naturally evolve, and infrastructure ages daily. Planning for Paulding County's future is not only required through the Georgia Department of Community Affairs but is also a pragmatic exercise in good governance, as the county looks to maintain its assets, competitiveness as an affordable community, and quality character as one the Metro Atlanta area's green counties.

Planning for a county's future necessitates an initial step of evaluating current conditions and then considering the future pressures anticipated by best data on population growth, economic development, and water impacts, among other factors. By understanding the fundamental position of the county in providing basic services to its current residents, it can then be better understood how population change impacts those service demands. Layered onto these considerations are responsibilities of maintaining aspects of the county which are valued by current residents and will be in demand by future residents. A way forward in managing resources, both natural and man-made, to accommodate change while investing in treasured community characteristics becomes evident.

This land use study, while complex in its detail and scope, followed a simple, logical process of identifying natural and man-made features, understanding why the county has developed in the manner that it has, and then considering how county leadership might best address future development and economic demands with an eye towards good natural resource stewardship. Good natural resource stewardship is both a pragmatic, cost-conscious consideration—access to quality drinking water can become a cost burden of immense proportion and an economic development killer, for example—but is also a leadership commitment the county has clearly established through its role in preserving the Sheffield and Paulding Forest Wildlife Management Areas, among other investments in quality of life assets.



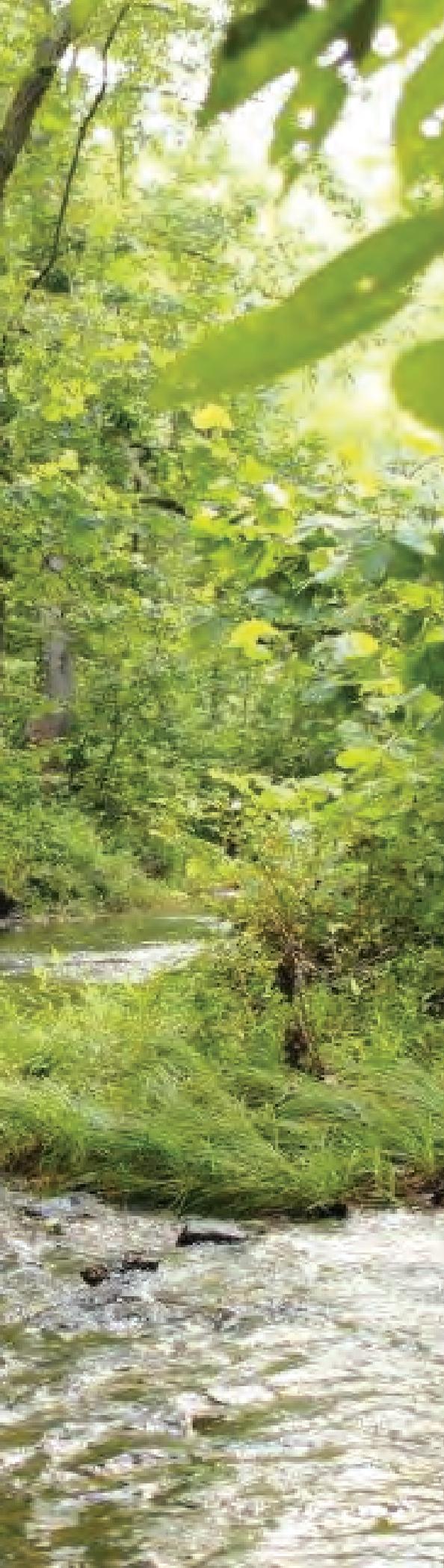
Thus, this land use study relied heavily on GIS to identify and map current conditions, with a base map of the county's watersheds. It was critical to not only understand current conditions in order to evaluate accommodation of future change, but to also understand where current conditions existed within a drainage basin context. Development of land and provision of services via infrastructure are heavily influenced by the contour of the land. Wastewater and drinking water systems optimize downslope flow; land development is less expensive on flat land; and central travel corridors often follow ridge lines. Arguably, the most significant challenge for Paulding County's future—not unlike state and global challenges—is the management of water. As previously stated, access to drinking water will be a limiting factor on the county's growth while obligations to manage wastewater and stormwater can easily become crippling government costs, passed along to businesses, residents, and tourists therefore making the county an expensive place to live and conduct business.

The methodology undertaken to perform this land use study is discussed in greater detail in the following Analysis section. However, it is important to note that the process involved consideration of existing natural and built environment/infrastructure conditions; involved the review of previous, relevant plans and studies; and included interviews with representatives of authorities and entities having various responsibilities related to Paulding County's natural and built environment, environmental compliance, and service provision to the county's citizens and businesses. This approach was undertaken in order to identify common goals and opportunities, to arrive at multi-benefit investments of time and effort through land use recommendations, and to uncover any conflicts among the previous plans and responsibilities in order to address those conflicts within the land use plan. The study team found common goals and critical leverage opportunities among the various plans and relevant authorities, adding further merit and importance to the recommendations documented in this report.



This land use study revealed the value in continuing to direct future growth in areas already supplied with water and wastewater services, while encouraging future development to be impact-conscious in its footprint and connections. In prioritizing new development on vacant lots already served by water and sewer and prioritizing redevelopment in both established residential and commercial centers, both county government and future residents benefit from cost savings while natural resource impacts are minimized. This study also uncovered the challenges in development patterns that would worsen traffic and erode natural amenities highly valued among residents. As a result, the recommendations contained in this report reflect strategies which leverage existing infrastructure and established neighborhoods while accommodating growth in more natural or rural expanses through moderation and character-sensitive approaches.





ANALYSIS

Paulding County is at a critical point in deciding its future – growth is inevitable, but the county has also retained natural and rural character elements that are recognized as invaluable. New growth cannot occur at the expense of the natural environment, and in truth, these elements can coexist through thoughtful planning.

To understand the conditions currently existing in the county and to work toward its future vision, the land use team studied both the existing environmental and infrastructure elements. This analysis informed the plan on where growth and development should occur, areas that need special consideration, and where new growth is not appropriate.

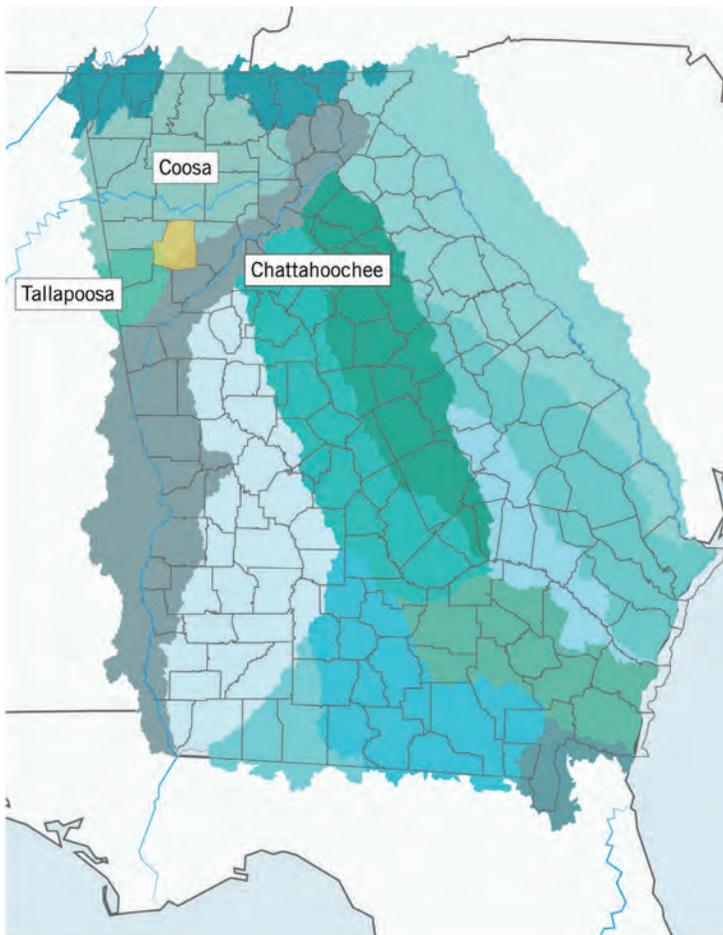
First, we must understand the facts of the land – where has infrastructure been provided by the county for growth expansion and investment; where are key assets to the county; and what areas could be capitalized on for future growth? The predicted growth is far above the current capacity the county can provide water service. This challenge can begin to be addressed through this land use plan. By clearly understanding from an ecological and investment perspective where growth can and should occur, we establish a future land use plan. Only then can future projects around economic development and transportation plans can be identified.

LAND AND WATER ECOLOGY

Water affects everyone by aspects of both quality and quantity. This land use study utilized the framework of the larger watersheds within Paulding County, and the smaller sub-drainage basins within the county.

Watershed boundaries tend to be designated by topography and ridge lines, meaning that the water which falls in a specific area will stay within that defined area. Development patterns within these areas affect the water quality, adding to impervious surface area and causing water to run more quickly off surfaces and into creeks and rivers. This can cause erosion, sediment issues, and pollution. Paulding has experienced significant flooding issues in the past and continued growth could intensify these events into the future. Understanding how to live and work with water is critical to understanding how to manage the land.

There are 46 sub-drainage basins in Paulding County that feed the larger watershed and are impacted by human development.



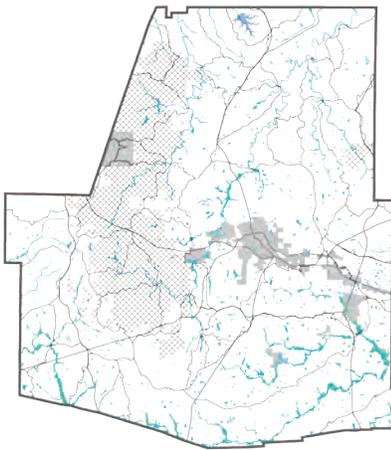
MAP 1.1

Paulding County is included in the Metro North Georgia Water Planning District (Metro Water District) and required to adhere to the District's plans and policies. The District was created by the Georgia General Assembly in 2001 as a planning agency focusing on regional water resources. Analyzing current land use conditions and potential future land use impacts through the perspective of drainage basins and watersheds, the land use team ensures that Paulding County is meeting its management responsibilities towards water supply and conservation, wastewater and stormwater.

WATERSHEDS AND DRAINAGE BASINS



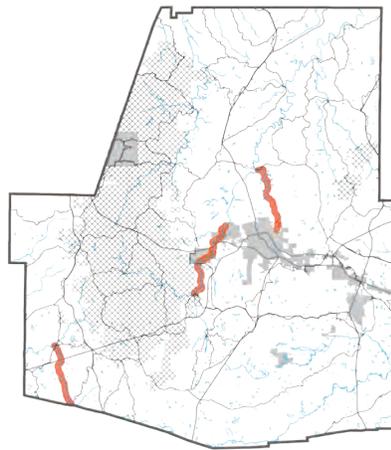
ENVIRONMENTAL ANALYSIS



MAP 2.1

HYDROLOGY & WETLANDS

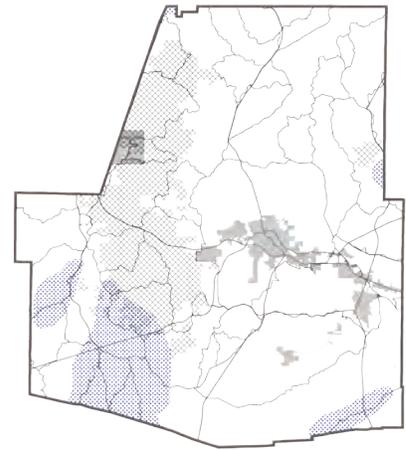
This highlights the County's water features and low lying land areas.



MAP 2.2

IMPAIRED STREAMS

There are three impaired streams listed on the Georgia Environmental Protection Division website; these impairments are due to water quality issues related to runoff.

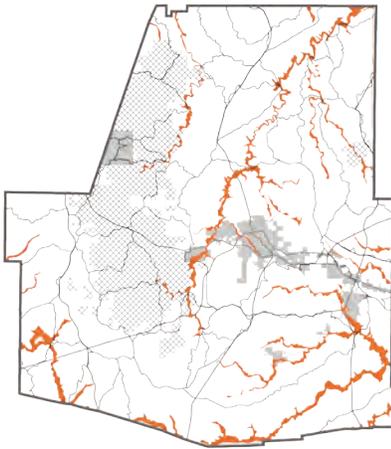


MAP 2.3

GROUNDWATER RECHARGE AREAS

Groundwater recharge areas are important for replenishing the aquifer.

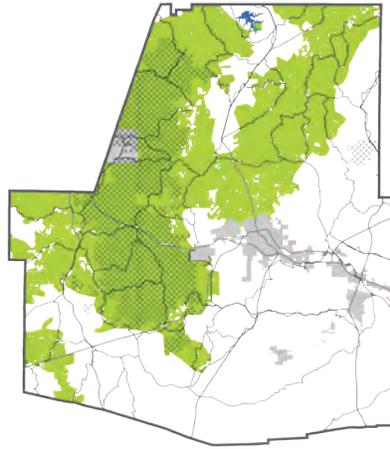
The ecological components of the county are more permanent components, unchanging without human intervention. Over 40 years ago the county entered into agreements with the State of Georgia Department of Natural Resources (DNR) to manage wildlife on a certain property in the county, and then leased an additional 15,000 acres to create a 25,000 acre Wildlife Management Area (WMA). These protections,



MAP 24

FEMA FLOODPLAINS

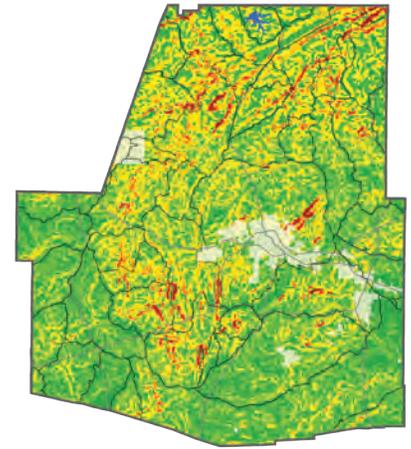
The national designation of floodplains highlights areas which are inappropriate for or difficult to build on because of susceptibility to flooding.



MAP 2.5

SEF'S PRIORITY ECOLOGICAL AREAS

The Southeastern Ecological Framework (SEF) determined by the Environmental Protection Agency signals these areas of significant importance for maintaining ecological diversity.



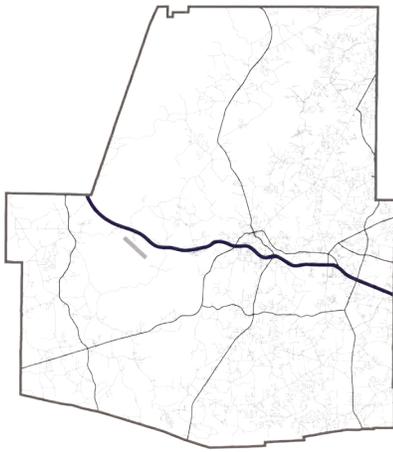
MAP 2.6

SLOPE ANALYSIS

Darker red and yellow areas show where future development would be difficult because of significant slopes.

while not permanent, have significantly limited development on the western portion of the county, and should remain an ecological boundary. The impact of these WMAs combined with limited infrastructure, have protected Paulding County from rapid growth to this point and should remain an important contributor to the character of the county.

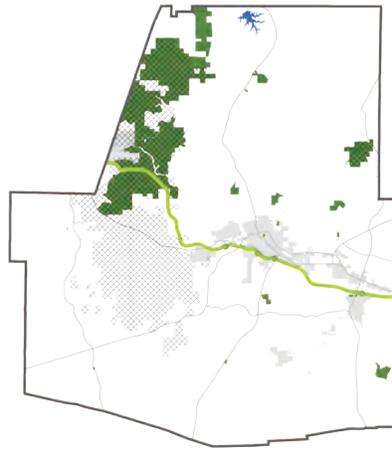
INFRASTRUCTURE ANALYSIS



MAP 2.7

ROAD NETWORK

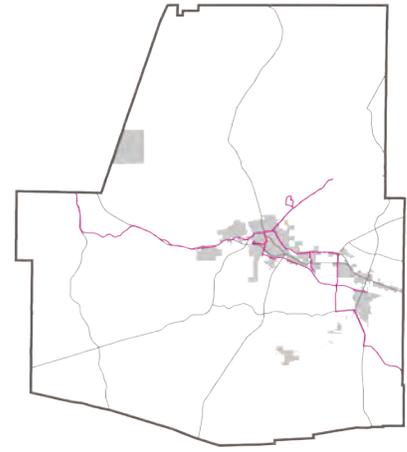
The road network includes all state and county roads, and all the local roads and paths that lead to subdivisions and within subdivisions. The road network is not extensive or well-connected, which is a concern because the roads should be linking things together – creating ways to get from place to place.



MAP 2.8

SILVER COMET TRAIL GREENSPACE & RECREATION

The Silver Comet Trail is a major resource for the county because it is a protected public area and the amount of travelers using it annually make it important for both economic development and tourism.

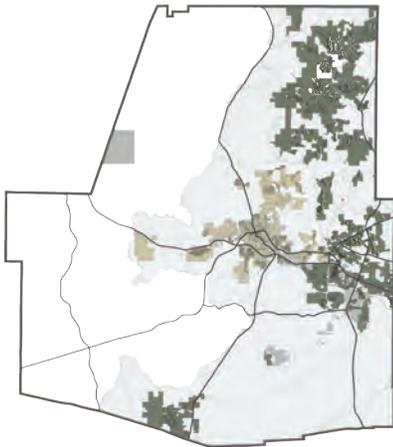


MAP 2.9

FIBER NETWORK

The fiber network begins to tell us where development is likely to occur in the future, as the new technology expands and is in higher demand. Major developments dependent on information technology will begin to cluster along those areas.

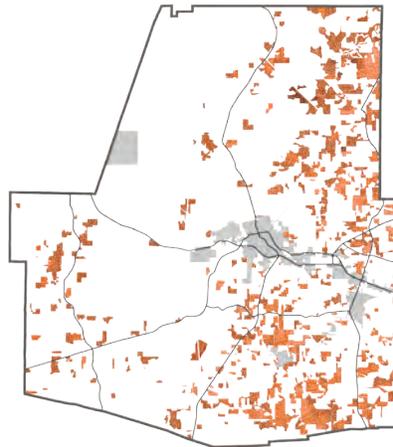
Following an analysis of the environmental conditions, the team studied the infrastructure system in the county to determine where future development is appropriate, and where it may be less desirable in terms of provision of service and infrastructure capacity. Infrastructure includes all the framework elements for development to occur – a road network, sewer and water pipes, schools – as well as a history of development to see existing development patterns that have resulted from past county decisions.



MAP 2.10

PARCELS SERVED BY SEWER

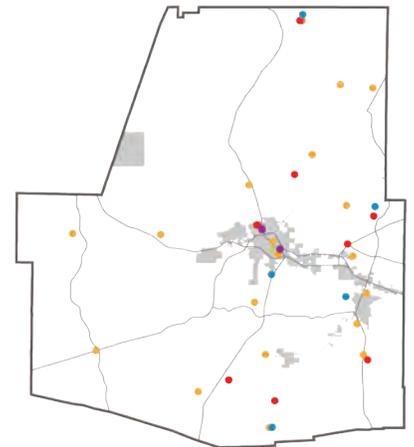
The distribution of these locations is a problem because sewer locations appear to be responding to developer demand rather than intention by the county. Many of the sewer lines go through vacant parcels and are detached from one another. The entire drainage basin in gray is effected by any parcel served by sewer.



MAP 2.11

SUBDIVISION HISTORY

The suburban development map does not show a strong trend of development in a particular area, but is scattered across the county. When this information is combined with the sewer data, it is revealed that there is a significant reliance on septic tanks or slow connection to the sewer system.



MAP 2.12

SCHOOL LOCATIONS

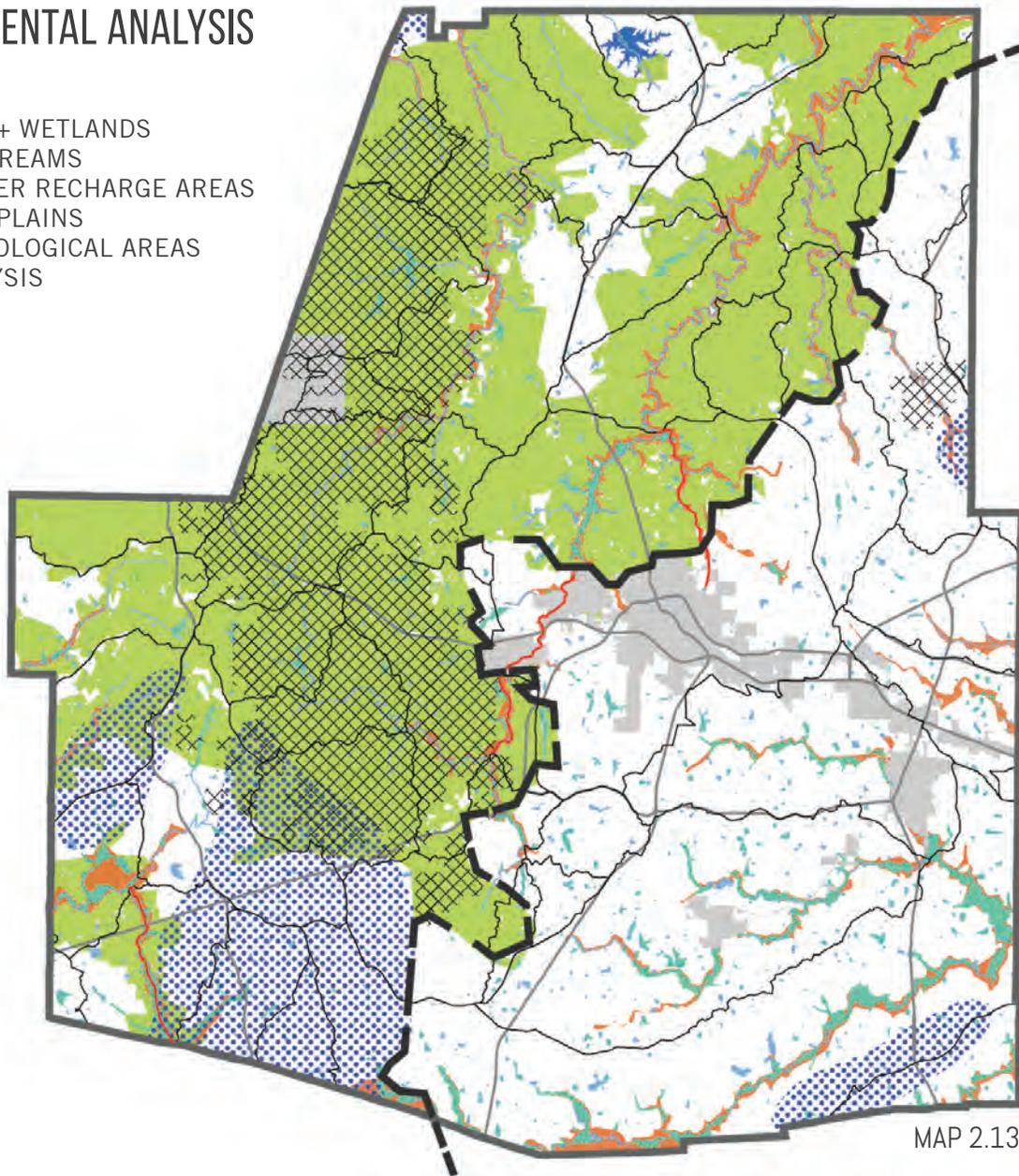
Schools are a part of public infrastructure because their locations influence development and traffic.

Growth influences are from the southern edge of the county closer to Interstate 20, as well as from the east, closer to metropolitan Atlanta. Regionally, Paulding County is still relatively rural as compared to other counties surrounding the City of Atlanta.

However, the location of sewer in the county has been the primary driver of both residential and commercial development over the past 30-40 years. Sewer line locations are scattered across the eastern and southern portions of the county – through vacant lots, and sometimes not connected to a larger network. This appears to have been “on-demand” by developers rather than a planned approach to growth that is both logical and cost-effective.

ENVIRONMENTAL ANALYSIS

HYDROLOGY + WETLANDS
IMPAIRED STREAMS
GROUNDWATER RECHARGE AREAS
FEMA FLOODPLAINS
PRIORITY ECOLOGICAL AREAS
SLOPE ANALYSIS



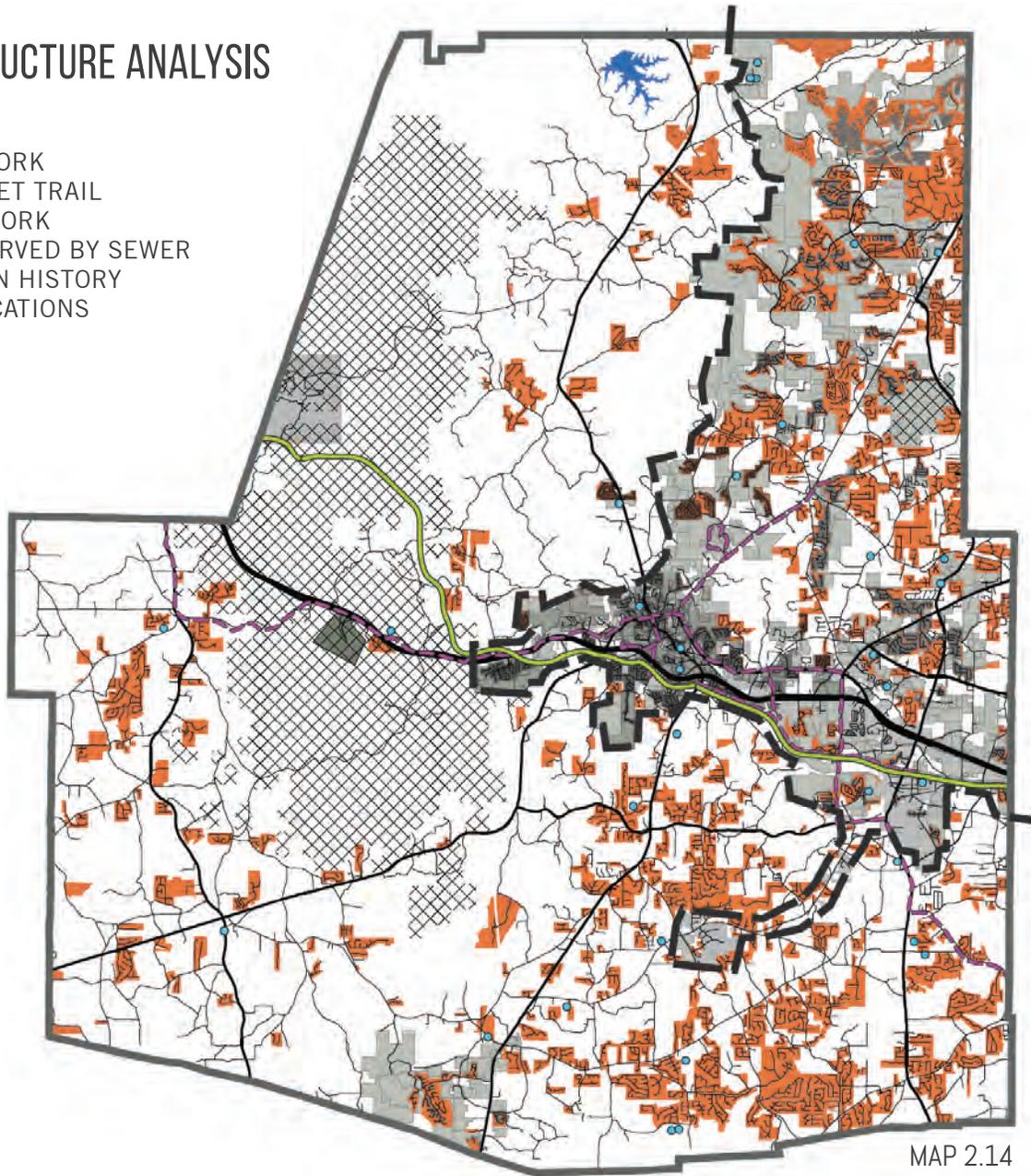
MAP 2.13

When the infrastructure data is layered, concentration of these systems within the eastern portion of the county is revealed. This suggests that about a quarter of the county is already served by sewer, and the southern half of that is an area that is primarily on septic.

The development in these areas should be appropriately controlled so that sewer system expansion is planned in a logical and effective way, and new septic opportunities are carefully considered in light of their location.

INFRASTRUCTURE ANALYSIS

- ROAD NETWORK
- SILVER COMET TRAIL
- FIBER NETWORK
- PARCELS SERVED BY SEWER
- SUBDIVISION HISTORY
- SCHOOL LOCATIONS



The environmental and infrastructure analysis suggest that the western half the county should remain in a conservation area with limited development, and the other eastern half of the county is the more logical location for future development, as services, most significantly sewer, have already been invested in here and the capacity to absorb development still exists in those systems.





FUTURE DEVELOPMENT

The vision for the future of Paulding County creates a pattern of development and growth that builds upon existing services and infrastructure. This focus will allow for the County's other goals to be achieved as well: greater protection of natural resources, better connectivity for all transportation modes, and maintaining fiscal viability. The vision is based on the needs demonstrated in the residential population forecasts and economic development potentials. The Comprehensive Plan's Character Areas create a framework for the future for Paulding County to be a vibrant live, work, and play community – highlighting its existing assets and improving the quality of future developments.

The Paulding County Character Areas are based on four critical concerns. First is existing infrastructure – roads, sewer and water – and the need to infill new development where infrastructure now exists and the necessity to wisely manage any future extensions. Second are environmental and ecological issues which help to define where future development should or should not occur. Third is to provide for economic development in ways that are fiscally and environmentally appropriate for Paulding County.



The Character Areas are as follows:

- Conservation
- Community Residential
- Rural
- Corridors
- Crossroad Communities

In addition, Target Areas identify developments/projects that need attention because of their potential to catalyze growth in sustainable ways.



This emphasis on fiscal and environmental stewardship for Paulding County’s future must be accompanied by sound regulations for subdivisions of land, land-uses, and infrastructure planning. Of particular importance is subdivision regulation because of its role in binding land use regulations and provisions of infrastructure. The Character Areas are defined in such a way that enable subdivision regulations to take a primary role in the future planning and development. This means that each Character Area would have one “district” within the overall County subdivision regulations. This is an innovation in the County’s land use controls, but will be essential for a fiscally and environmentally sustainable future.

**SPECIFIC LAND USES
ALLOWED IN THE
CONSERVATION
CHARACTER AREA::**

Agriculture;
Conservation;
Municipal or public use;
Bicycles / Pedestrian
trails; Passive recreation;
Wildlife and fisheries
management

**COMPATIBLE
ACTIVE ZONING
CLASSIFICATIONS:**

A-1: Agricultural

CHARACTER AREAS

CONSERVATION

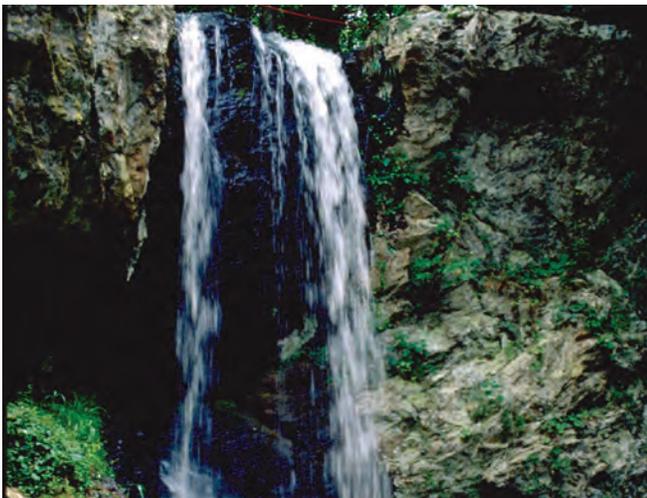
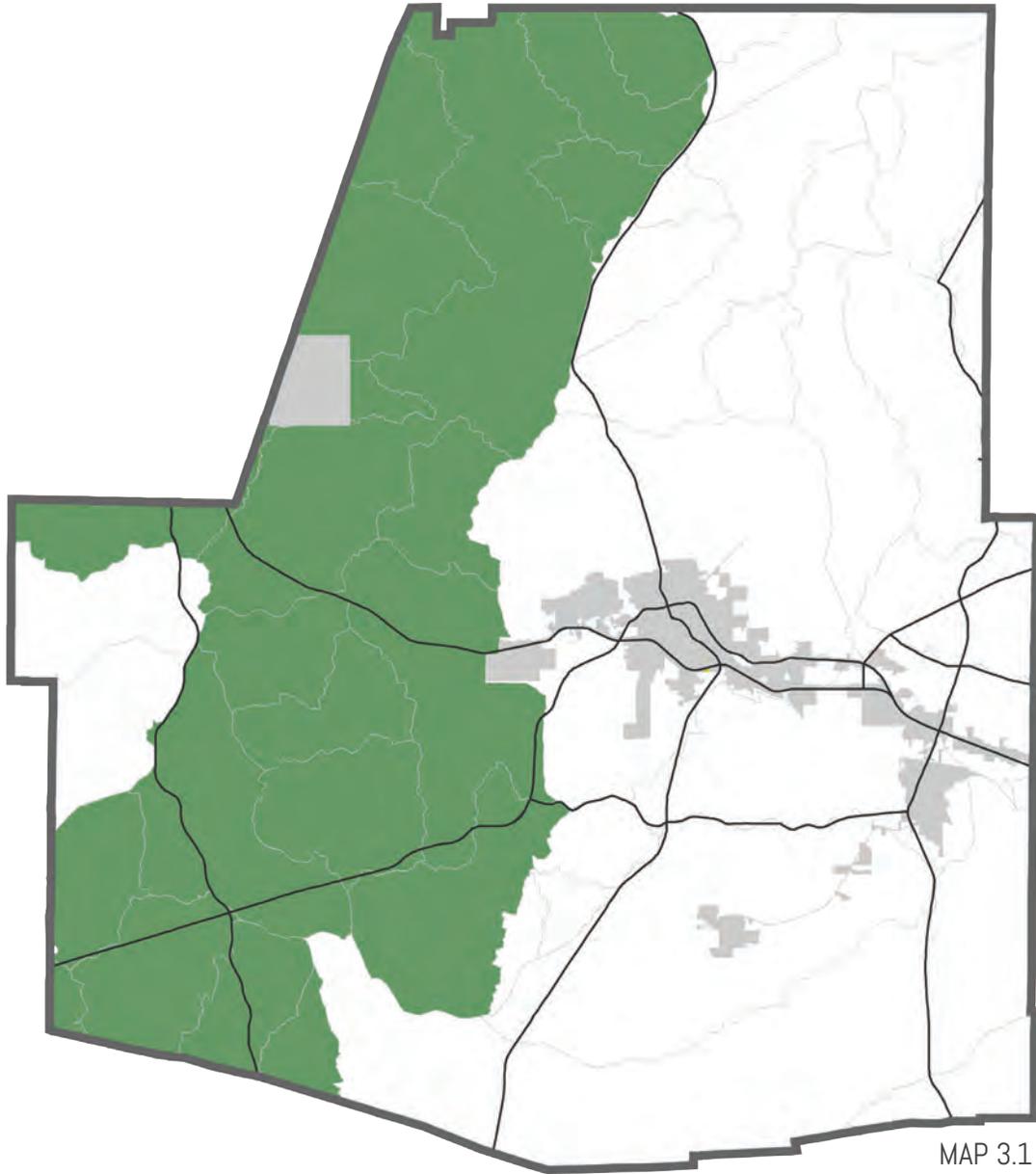
CONSERVATION VISION STATEMENT:

Maintain natural, rural character and protect and enhance environmentally sensitive areas.

The Conservation Character Area is defined by the specific boundaries of hydrologic drainage basins that have significant environmental or hydraulic importance and are not currently served by sewer. Driven by the environmental analysis described in the previous section, the Conservation Character Area covers the majority of the western portion of Paulding County and includes groundwater recharge areas, existing WMA and preserved lands, priority ecological areas, and the future reservoir. Environmental Planning Criteria developed by the Department of Natural Resources and enforced by DCA require local governments to protect groundwater recharge areas within their jurisdictions. If followed, the proposed subdivision regulations for this Character Area would ensure the County is complying with this aspect of the Criteria.

SUBDIVISION REGULATIONS / KEY DEVELOPMENT PATTERNS

- Prepare and adopt a district-based subdivision ordinance for this specific Character Area.
- Very large minimum lot size requirements (10+ acres) to limit development density and protect, environmental resources, farmland and rural character
- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts or various means of land conservation and protection.
- Establish a policy to prohibit sewer and water extensions “on demand” by developers and coordinate with new subdivision district regulations and zoning amendments.



CHARACTER AREAS

RURAL

SPECIFIC LAND USES ALLOWED IN THE RURAL CHARACTER AREA:

Agricultural
Conservation
Residential
1 Unit or Less per 2 acres
Bicycles / Pedestrian trails;
Passive recreation;
Wildlife and fisheries
management

COMPATIBLE ACTIVE ZONING CLASSIFICATIONS:

A-1: Agricultural
R-2: Suburban Residential
District
NB: Neighborhood
Business

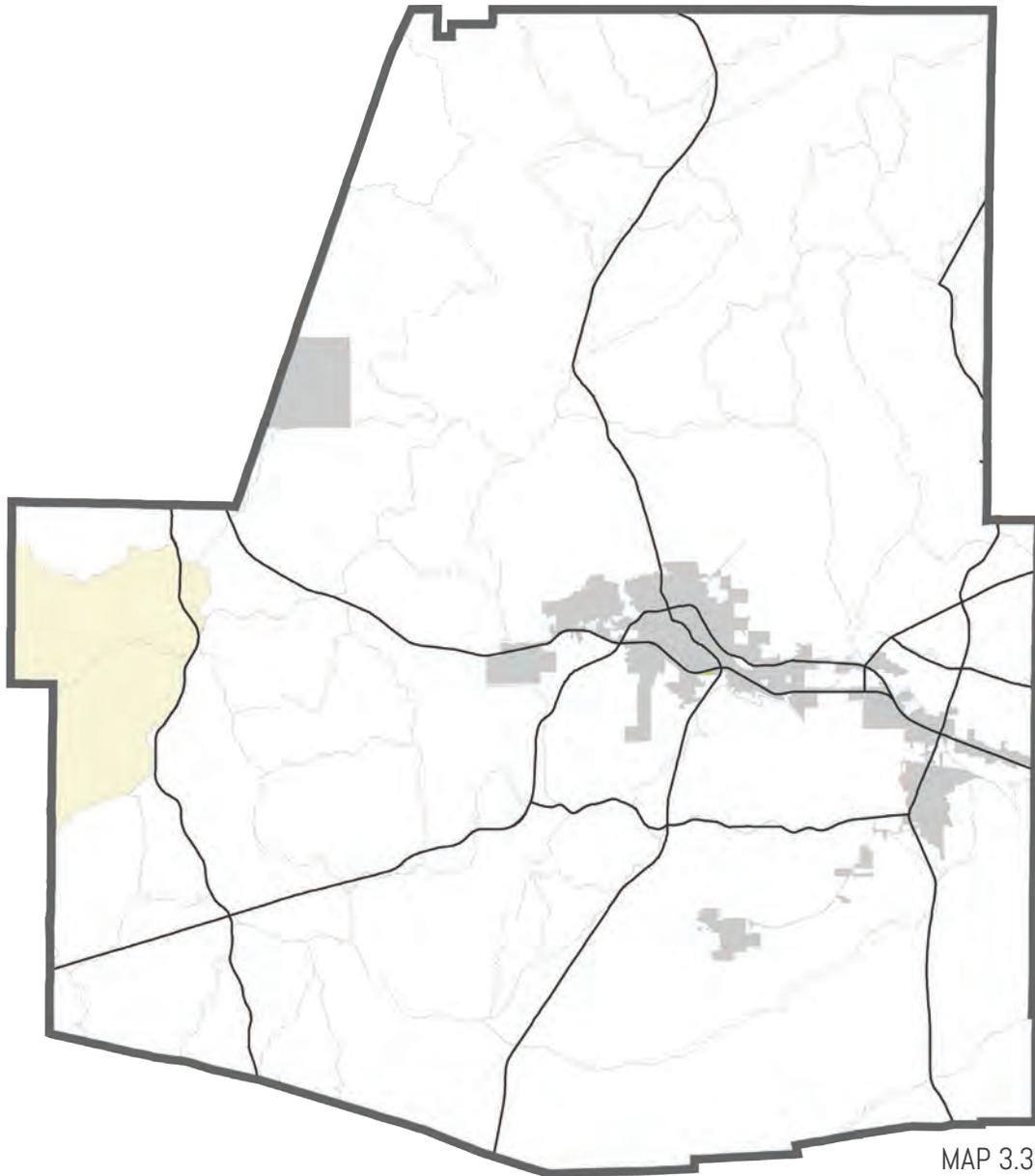
RURAL VISION STATEMENT:

Maintain rural character while allowing for residential development on septic tank.

The Rural Character Area is defined by drainage basins that have neither significant environmental nor hydraulic importance and are not currently served by sewer. However, the location is disconnected from major infrastructure networks. Any future development must limit demand on county resources, specifically avoiding the need for sewer or water extensions.

SUBDIVISION REGULATIONS / KEY DEVELOPMENT PATTERNS

- Prepare and adopt a district-based subdivision ordinance for this specific Character Area.
- Large minimum lot size requirements (2+ acres) or cluster development specifically designed for septic tank development. The aim is to limit development density and protect farmland and rural character, while prohibiting sewer and water extensions.
- Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenities that shape the identity and character of new development.
- Septic use should be carefully monitored based on State regulations and annual inspections.
- Hamlet type developments with buildings clustered at center, clearly defined edges surrounded by open space, as defined in a new district in the Paulding County Subdivision Regulations.



CHARACTER AREAS

COMMUNITY RESIDENTIAL

SPECIFIC LAND USES ALLOWED IN THE COMMUNITY RESIDENTIAL CHARACTER AREA:

Residential,
Public, Semi-Public,
Institutional

COMPATIBLE ACTIVE ZONING CLASSIFICATIONS:

R-4: Multi-Family
R-6: Manufactured
Homes
R-7: Multi-Family
PRD: Planned
Residential Development
NB: Neighborhood
Business
PSC: Planned Shopping
Center

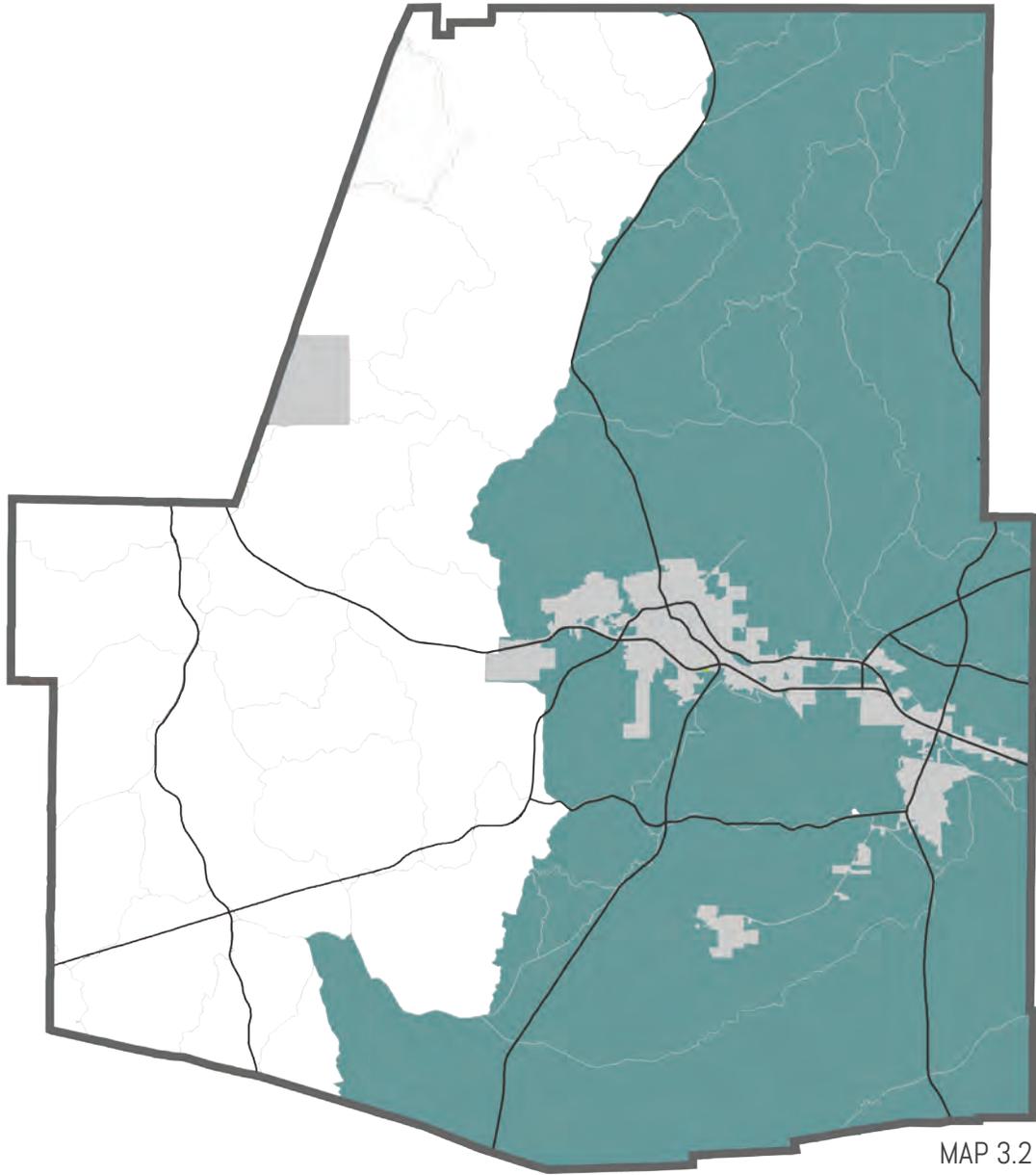
COMMUNITY RESIDENTIAL VISION STATEMENT:

Encourage walkable and interconnected residential developments that highlight the natural environment.

The Community Residential Character Area is defined by specific hydrologic drainage basins that are currently served or expected to be served by sewer. Driven by the existing infrastructure and development mapped in the previous section, the Community Residential Character Area includes the majority of eastern Paulding County. Development should be concentrated around sewer access and the existing undeveloped subdivisions. Any future developments must protect floodplains, stream buffers and any other environmental concerns. This Character Area currently includes two impaired streams, resulting from nonpoint source pollution impacts. Following recommended subdivision regulations/key development patterns for this Character Area is consistent with efforts to manage the Total Maximum Daily Loads (TMDLs) in these streams and, ultimately, remove them from impaired status. The recommendations also contemplate future nonpoint source pressures from additional development and the need to keep other streams from being listed as impaired.

SUBDIVISION REGULATIONS / KEY DEVELOPMENT PATTERNS

- Prepare and adopt a district-based subdivision ordinance for this specific Character Area.
- Encourage clustered developments where appropriate.
- Support infill development by creating new subdivision regulation.
- New developments should contain a mix of residential, commercial uses and community facilities at a small enough scale and proximity to encourage walking between destinations.
- New developments should have smaller lots, orientation to the street, a mix of housing types, and pedestrian access to neighborhood amenities.
- New developments should contemplate every opportunity for green infrastructure and/or low impact design (LID) elements aspects of stormwater management to reduce the potential for Character Area streams to become impaired.



MAP 3.2



CHARACTER AREAS

SPECIFIC LAND USES ALLOWED IN THE COMMUNITY RESIDENTIAL CHARACTER AREA:

Bicycles / Pedestrian trails; Passive recreation; Public, Semi-Public, & Institutional, Commercial

COMPATIBLE ACTIVE ZONING CLASSIFICATIONS:

PRD: Planned Residential Development
NB: Neighborhood Business
PSC: Planned Shopping Center
B-1: General Business
B-2: Highway Business

CORRIDORS

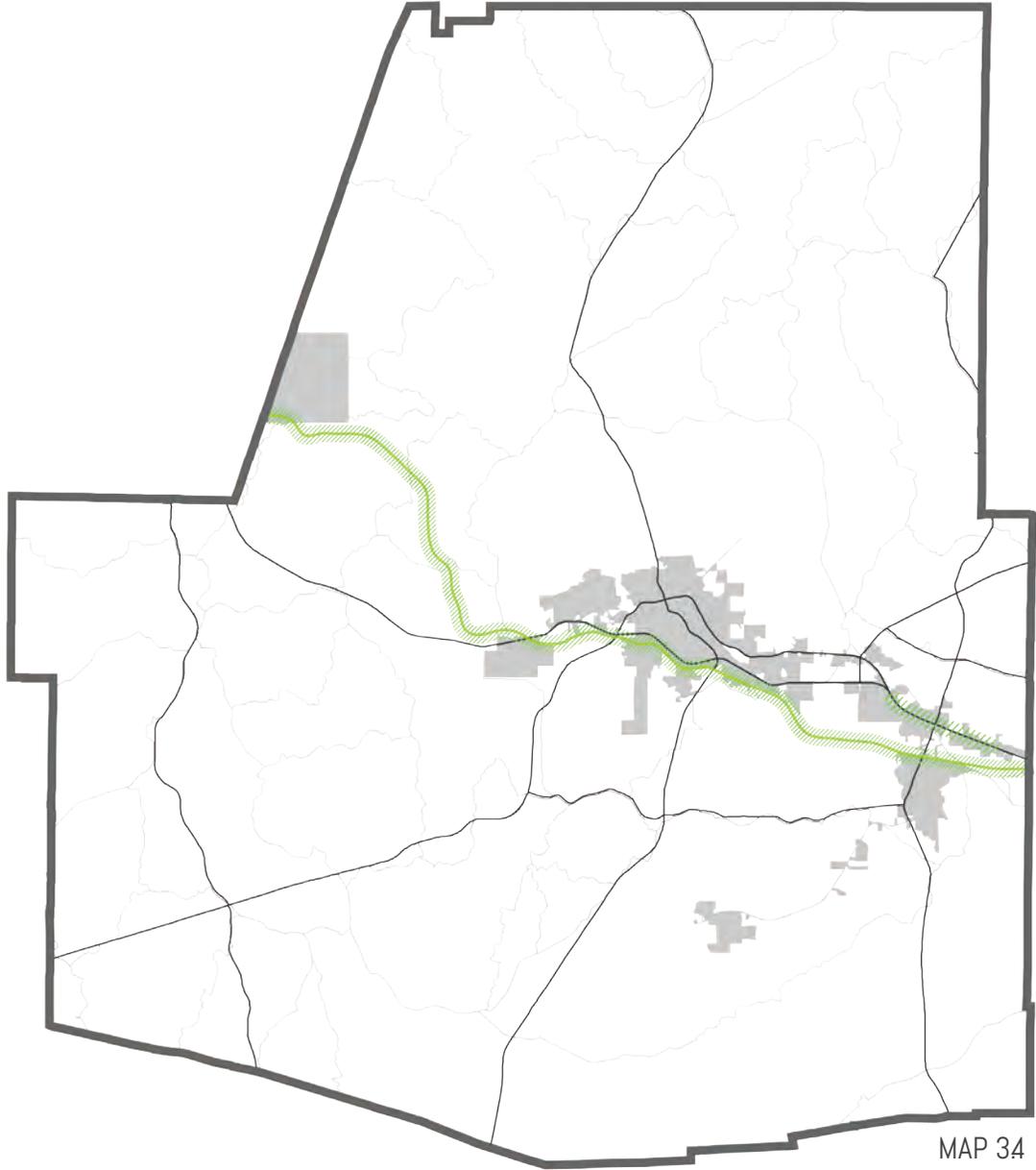
CORRIDORS VISION STATEMENT:

Maintain natural, rural character and protect and enhance environmentally sensitive areas.

The Corridors Character Area is defined by both the Silver Comet Trail as well as a section of Highway 278 from the eastern county line to Atlanta Highway (SR 6). Though these corridors are significantly different, both should be treated as arteries of the county where new development can have significant impacts. Given the significant amount of impervious area in the Highway 278 corridor, stormwater management, with an emphasis on green infrastructure and/or low impact design (LID) should be a priority.

SUBDIVISION REGULATIONS / KEY DEVELOPMENT PATTERNS

- Prepare and adopt a district-based subdivision ordinance for this specific Character Area.
- Commercial structures (shopping, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian friendly.
- Co-joining of all parking lots to encourage park-once operations of commercial businesses to reduce or eliminate mid-block curb cuts.
- Tree lawns or tree wells, with trees required on 25' centers between sidewalks and roadway for pedestrian safety.
- Redevelopment of older strip commercial centers in lieu of new construction further down the strip.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Developments have easy access to nearby transit, shopping, schools and other areas where residents travel daily.
- Street layouts that match those in older parts of the community and connect to the existing street network at many points.
- Urban design considerations of nodal development, shared parking, and integrating green infrastructure and/or LID should be employed to combat potential for large areas of impervious surface in these Character Areas.



CHARACTER AREAS

SPECIFIC LAND USES ALLOWED IN THE RURAL CHARACTER AREA:

Commercial
Multi-Family
Bicycles / Pedestrian trails;
Passive recreation;

COMPATIBLE ACTIVE ZONING CLASSIFICATIONS:

R-7: Multi-Family
PRD: Planned Residential
Development
NB: Neighborhood
Business
PSC: Planned Shopping
Center
B-1: General Business

CROSSROAD COMMUNITIES

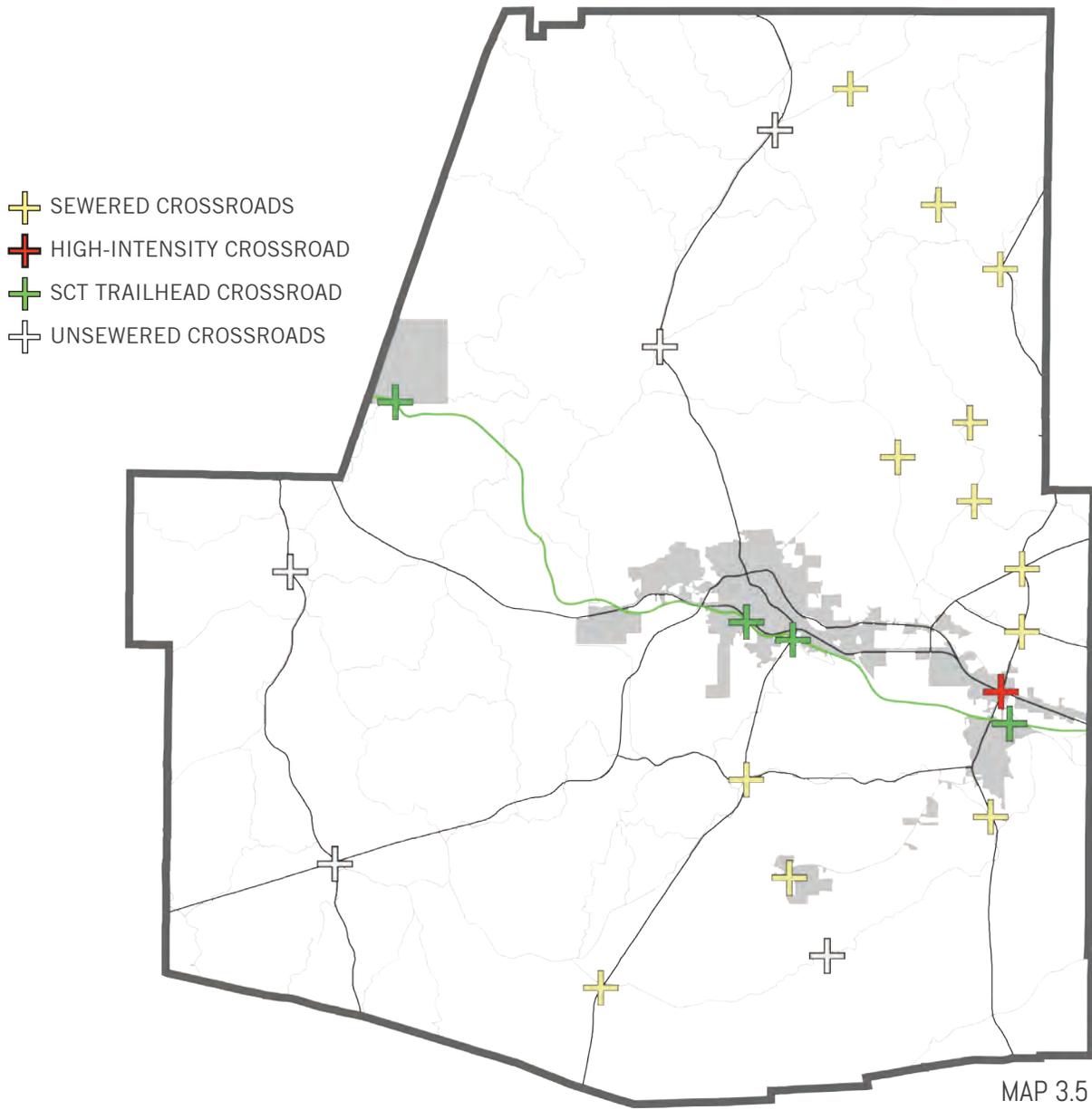
CROSSROADS VISION STATEMENT:

Needed amenities will be within close proximity to populations and reflect the scale and character appropriate to surrounding neighborhoods.

The Crossroads Character Area is defined by the appropriate locations of current or future nodal-based development for surrounding residential communities. Some of these locations already have small commercial areas that currently exist and have developed to serve local needs. By adding more Crossroad locations, and clustering slightly higher-density development at these nodes and major corridor intersections, citizens can drive less and meet their needs closer to home. Development types will depend on the Character Area surrounding the Crossroad location, but should adhere to the key patterns below. Given the potential for significant amounts of impervious area in heavily-developed Crossroads, stormwater management, with an emphasis on green infrastructure and/or low impact design (LID) should be a priority.

SUBDIVISION REGULATIONS / KEY DEVELOPMENT PATTERNS

- Prepare and adopt a district-based floating subdivision ordinance for this specific Character Area.
- Develop village-like crossroads shopping and commercial service nodes. Although automobile related, parking should be clustered for joint use among tenants following a park-once means of parking requirements and regulations.
- Examine required parking in related zoning districts to allow parking reductions for mixed use projects where business intensity varies across the day and week.
- Redevelopment of older strip commercial centers at these locations in lieu of new construction further along the corridor.
- Well-designed development that blends into existing neighborhoods by disguising its density.
- Tree lawns or tree wells, with trees required on 25' centers between sidewalks and roadway for pedestrian safety.
- Urban design considerations of nodal development, shared parking, and integrating green infrastructure and/or LID should be employed to combat potential for large areas of impervious surface in these Character Areas.

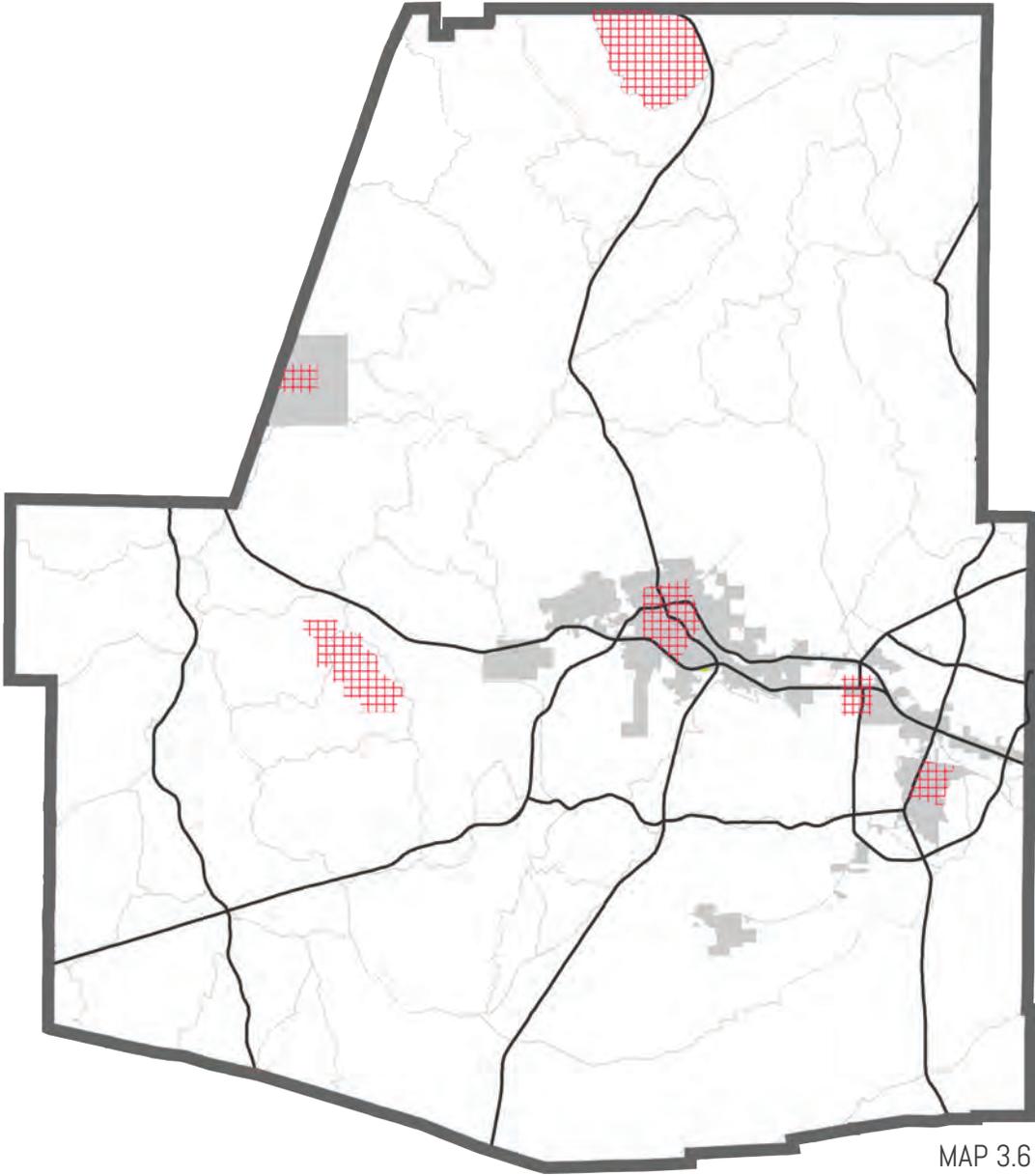


TARGET AREAS

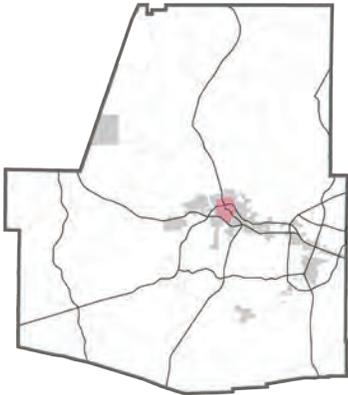
As stated, Target Areas identify developments and/or projects that need attention because of their potential to catalyze growth in the County. Target Areas descriptions outline clear paths toward a more sustainable Paulding County and take into account their locations within the drainage basins. Details on how the County can be proactive about potential future development patterns and growth in these areas are outlined in this section.

THESE AREAS INCLUDE:

- The Cities of Dallas, Hiram, and Braswell
- Richland Creek Reservoir
- Silver Comet Trailheads
- Wellness District and WellStar Hospital
- Paulding County Airport



MAP 3.6



THE CITY OF DALLAS

These historic municipalities are character-defining amenities within the county and should be considered as key assets to highlight and enhance. In addition to the Key Development Patterns listed for the Community Residential Character Area, these downtown areas should also consider:

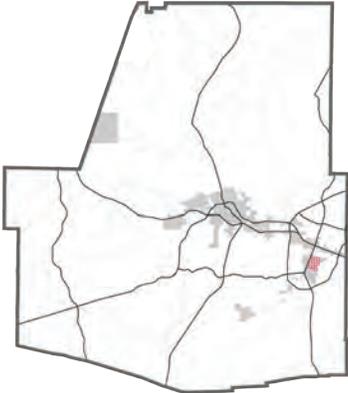
KEY DEVELOPMENT PATTERNS

- Enhance pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to other neighborhood amenities, such as libraries, neighborhood centers, health facilities, parks, schools, etc.
- Prioritize development in size, scale, and character of existing historic buildings.
- Parking lots should not be visible from the street and shared parking opportunities should be available and encouraged.
- Street furniture should be implemented at appropriate locations downtown as well as nearing the Silver Comet Trail trailheads.
- Design features that encourage safe, accessible streets should be employed – such as narrower streets, on-street parking, sidewalks, street trees, and landscaped medians for minor collectors and wider streets.
- The downtown areas should include a mix of retail, services, offices, and housing as appropriate to serve neighborhood residents' daily needs.



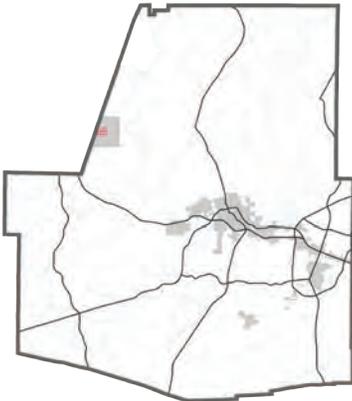
THE CITY OF HIRAM

These historic municipalities are character-defining amenities within the county and should be considered as key assets to highlight and enhance. In addition to the Key Development Patterns listed for the Community Residential Character Area, these downtown areas should also consider:



KEY DEVELOPMENT PATTERNS

- Enhance pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to other neighborhood amenities, such as libraries, neighborhood centers, health facilities, parks, schools, etc.
- Prioritize development in size, scale, and character of existing historic buildings.
- Parking lots should not be visible from the street and shared parking opportunities should be available and encouraged.
- Street furniture should be implemented at appropriate locations downtown as well as nearing the Silver Comet Trail trailheads.
- Design features that encourage safe, accessible streets should be employed – such as narrower streets, on-street parking, sidewalks, street trees, and landscaped medians for minor collectors and wider streets.
- The downtown areas should include a mix of retail, services, offices, and housing as appropriate to serve neighborhood residents’ daily needs.



THE CITY OF BRASWELL

These historic municipalities are character-defining amenities within the county and should be addressed as key assets to highlight and enhance. In addition to the Key Development Patterns listed for the Community Residential Character Area, these downtown areas should also consider:

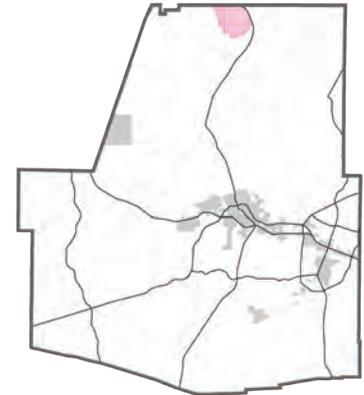
KEY DEVELOPMENT PATTERNS

- Enhance pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to other neighborhood amenities, such as libraries, neighborhood centers, health facilities, parks, schools, etc.
- Prioritize development in size, scale, and character of existing historic buildings.
- Parking lots should not be visible from the street and shared parking opportunities should be available and encouraged.
- Design features that encourage safe, accessible streets should be employed – such as narrower streets, on-street parking, sidewalks, street trees, and landscaped medians for minor collectors and wider streets.
- The downtown areas should include a mix of retail, services, offices, and housing as appropriate to serve neighborhood residents' daily needs.



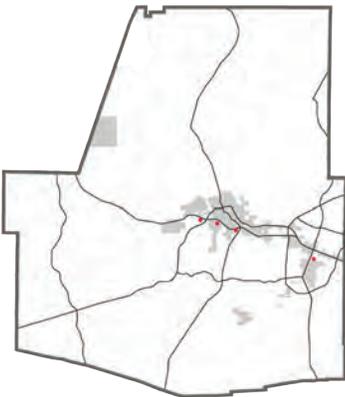
RICHLAND CREEK RESERVOIR

The Richland Creek Reservoir project is a new 305-acre reservoir that will store over three billion gallons of drinking water to supply existing and future populations in Paulding County. It is anticipated to be completed by 2019. Because this water source is vital to future populations in the county, the water quality and quantity must be protected through careful surrounding development. A master plan for this drainage basin should be pursued to protect the water source. Environmental Planning Criteria developed by DNR and enforced by DCA require local governments to protect water supply watersheds within their jurisdictions. If the recommendation to create a master plan for this drainage basin is followed, the County would ensure compliance with this aspect of the Criteria.



KEY DEVELOPMENT PATTERNS

- Promote use of conservation easements by landowners.
- Residential subdivisions should be severely limited, but if minor exceptions are made, they should be required to follow a rural cluster zoning or conservation subdivision design.
- Promote this area for passive-use tourism and recreation destination.
- Protect land and open land by maintaining large lot sizes (at least 5 acres).
- Ensure adoption of drinking water supply watershed buffers in applicable ordinances (Environmental Planning Criteria, Part V).
- Ensure regular coordination throughout the year of the County's community development, zoning, and stormwater management personnel in relation to the Reservoir Target Area on priorities for supply watershed protection and any challenges to protection (recommendation of the Metro Water District).



SILVER COMET TRAILHEADS

Silver Comet Trailheads are the key locations for a user to access the trail and travel along it. These trailheads should accommodate the needs of residents and visitors with water, restrooms, and other amenities. The development surrounding a trailhead should respond to the more pedestrian- and bike-friendly environment. There are four trailheads located within Paulding County. These are:

- Hiram at Homer Leggett Park
(includes nearby restrooms (at park), a dog park, but there is an at-grade crossing with a road)
Seaboard Ave, Hiram, GA 30141
- Paulding Chamber of Commerce
(includes porta potties, parking)
455 Jimmy Campbell Pkwy, Dallas, GA 30132
- Tara Drummond Park
(includes restrooms, parking, benches, rose gardens and fountains)
820 Seaboard Ave, Dallas, GA 30157
- Rambo Road Nursery
(includes parking, porta potties, benches)
25 Tucker Blvd, Dallas, GA 30157

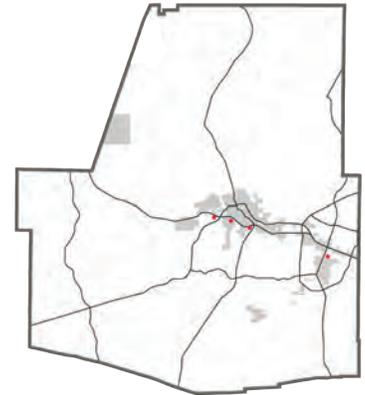
Because of their proximity to the historic cities of Dallas and Hiram, the key development patterns for the Hiram and Tara Drummond Trailheads will be addressed differently.

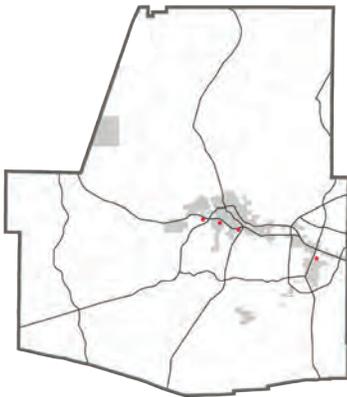
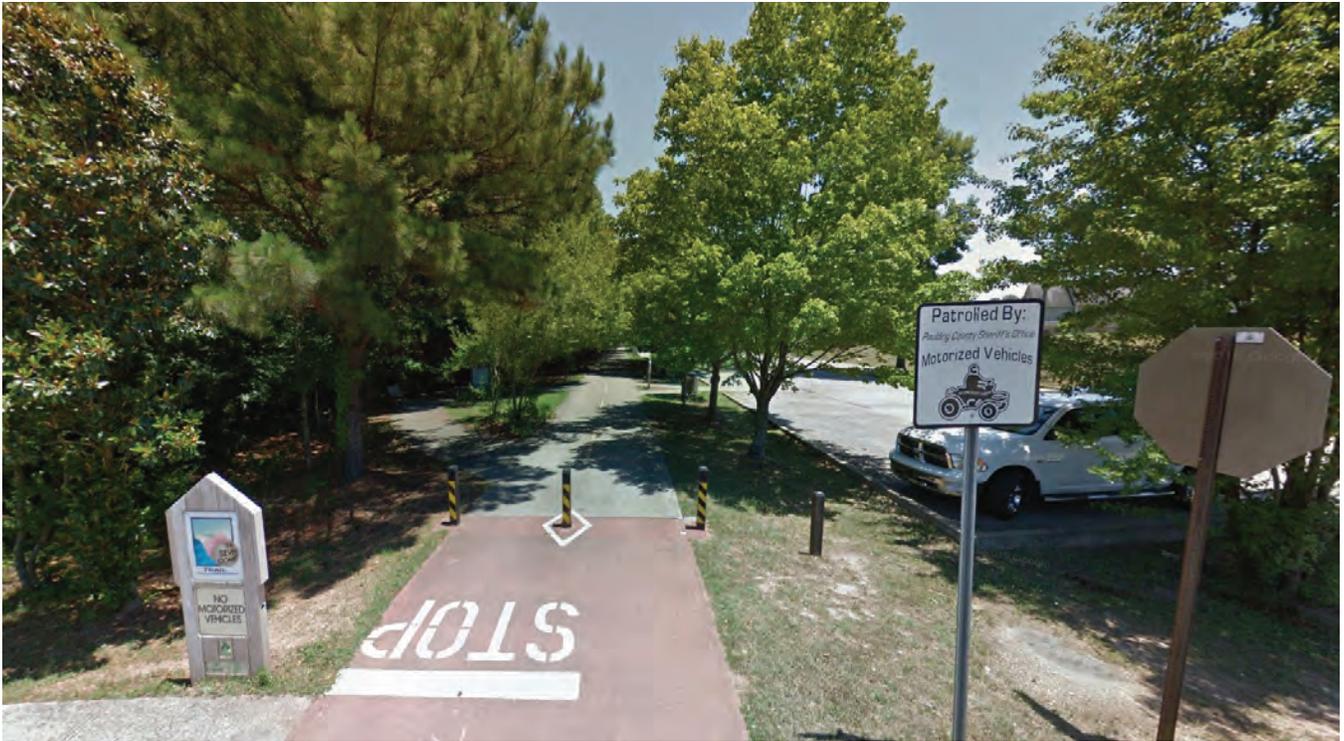


CHAMBER OF COMMERCE AND RAMBO ROAD NURSERY TRAILHEADS

KEY DEVELOPMENT PATTERNS

- Design should be very pedestrian-oriented, with clear, walkable connections between different uses.
- Provide bike lanes or wide curb lanes to encourage bicycling and provide additional safety, provide conveniently located, preferably sheltered bicycle parking at retail and office destinations and in multi-family dwellings.
- Design features that encourage safe, accessible streets should be employed – such as narrower streets, on-street parking, sidewalks, street trees, and landscaped medians for minor collectors and wider streets.
- Particular attention should be paid to signage to prevent visual clutter. Encourage way-finding signage at an appropriate scale.
- Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Shared parking and maximum parking limits should be encouraged.





HIRAM & TARA DRUMMOND TRAILHEADS

KEY DEVELOPMENT PATTERNS

- Design should be very pedestrian-oriented, with clear, walkable connections between different uses.
- Provide bike lanes or wide curb lanes to encourage bicycling and provide additional safety, provide conveniently located, preferably sheltered bicycle parking at retail and office destinations and in multi-family dwellings.
- Design features that encourage safe, accessible streets should be employed -- such as narrower streets, on-street parking, sidewalks, street trees, and landscaped medians for minor collectors and wider streets.
- Particular attention should be paid to signage to prevent visual clutter. Encourage way-finding signage at an appropriate scale.
- Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Shared parking and maximum parking limits should be encouraged.

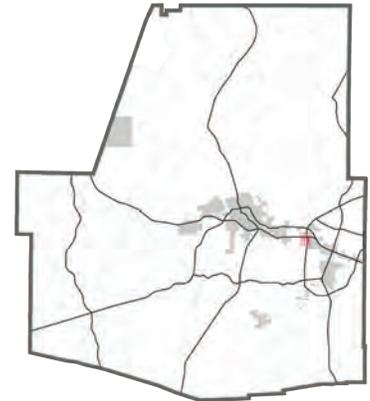


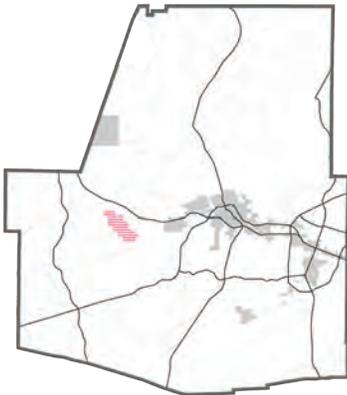
WELLNESS DISTRICT and WELLSTAR HOSPITAL

The WellStar Hospital is a key amenity within Paulding County, providing jobs as well as hospital services for a wide-ranging area. Growth has already been seen around the hospital, and the county should be proactive about this growth to maintain a quality district that is accessible and attractive for all users and creates a resilient employment center.

KEY DEVELOPMENT PATTERNS

- Design should be very pedestrian oriented, with clear, walkable connections between different uses.
- Design features that encourage safe, accessible streets should be employed -- such as narrower streets, on-street parking, sidewalks, street trees, and landscaped medians for minor collectors and wider streets.
- Include a diverse mix of higher-density housing types, such as multi-family town homes, apartments, lofts, condominiums, including affordable and workforce housing.
- Particular attention should be paid to signage to prevent visual clutter. Encourage way-finding signage at an appropriate scale.
- Parking should be handled on a district basis and parking structures should be faced with retail at ground level when possible.





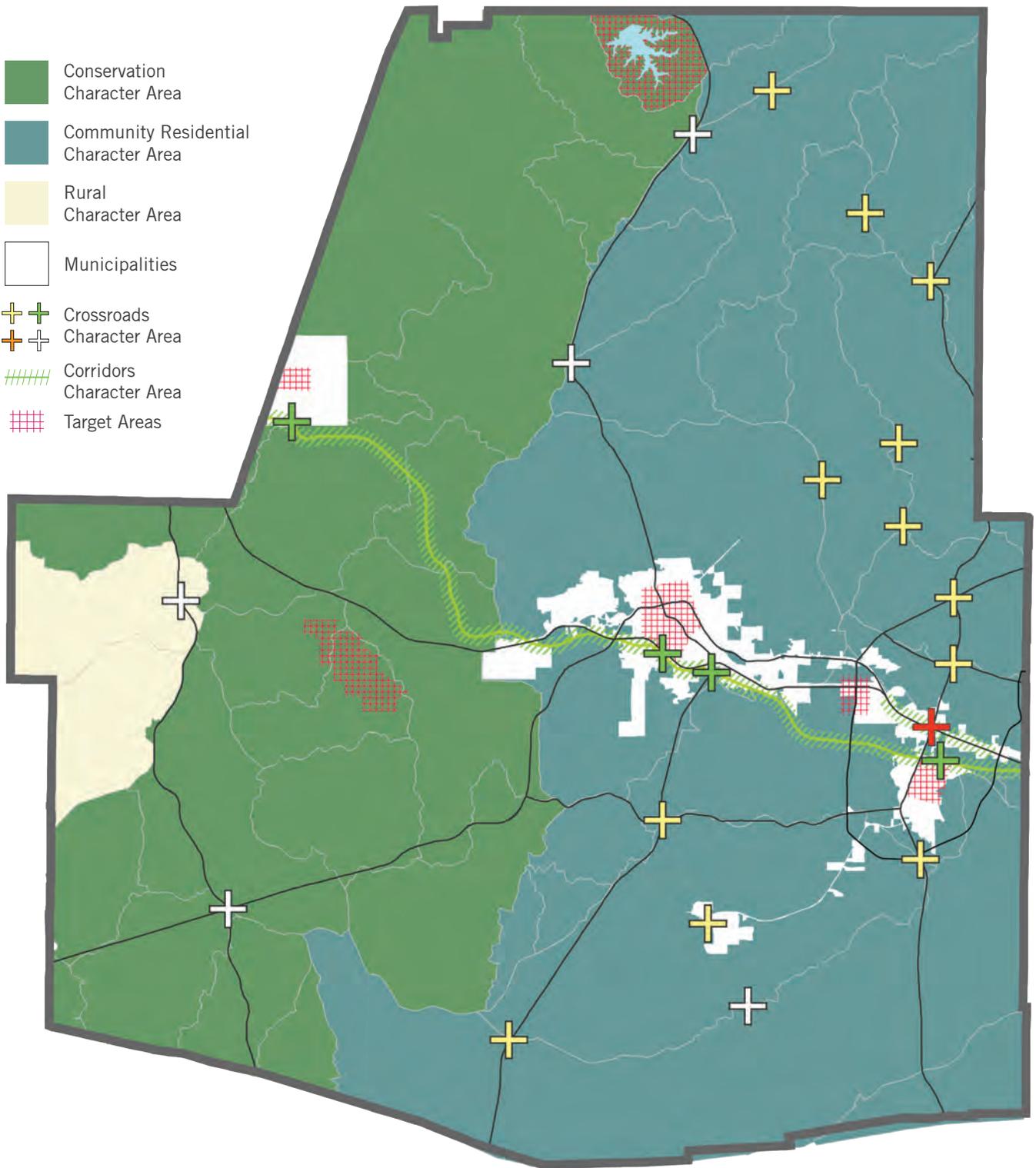
PAULDING COUNTY AIRPORT

The Paulding Airport is located in the western-middle portion of the county, surrounded primarily by greenspace and lands that are not currently served by sewer. In advance of development in this Target Area, a growth plan should be created to consolidate infrastructure and influence the type of development the county desires in this environmentally sensitive location.

KEY DEVELOPMENT PATTERNS

- Continue county investment in the special environment of this larger Conservation Character Area through mindfulness of the slopes, priority ecological areas, and habitat and watershed impacts of any new development.
- New developments should be clustered or otherwise sited thoughtfully so as to minimize disturbed areas and resulting impervious surfaces.
- New developments should be considered in light of the limited infrastructure services in this area of the county. Service demands related to unplanned growth could unduly burden county services.
- Prioritize green infrastructure and/or low impact design (LID) for any new development in this area.
- Prepare and adopt a growth plan for this Target Area.

FUTURE DEVELOPMENT MAP







RECOMMENDATIONS

The land use study involved consideration of existing natural and built environment/infrastructure conditions; involved the review of previous, relevant plans and studies; and included interviews with representatives of authorities and entities having various responsibilities related to Paulding County's natural and built environment, environmental compliance, and service provision to the county's citizens and businesses. This approach was undertaken in order to identify common goals and opportunities, to arrive at multi-benefit investments of time and effort through land use recommendations, and to uncover any conflicts among the previous plans and responsibilities in order to address those conflicts within the land use plan. The study team found common goals and critical leverage opportunities among the various plans and relevant authorities, adding further merit and importance to the recommendations documented in this report.

Existing plans and relevant documents reviewed included, among others: City of Dallas Livable Centers Initiative (2010) and its 2013 Update; City of Hiram Livable Centers Initiative (2014); Paulding County Comprehensive Plan (2007); Paulding County Comprehensive Transportation Plan (2016); Economic Development Study undertaken concurrent with this land use study (2016-17); Georgia Stormwater Management Manual; Metro Water District's Water Supply and Water Conservation Management Plan; Metro Water District's Watershed Management Plan; Metro Water District's Wastewater Management Plan; and Paulding County's Municipal Separate Storm Sewer System (MS4) NPDES permit.

The major recommendations contained within this land use study are consistent with the themes and goals of the reviewed plans and documents, with differences existing only in recommended execution to achieve those goals and themes. All the Metro Water District's plans emphasize the need for a watershed-based approach to land use planning as a remedy for water quality and quantity challenges. Further, interviews with Metro Water District staff indicate the increased reliance the Metro Water District will make in its upcoming plan revision (2017) on green infrastructure and/or low impact design (LID) and land conservation in addressing stormwater management. Staff also



indicated that the December 2017 renewal of Paulding’s MS4 permit will rely on the County’s increased investment in managed growth, green infrastructure/LID, and land/greenspace conservation. LCI plans for Dallas and Hiram clearly highlight the need for downtown infill, residential opportunity, relative density and connections to the respective Silver Comet trailheads as redevelopment strategies. Finally, the economic development study findings, undertaken concurrent to this land use study, heavily emphasize infill, Hiram and Dallas revitalization, Silver Comet investment, character retention, the hospital district, the airport and fiscal responsibility with public infrastructure investments as priorities to realize optimum economic activity in the county. All of these plan priorities are reflected in this land use study and its Work Program.

Compact development, strategic infrastructure decisions and a new emphasis on green infrastructure and/or low impact design (LID) will maintain the fiscal capabilities of the county while accommodating growth, retaining character and cost of living that makes it a competitive location for residents and businesses. It is imperative that the County direct its future growth and avoid situations of having individual property needs generate piecemeal County investment. To accommodate anticipated growth, the County must firmly be in the decision-maker role relative to all infrastructure decisions. Further, growing emphasis by various regulatory entities centers on managed land-use development through a watershed planning perspective of a responsible water steward. Adopting this plan’s recommendations positions the county to simultaneously be fiscally responsible, compliant with water resource management requirements, and a savvy guardian of the county’s key competitive advantage—its green character and attractive landscape.

Central to the recommendations of this land use study are creation and adoption of the district-based subdivision ordinances recommended for each character area. The adoption of these districts will then direct all related land development elements such as infrastructure investment and connectivity, among others. This, then, establishes the framework by which the county will achieve the necessary growth



accommodation, fiscal accountability and competitive edge among Metro Atlanta counties that this report has repeatedly stressed. The scattered subdivision and commercial area development example of other Metro Atlanta counties should serve as cautionary tales for Paulding. Further, as detailed in the Economic Development Strategic Plan, Paulding County will likely remain predominantly residential aside from key employment centers and opportunities. It is a fact that residential-based tax income will not cover the County's full cost of residential service demands. The more money that saved through the county's strategic infrastructure investments and managed growth, the more fiscally stable the county will be in the long-term while also keeping down costs passed to residents and businesses.

The county's current subdivision ordinance is a quality ordinance that this report simply finds needs to reflect the different conditions across the county. As documented in previous report sections, Paulding County has diverse environmental conditions to which a one-size-fits-all subdivision ordinance is not best positioned to address. Creating and adopting the recommended Character Area districts will best address this need. The land use report does not recommend a cessation to development in the county but, rather, recommends directing it to accommodate the projected population growth while keeping the county financially stable while retaining, on the whole, the landscape character citizens cited as invaluable throughout the extensive comprehensive planning process public engagement.

Finally, the other gems of Paulding County are its small towns, Silver Comet Trail, highly-respected hospital facility, crossroad communities and new reservoir. Findings in this report align with findings in the Economic Development Strategic Plan that emphasize these resources as key character, development and economic opportunities. Recommendations in the land use report were tailored to supporting these resources and cultivating greater benefit from them.



The following work program specifies action items recommended to arrive at the future land use management found most appropriate for the county. Several of these recommendations are no- or low-cost and center around formalizing coordination and relationships with existing government, institutional, and civic partners. Several of these recommendations are achievable with existing county staff labor. The success of all land use study recommendations will require the county to fully embrace public education and awareness-building around the over arching comprehensive plan's goals and necessities to reach those goals. Specific interaction with major property owners in the county would be of tremendous benefit in successfully adopting the recommendations. This land use team endeavored to affirm county responsibilities and opportunities while being innovative in how to best honor those responsibilities and leverage opportunities with manageable costs.

Taxes do not pay for services for residential development. The more money that can be saved by the county in building roads and infrastructure and maintaining roads and infrastructure, the better off the county will be in the long-term and will keep taxes down. This is a fiscal issue that is very important.

WORK PROGRAM

Project / Activity Description	Time Frame					Responsible Agency/ Dept.	Cost Estimate	Funding Source	Status	Need / Opp Reference #	Notes
	2017	2018	2019	2020	2021						
CG-1: PROTECT and PRESERVE NATURAL RESOURCES											
<p>Create clear and user-friendly Zoning Ordinances and Development Regulations for Character Areas consistent with the 2017 Comprehensive Plan land use recommendations including:</p> <ol style="list-style-type: none"> 1) Large lot zoning in areas with sensitive soils, steep slopes and no public sewer 2) Incentives for use of green infrastructure/LID as stormwater management 3) Water plan for the reservoir watershed area in advance of growth influences 4) District planning where growth in different areas of the county matches the character area and does not overcommit sewer capacity 5) More mixed use housing types - including work force and missing middle 6) Multifamily housing standards 7) Promotion of quality growth 8) Examine steps taken by Douglas County to protect the Dog R. Reservoir as a positive example to apply to the new Paulding Reservoir 	x	x	x	x	x	Community Development	\$200,000	General Fund		NO-1,2,3,4,7	
<p>In partnership with the DNR, develop a process to:</p> <ol style="list-style-type: none"> 1) Identify WMA encroachment issues 2) Minimize the impact of growth on the WMA 3) Evaluate potential of WMA (educational and economic) 4) Monitor land use along WMA border 5) Collaborate on WMA-related issues long term 	x	x	x	x	x	Paulding County + Georgia DNR	\$0.00	Fixed Labor		NO-3, 4, 12,13, 15, 16, 19,20, 27,29,36	
<p>Develop a Parks and Recreation Master Plan to include:</p> <ol style="list-style-type: none"> 1) Feasibility of developing a "Sports" industry sector beginning with a major regional competitive sports facility (recommended in the recently completed Economic Development Strategic Plan) 2) Utilization of greenspace opportunities 	x	x				Parks & Recreation	\$100,000	General Fund		NO-3,12 16, 19,36,38	EDSP 3.3.2
<p>1) Utilize watershed approach as referenced in the Land Use Plan and is required by the Metro Water District</p> <p>2) Incentivize or mandate green infrastructure as stormwater management and continuation of County character.</p>	x	x				Community Development	\$0.00	Fixed Labor			

WORK PROGRAM

Project / Activity Description	Time Frame					Responsible Agency/ Dept.	Cost Estimate	Funding Source	Status	Need / Opp Reference #	Notes
	2017	2018	2019	2020	2021						
CG-2: TARGET GROWTH											
Create clear and user-friendly Character Area Zoning Ordinances and Development Regulations consistent with the updated Comprehensive Plan land use recommendations to include: 1) District planning where growth in different areas of the county matches the character area and does not overcommit sewer capacity 2) More mixed use housing types - including work force and missing middle 3) Multi-family housing standards 4) Promotion of quality growth 5) Subdivision road connectivity Broadly communicate the changes	X	X				Community Development	\$200,000	General Fund		NO-1,2,4,5 6,7,11,13, 17,18,19, 31,35	EDSP 1.2.6, 3.1.2, 5.2.1, 5.2.2
Develop, in partnership with Hiram, Well-Star Hospital and other stakeholders a Wellness Corridor overlay district to include: 1) Quality growth and development 2) Connectivity 3) Related medical and health services uses 4) Potential for LCI corridor funding 5) Consideration of special funding district	X	X				Paulding County and City of Hiram	\$100,000	Grant plus local match		NO-8,9,10, 11,15,16, 19	EDSP 3.1.2
Conduct a Sewer System Master Plan as part of the Water System Master Plan	X	X	X	X		Water & Sewer System	\$6,000,000	Water Enterprise Fund		NO-9,17, 35	EDSP 2.3.2

WORK PROGRAM

Project / Activity Description	Time Frame					Responsible Agency/ Dept.	Cost Estimate	Funding Source	Status	Need / Opp Reference #	Notes
	2017	2018	2019	2020	2021						
CG-3 LEVERAGE ASSETS											
Create a County-Wide Brand	x	x				Community Development	\$25,000	General Fund		NO-10,19,20	EDSP 1.1.2
Design and install gateway signs at Paulding County boundaries on major access highways; especially Highway 278 approaching from the East		x	x	x		Community Development	\$300,000	General Fund		NO-10,19	EDSP 4.4.1
In partnership with MJW agencies, design and install directional signage from the Silver Comet Trail to downtown Dallas, Hiram, Braswell and other PC locations (in partnership with PC, Hiram, Braswell, PC DOT)	x	x				Paulding County + MJW Partners	\$15,000	Local + MJW Partners		NO-10,14,16 19,33,36	
Promote Silver Comet Trail in county printed and on-line material	x	x	x	x	x	Paulding County All Departments	\$0	Fixed Labor		NO-10,12,14 15,16,19,20	
Engage Dallas and Hiram leadership (or other appropriate entity) to ensure there is regular programming of events on the SCT that also come off the trail into the cities or county.	x	x	x	x	x	Community Development	\$0	Fixed Labor			
Include discussion of the SCT in conversation with higher education institutions to ensure SCT is also heavily featured in their student and faculty marketing.	x	x	x	x	x	Community Development	\$0	Fixed Labor			
Update the airport area master plan to include a plan to continue development of the business/technology park and promotion of the airport's new, clean and safe facilities	x	x	x	x	x	Community Development + Economic Development Office + Airport Authority	\$25,000	General Fund		NO-9,10,13,19,20,35,38	Carryover EDSP 2.6 + 2.6.1 The County contributes annual funding towards the operations of the Airport (is that the 350,000)
CG-4: CREATE CONNECTION											
In partnership with MJW agencies, build upon the CTP recommendations to develop and implement a comprehensive bike and pedestrian master plan	x	x				Cities of Dallas and Hiram, Community Development, PC DOT, Other	SG?	TBD		NO-25,26,27,28	
Create centers of density for future GRTA or other transit service pick-up points											Multimodal Project Need years and cost

WORK PROGRAM

Project / Activity Description	Time Frame					Responsible Agency/ Dept.	Cost Estimate	Funding Source	Status	Need / Opp Reference #	Notes
	2017	2018	2019	2020	2021						
CG-5 FISCAL VIABILITY/IMPLEMENTATION											
INTER-GOVERNMENTAL COORDINATION											
In partnership with the Paulding County School System, develop a formal process for joint consideration of school siting. Issues to include including infrastructure availability, capacity and investment, alignment of priorities and project schedules Process Examples: 1) School system requests insight, data (building permits) and assessment from County staff on issues such site locations, campus designs, infrastructure - water, sewer and multimodal access options 2) School system includes county staff in regular long-range facility planning process - acknowledging inter-related issues between the two organizations and potential for increasing efficiencies while decreasing cost 3) Work with the school district and Transportation to encourage satellite busing, carpooling, Safe Routes to School participation and retrofitting campus access points, where appropriate, to minimize school traffic issues 4) Explore incentives for greater land development density and sidewalk/road network connectivity around existing and future schools to maximize mode options and minimize traffic.	x	x	x	x	x	Community Development + Paulding County School District	\$0	Fixed Labor	NO-9,26,27,28,35,38		

WORK PROGRAM

Project / Activity Description	Time Frame					Responsible Agency/ Dept.	Cost Estimate	Funding Source	Status	Need / Opp Reference #	Notes
	2017	2018	2019	2020	2021						
DALLAS											
1) Review Dallas LCI for recommendations not yet implemented and work with city leadership to accelerate implementation	x					Community Development	\$0	Fixed Labor			
2) Work with PATH Foundation to ensure signage on SCT directs visitors to services in downtown	x	x				Community Development	\$0	Fixed Labor			Seek assistance from the Georgia Conservancy
3) Advertise Silver Comet in all City material	x	x	x	x	x	City Manager, DDA, Chamber of Commerce	\$0	Fixed Labor			
4) Program activities on SCT regularly - several per year and market events heavily	x	x	x	x	x	DDA, City of Dallas	\$2,000	DDA			
5) Keep empty storefronts activated	x	x	x	x	x	City Manager, DDA, Property Owners	\$2,000	DDA			Seek assistance from the Georgia Conservancy
6) Install signage to direct visitors to higher education institutions	x	x				City of Dallas	\$10,000	City of Dallas			
7) Work with higher education institutions to investigate student and housing needs that could be marketed as opportunities to potential developers	x	x	x	x	x	City Manager, DDA	\$0	Fixed Labor			
8) Explore shared use parking opportunities and shuttles/bike options so downtown does not become a sea of parking as an unintended consequence of growth at higher densifications	x		x			City Manager, DDA, Higher Ed Reps	\$0	Fixed Labor			
9) Explore opportunities for higher education institutions to continue utilizing existing buildings vs. building new; keep new facilities in downtown and in character with existing building scale and type	x		x			City Manager, DDA, Higher Ed Reps	\$0	Fixed Labor			
10) Evaluate empty former county facilities and their potential to meet needs of higher education institutions	x					Community Development	\$0	Fixed Labor			

WORK PROGRAM

Project / Activity Description	Time Frame					Responsible Agency/ Dept.	Cost Estimate	Funding Source	Status	Need / Opp Reference #	Notes
	2017	2018	2019	2020	2021						
HIRAM											
1) Review Dallas LCI for recommendations not yet implemented and work with city leadership to accelerate implementation	x					Community Development	\$0	Fixed Labor			
2) Work with PATH Foundation to ensure signage on SCT directs visitors to services in downtown	x	x				Community Development	\$0	Fixed Labor			Seek assistance from the Georgia Conservancy
3) Advertise Silver Comet in all City material	x	x	x	x	x	City Manager	\$0	Fixed Labor			
4) Program activities on SCT regularly - several per year and market events heavily	x	x	x	x	x	City Manager, Chamber of Commerce	\$0	Fixed Labor			
5) Keep empty storefronts activated	x	x	x	x	x	City Manager, Property Owners	\$500.00	City of Hiram			Seek assistance from the Georgia Conservancy

GEORGIA CONSERVANCY SUSTAINABLE GROWTH

The Sustainable Growth Program is an education and technical assistance program of the Georgia Conservancy designed to facilitate community-based planning across the state. The program is committed to achieving successful communities by creating sound conservation and growth strategies, and building consensus for action.

Georgia is home to an abundance of natural and cultural resources. Our development patterns over the last 50 years present a very real threat to these resources and to quality of life as a whole. Sprawling, decentralized development, where people must depend on automobiles, is expensive for local governments to serve and has a staggering effect on the environment. Vehicle emissions create toxic air pollution. Stormwater runoff from asphalt poisons rivers and streams. Thousands of acres of farms, woodlands, and open space are lost to wasteful, non-sustainable forms of development.

Prior to this Paulding County Land Use Plan, the program has addressed multi-jurisdictional watershed planning, heritage corridor preservation, location of commuter rail stations, inner city neighborhood issues, coastal sea level rise research and other planning opportunities all through a collaborative planning process.





Charting a Course

B2.3.1

Paulding County Comprehensive Transportation Plan



**Paulding Comprehensive Transportation Plan
Final Report**

Prepared by:

JACOBSTM

March 2015

RESOLUTION 15-12

Resolution Approving The Adoption Of The 2015 Paulding County Transportation Comprehensive Plan

WHEREAS, Paulding County, Georgia, in conjunction with the Cities of Dallas, Hiram and Braswell, has prepared a Transportation Comprehensive Plan in accordance with the Minimum Planning Standards and Procedures for Local Comprehensive Transportation Planning; and

WHEREAS, in doing so, a selection committee including City of Dallas representative Kendall Smith; City of Hiram representative Robbie Rokovitz; Paulding County staff representatives George Jones, Erica Parish, and Chris Robinson reviewed and recommended Jacobs Engineering Group, as the most qualified proposer of a field of six firms responding to a Request For Proposals for the Comprehensive Transportation Plan (Proposal #13010-1504), and therefore, the Paulding County Board of Commissioners' subsequently awarded the contract to Jacobs Engineering Group on June 25, 2013 for the completion of same; and

WHEREAS, a stakeholders committee was created to assist with input as to the goals for the local and regional transportation needs; and

WHEREAS, in addition, the following hearings and meetings for citizen review and input of this plan were held:

Technical Committee Meetings:
April 1, 2014 (Technical Committee)
April 3, 2014 (Stakeholder Committee)
July 10, 2014 (Joint Committee)
October 23, 2014 (Joint Committee)

Public Meetings:
May 8, 2014 (City of Hiram)
August 14, 2014 (City of Dallas)

WHEREAS, as a result of the information it has received and reviewed, the Paulding County Department of Transportation has produced this Comprehensive Plan which includes a financially-constrained short range action plan of transportation projects for years 2015– 2019, a mid-range action plan for years 2020-2030, and a long range plan for years 2031-2040 for the local and regional transportation needs.

BE IT THEREFORE RESOLVED, that the Paulding County Board of Commissioners does hereby adopt the Paulding County 2015 Comprehensive Transportation Plan, which includes a financially-constrained short range action plan of transportation projects for years 2015– 2019, a mid-range action plan for years 2020-2030, and a long range plan for years 2031-2040.

SO RESOLVED THIS 14th **DAY OF** April, 2015.

VOTE OF RESOLUTION

	<u>Yes</u>	<u>No</u>	<u>Abstain/Absent</u>
Chairman David Austin	<u>✓</u>	<u>—</u>	<u>—</u>
Post 1 Dave Carmichael	<u>✓</u>	<u>—</u>	<u>—</u>
Post 2 Todd Pownall	<u>✓</u>	<u>—</u>	<u>—</u>
Post 3 Vernon Collett	<u>✓</u>	<u>—</u>	<u>—</u>
Post 4 Tony Crowe	<u>✓</u>	<u>—</u>	<u>—</u>

ATTEST:



Clerk, Paulding County Board of Commissioners



Dallas City Council

129 East Memorial Drive
Dallas, GA 30132
<http://www.cityofdallasga.com>

Tina Clark
770-443-8110 x.1209

Regular Meeting 7:00 PM

1. Public Hearing

Prior to the regular meeting, a public hearing was held for Zoning App Z-2015-03, to rezone property located adjacent to the existing Dallas Industrial Park off W. Memorial Dr, (tax parcel 136.1.1.003.0000), from existing zoning R-2 High Density to H-1 Heavy Industrial.

Charles Rann, 2203 Charles Hardy Pkwy, Dallas discussed the request. Mayor Austin ask for questions, support or opposition on the application. Hearing none, the Mayor stated that the property was properly posted, advertised and the Planning and Zoning Board recommended approval. Public Hearing closed at 7:10 PM.

2. Call to Order

The 7:00 PM Meeting was called to order on March 30, 2015 at Dallas City Hall, 129 East Memorial Drive, Dallas, GA.

Attendee Name	Title	Status	Arrived
Boyd Austin Jr.	Mayor	Present	
James Kelly	Mayor Pro-Tem	Present	
Griffin White	Councilmember	Present	
Nancy Arnold	Councilmember	Present	
Mike Cason	Councilmember	Present	
James R Henson	Councilmember	Present	
Christopher B. Carter	Councilmember	Present	

3. Invocation and Pledge

Councilman Kelly led the Invocation and Pledge of Allegiance.

4. Recognition of Visitors and Comments

None

5. Minutes Approval

- A. Motion to approve minutes of Monday, March 2, 2015 7:00PM meeting.

RESULT: ADOPTED [UNANIMOUS]
MOVER: James Kelly, Mayor Pro-Tem
SECONDER: Mike Cason, Councilmember
AYES: Austin Jr., Kelly, White, Arnold, Cason, Henson, Carter

6. Consent Agenda

A. Motion to approve Consent Agenda.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Nancy Arnold, Councilmember
SECONDER: Christopher B. Carter, Councilmember
AYES: Kelly, White, Arnold, Cason, Henson, Carter

1.) Crosswalk - St Vincent De Paul Catholic Church April 3rd at 4pm.

2.) PC Comprehensive Transportation Plan.

7. Old Business

None

8. New Business

A. Motion to approve Zoning App Z-2015-03, to rezone property located adjacent to the existing Dallas Industrial Park off W. Memorial Dr, (tax parcel 136.1.1.003.0000), from existing zoning R-2 High Density to H-1 Heavy Industrial.

RESULT: ADOPTED [UNANIMOUS]
MOVER: James Kelly, Mayor Pro-Tem
SECONDER: Mike Cason, Councilmember
AYES: Kelly, White, Arnold, Cason, Henson, Carter

B. Motion to approve Resolution 2015-06 Moratorium Group Homes

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Griffin White, Councilmember
SECONDER:	Mike Cason, Councilmember
AYES:	Kelly, White, Arnold, Cason, Henson, Carter

C. Motion to approve appointment of Human Resources Director to Tina Clark

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James R Henson, Councilmember
SECONDER:	Nancy Arnold, Councilmember
AYES:	Kelly, White, Arnold, Cason, Henson, Carter

D. First Read - Ord Amd OA-2015-02 Vehicles for Hire

RESULT:	FIRST READ; NO VOTE	Next: 5/4/2015 7:00 PM
----------------	----------------------------	-------------------------------

E. First Read: Ord Amd OA-2015-03 Alcoholic Beverages

Final approval by the City Attorney

RESULT:	FIRST READ; NO VOTE	Next: 5/4/2015 7:00 PM
----------------	----------------------------	-------------------------------

F. Motion to rescind vote to contract for Christmas decorations with Lisa Rispoli.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mike Cason, Councilmember
SECONDER:	Nancy Arnold, Councilmember
AYES:	Kelly, White, Arnold, Cason, Henson, Carter

City Attorney recommended denial after looking over the contract.

9. Additional Items/Comments

Mayor Austin announced the grand opening of the Dog Park on April 19th, Food Truck Friday on April 10th and "Dallas 5K Race for a Cure" on April 25th.

10. Adjournment

1. Motion to adjourn.

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: James Kelly, Mayor Pro-Tem
SECONDER: James R Henson, Councilmember
AYES: Kelly, White, Arnold, Cason, Henson, Carter

Mayor Boyd L. Austin

Date

City Clerk, Tina Clark

Date

STATE OF GEORGIA

CITY OF HIRAM

RESOLUTION NO. 2015-05

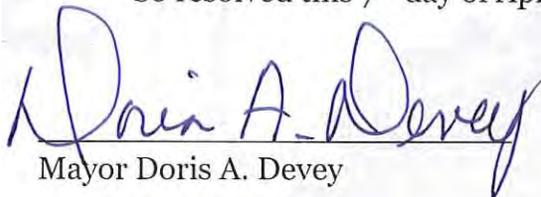
RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF HIRAM, GEORGIA FOR THE PURPOSE OF ADOPTING THE PAULDING COUNTY COMPREHENSIVE TRANSPORTATION PLAN UPDATE FOR 2015-2040.

WHEREAS, The City of Hiram has reviewed the Project Overview and Recommendations presented in the final draft of the Paulding County Comprehensive Transportation Plan Update dated March 2015; and,

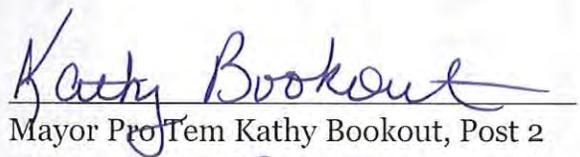
WHEREAS, The City of Hiram supports the recommendations and strategies presented in the Paulding County Comprehensive Transportation Plan (CTP) which comprises a three-phase action plan of transportation projects for years 2015-2040;

THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Hiram, Georgia, does hereby adopt the 2015 Comprehensive Transportation Plan as presented by the Paulding County Department of Transportation.

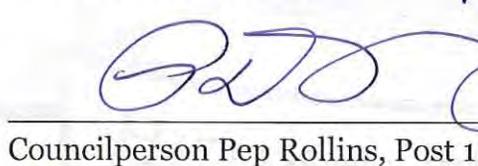
So resolved this 7th day of April 2015.



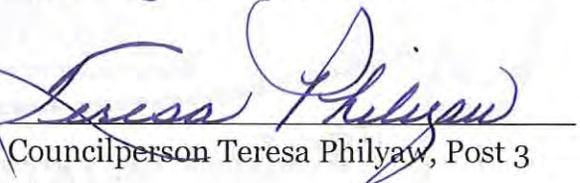
Mayor Doris A. Devey



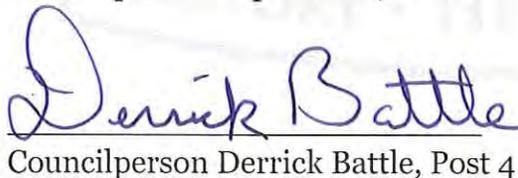
Mayor Pro Tem Kathy Bookout, Post 2



Councilperson Pep Rollins, Post 1



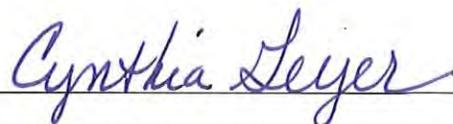
Councilperson Teresa Philyaw, Post 3



Councilperson Derrick Battle, Post 4



Councilperson Kathy Carter, Post 5

Attest: 

Cynthia Geyer, City Clerk



RESOLUTION

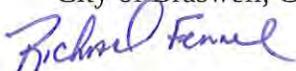
ADOPTION OF THE PAULDING COMPREHENSIVE TRANSPORTATION PLAN FOR CITY OF BRASWELL, GEORGIA

WHEREAS, the governing authority of City of Braswell, now desires to adopt "Paulding Comprehensive Transportation Plan" attached hereto as Exhibit "A" and including any attachments thereto, said exhibit being by reference fully included in this resolution as if specifically set out herein:

NOW THEREFORE, BE IT RESOLVED that the said Paulding Comprehensive Transportation Plan is hereby adopted by the City of Braswell Mayor and Council.

RESOLVED, ADOPTED, AND EFFECTIVE, this 15th day of April, 2015.

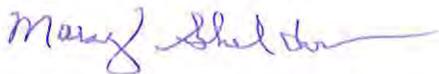
Richard Fennell, Mayor
City of Braswell, Georgia



Leslie Hawkins, Mayor pro-tem
City of Braswell, Georgia



Mary Sheldon, Council
City of Braswell, Georgia



ATTEST:



Helen Waters, City Clerk
City of Braswell, Georgia

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Appendix A – Public Outreach Summary

Appendix B – Inventory of Existing Conditions

Appendix C – Assessment of Current and Future Needs

Appendix D – Project Cost Estimates

Appendix E – Project Prioritization

Executive Summary

The Paulding Comprehensive Transportation Plan (CTP) Update has been funded through financial assistance from the Atlanta Regional Commission (ARC) and administered through their Comprehensive Transportation Program. The CTP program was initiated in 2005 to encourage joint planning between counties and their municipalities and ensure a comprehensive approach to improving transportation throughout the entire county. This plan represents a joint effort between Paulding County and the municipalities of Dallas, Hiram, and Braswell.

CTP updates are conducted every five years and are designed to be flexible plans that can be amended by local jurisdictions between updates as necessary. Changes in funding sources, project timelines or major new developments may require adjustments to the final implementation plan and recommendations.

Planning Process and Purpose

The purpose of the CTP update is to develop a guide for Paulding County and its Municipalities to prioritize transportation improvements within short-term and long-term planning horizons. The planning process concludes with a 5-year action plan and a phased implementation plan for improvements to the year 2040. This CTP is designed to be used as a tool to aid local jurisdictions in pursuing transportation funding from state, regional, and federal sources. The technical analysis completed for this plan provides justification for investing in transportation improvements and for their inclusion in regional and state plans.

The CTP is a multi-step process that began with an inventory of existing conditions to assess the current and projected characteristics relevant to proposed transportation improvements within the county. Data from the inventory of existing conditions was incorporated into the needs assessment phase of the project, in which detailed transportation needs were identified throughout the county and distilled into a master list of potential transportation projects. Through the project prioritization phase a set of evaluation criteria was applied to each project to score and rank projects based upon the highest level of need and benefits to the county.

The next major project phase involves estimating the likely funding levels available to finance proposed projects. This is used to establish a realistic funding scenario to fiscally constrain the master list of potential transportation projects. Realistic funding levels are then used to develop the final implementation plan of projects.

CTP Planning Process



Final recommendations include roadway widenings, intersection improvements, sidewalks, bicycle lanes, recreational trails, transit, travel demand management, freight mobility, bridges, and access management corridors.

Vision and Goals

Twelve project goals were developed using the previous 2008 CTP and the major policy documents: Plan 2040 Plan 2040 (ARC’s Regional Transportation Plan), Map-21: Moving Ahead for Progress in the 21st Century (Federal Transportation Bill), and Georgia Department of Transportation’s Statewide Transportation Plan/Statewide Strategic Transportation Plan(SWTP/SSTP). From the twelve specific project goals an overall vision statement for the CTP was developed to serve as an overarching guide to the plan’s development.

Paulding CTP Project Goals

Emphasis Area	Goal Statement
Congestion Reduction	To reduce traffic congestion and travel times within Paulding County.
Multi-modal Travel	To develop an enhanced multi-modal transportation network including bike paths, sidewalks, and increased transit services in addition to roadways.
Land Use/Transportation Connectivity	To support and enhance existing and future land use plans with transportation improvements.
Infrastructure Condition (State of Good Repair)	To preserve and maintain the transportation infrastructure to the maximum extent possible.
Major Corridor Prioritization	To develop an integration transportation network that preserves and enhances mobility along existing and future major corridors.
System Reliability	To focus on cost effective improvements to improve system reliability.
Freight Mobility	To maintain or enhance the transportation network for goods movement in order to facilitate overall system functionality and promote economic development.
Project Delivery	To develop innovative transportation funding mechanisms to increase funding for transportation improvements, while streamlining project implementation.
Economic Development	To prioritize transportation improvements in employment centers and along major corridors throughout the county.
Travel Demand Management	To enhance travel demand management within Paulding County by improving communication and enhancing education between state and local agencies and county transportation system users.
Safety	To improve the safety of the county’s multi-modal transportation network for all users.
Intergovernmental Coordination	To improve inter-governmental coordination between government agencies to achieve Paulding County’s goals.

Paulding CTP Vision Statement

To engage in a collaborative, transparent process with the purpose of enhancing multimodal mobility throughout the county in a manner that promotes safety, economic vitality and cost-effectiveness.



Community Outreach

To capture public input during the development of the CTP update, public outreach was conducted through stakeholder surveys/meetings, web surveys, a project website, library kiosks, and community event attendance. An overview of these activities is as follows:

- ▶ **Stakeholder Committee Guidance** - Three stakeholder committee meetings were held and used to provide local guidance and knowledge. Committee members included residents and representatives from local businesses, organizations and community institutions. Committee input favored a funding focus on intersection improvements and roadway widenings.
- ▶ **Public Open House # 1 – Hiram, GA (May 8, 2014):** Approximately 30 attendees provided input on transportation needs and priority corridors for improvement at this meeting. Participants confirmed previously identified transportation needs and also identified new needs.
- ▶ **Technical Committee Guidance** - A series of three technical committee meetings were held throughout the process. This committee was established to provide an avenue for professionals with planning expertise to provide input. Members of this committee included representatives from neighboring counties, GDOT, ARC, Georgia Commute Options and other Paulding County departments.
- ▶ **Public Open House #2 – Dallas, GA (August 14, 2014):** Approximately 90 attendees provided feedback on project prioritization and final recommendations. Interactive map exercises were used to provide opportunities for residents to vote on their top priorities.
- ▶ **Project Website** – A project website was established to serve as a communication portal, which provided a forum for residents to submit comments to project staff. Approximately 20 comments were received via the CTP website.
- ▶ **County-Wide Mailer** – A county-wide direct mailer was sent to all addresses in the county informing residents about on the August 14, 2014 public meeting in Dallas and about ways to submit comments electronically or contact project staff. Approximately 30 e-mail comments were received from the public.
- ▶ **Library Kiosks** – Interactive kiosks with prioritization surveys were made available at four local libraries within the county. A total of 96 survey responses were received through these kiosks.
- ▶ **Community Events** - The project team attended four community events in the spring of 2014. This included the grand opening of the Wellstar Paulding Hospital, a student fair at Chattahoochee Tech, the Relay for Life and the Touch-a-Truck Day at Mt. Tabor Park.

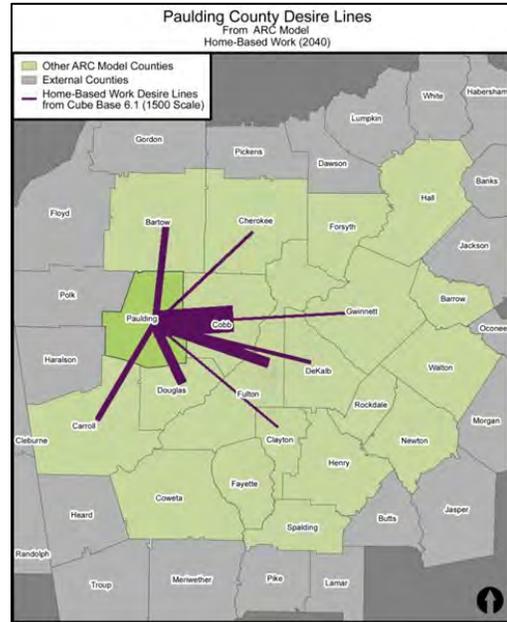


The public open house at the Dallas Civic Center was attended by approximately 90 people.

Existing Conditions and Needs Assessment

An inventory of existing conditions and transportation needs assessment had the following key findings:

- ▶ **Population and Employment Growth** - Between 2010 and 2040, population is expected to increase 119% and employment is expected to increase 150%. This growth will further strain the congested transportation network, indicating the need for capacity improvements in high growth areas.
- ▶ **Vehicular Safety** - A crash hotspot analysis indicated high crash rate locations along US 278/SR 6, SR 92, SR Bus 6 and SR 120. This crash data was incorporated into detailed intersection analysis for 39 priority intersections in the county.
- ▶ **Commute Patterns** -The commuting patterns within the county are expected to remain relatively constant between 2015 and 2040 with the largest share of commuters traveling to Cobb County for employment.
- ▶ **Sidewalk Needs** – Paulding County continues to emphasize pedestrian connectivity around major destinations like parks, schools, libraries and other community facilities. A total of 80 priority pedestrian planning areas were examined, in which 49 sidewalk needs were identified.



In 2040, Cobb County will remain the most frequent work destination outside of the county (thicker bars indicate most frequent work destinations), representing 19% of inter-county work based trips.

Recommendations

The final recommendations provides a phased implementation plan for transportation improvements including roadway widenings, intersections, new roadway corridors, access management options, transit, bridges, freight, and bicycle and pedestrian facilities.

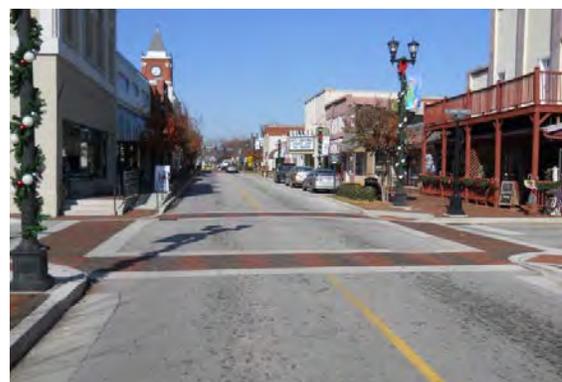
The phased implementation plan balanced the prioritized project list with the assumed available funding divided into funding tiers. Funding allocated by improvement type can be found in the table below. A map of the phased implementation plan can be found on the following page.

CTP Project Costs by Phase

Committed Projects (2015-2019)	
Committed TIP Improvements	\$165.8 M
Committed SPLOST Improvements	\$9.0 M
Total	\$174.8 M
Short-Range Projects (2015-2019)	
Intersection Improvements	\$11.8 M
Pedestrian Improvements	\$1.1 M
Transportation Feasibility Studies	\$300 K
Roadway Maintenance	\$874 K
Total	\$14.1 M
Mid-Range Projects (2020-2030)	
Intersection Improvements	\$65.4 M
Capacity Improvements	\$247.5 M
Pedestrian Improvements	\$7.0 M
Roadway Maintenance	\$5.2 M
Human Services Transit	\$39.9 M
Total	\$365.1 M
Long-Range Projects (2031-2040)	
Intersection Improvements	\$46.0 M
Capacity Improvements	\$285.6 M
Pedestrian Improvements	\$8.0 M
Human Services Transit	\$50.8 M
Roadway Maintenance	\$6.0 M
New Roadway Scoping/PE	\$13.6 M
Total	\$409.9 M

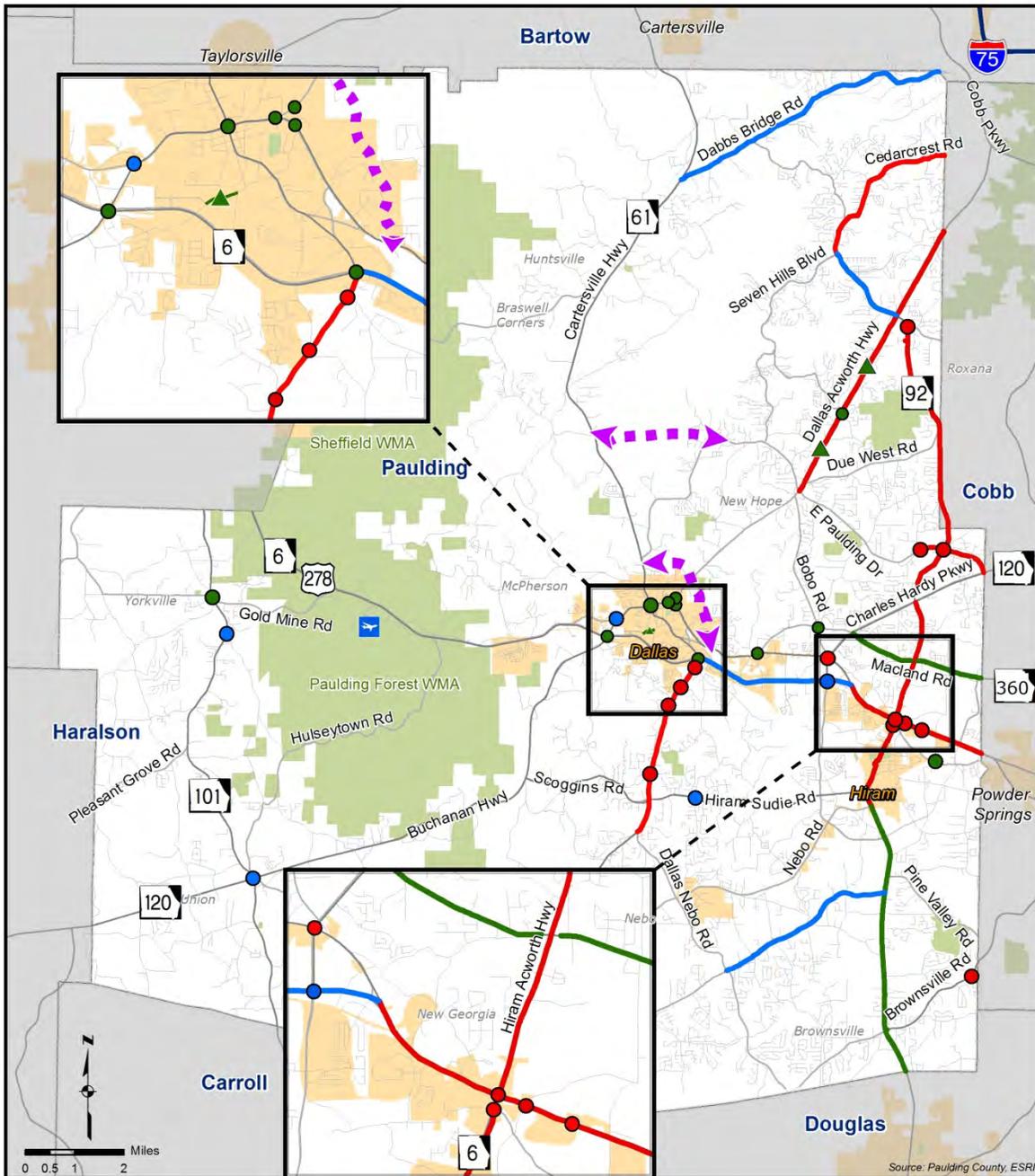


A detailed analysis of the Silver Comet Trail was conducted, which identified several locations suitable for trail spur connections. A trail spur linking Strickland Park in Hiram to the trail is a recommendation of this plan.



The downtown Dallas area currently features a robust sidewalk network. It is the recommendation of this plan to expand upon this network linking the Paulding County Government Center and Dallas City Park with new sidewalk connections along South Main Street, Lester Drive and Foster Avenue.

Phased Implementation Plan



		<p>Fiscally Constrained Implementation Plan</p> <p>Phase I (2015 - 2019) Phase II (2020 - 2030) Phase III (2031 - 2040)</p>	<ul style="list-style-type: none"> ● Phase I Intersection Improvement ● Phase II Intersection Improvement ● Phase III Intersection Improvement — Phase I Capacity Improvement — Phase II Capacity Improvement — Phase III Capacity Improvement ▲ Bridge Replacement ▲ Sidewalk Improvement & New Bridge 	<ul style="list-style-type: none"> ◀▶ Preliminary Engineering for Potential New Roadway Paulding Airport ■ Parks/WMA ■ City Boundary County Boundary Street Expressway
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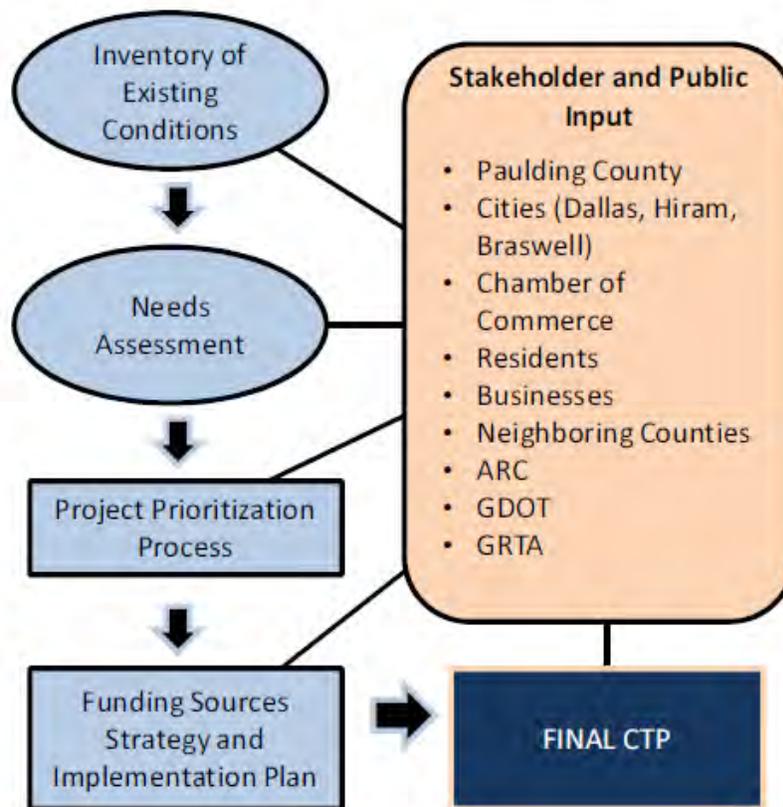


1.0 INTRODUCTION

The Paulding Comprehensive Transportation Plan (CTP) Update is a long-range plan with a planning horizon year of 2040. The initial CTP for unincorporated Paulding County and the Cities of Braswell, Dallas, and Hiram was completed in 2008. This CTP Update builds upon the foundation of the 2008 CTP and presents short-range, mid-range and long-range solutions for transportation improvements based on the level of need, available funding, and stakeholder and public input.

The workflow of the CTP Update is presented below in **Figure 1.0**. The CTP is a multi-step process beginning with an inventory of existing conditions, which helps identify transportation needs in the needs assessment phase. The process concludes with project prioritization, revenue forecasting and project phasing. Throughout the process, stakeholder and public input from a variety of sources have been incorporated, as detailed in **Figure 1.0**.

Figure 1.0: CTP Development Process



This *Final Report* is the culmination of a process initiated in August of 2013. It provides an overview of earlier project phases, including the existing conditions analysis and needs assessment. This consists of a summary of key findings from previous reports, including the *Inventory of Existing Conditions* and the *Assessment of Current and Future Needs*, which have led into the recommendations contained in this document. The *Final Report* was adopted by the Paulding County Board of Commissioners on April 14, 2015 and the City of Braswell on April, 15, 2015. The City of Hiram adopted the plan on April 7, 2015 and the City of Dallas approved the plan via consent agenda on March 30, 2015. Copies of the adoption resolutions and meeting minutes indicating consent have been included at the beginning of this document.

The main focus of this document is project prioritization, revenue forecasting, and the development of a fiscally constrained implementation plan of recommended projects. In addition to a recommended project list and phasing plan for roadway improvements, this report also includes the final recommendations for a variety of transportation need areas. This includes recommendations for transit service, travel demand management, bridge maintenance, access management corridors, freight transportation and bicycle and pedestrian facilities.

The Paulding CTP Update was made possible through financial assistance from the Atlanta Regional Commission (ARC). The ARC administers this program to encourage counties and their municipalities to develop joint comprehensive transportation plans. The ARC utilizes the final recommendations of these plans to help develop the project lists for the ARC's Transportation Improvement Plan (TIP) and Regional Transportation Plan (RTP). The recommendations of this plan will be instrumental in making sure that needs and priorities defined by Paulding County, its cities, residents, business community, and other local interests are reflected in regional and state plans.

2.0 PUBLIC AND STAKEHOLDER INPUT

Public and stakeholder input have been integral to identifying local priorities for transportation improvements. Input was gathered through public meetings, stakeholder and technical committee meetings and through prioritization surveys given to the public and committee members. The series of meetings about priorities and recommendations is described below. A summary of the entire outreach process supporting the CTP can be found in Appendix A. Summaries of each meeting mentioned whether public, stakeholder, or technical are included in Appendix A.

The first Technical Committee meeting was held on April 1, 2014 at the Paulding County Government Center. The meeting consisted of a presentation, questions and open forum, and next steps. Displays were located around the room with pertinent project information. Input was received on SR 92, US 278/SR 6, SR Bus 6, and SR 61.

The first Stakeholder Committee meeting was held on April 3, 2014 at the Paulding County Chamber of Commerce and the purpose was used to gather information from the steering committee on transportation needs. This meeting included a key pad voting exercise, a presentation, and a breakout session with table exercises. There were three breakout groups focusing on roadway needs, transit and travel demand management, and bicycle and pedestrian needs.

The first public meeting was held in Hiram on May 8, 2014 at the Events Place on SR 92. The purpose of the meeting was to get input on transportation needs based on the inventory of existing conditions and preliminary needs assessment. The meeting consisted of two components, a presentation of key findings from the Existing Conditions Report with a questions and answer period and a table exercise where attendees were asked to provide input on transportation needs based upon needs identified in the previous CTP. A key pad voting exercise was also conducted in which participants were polled on transportation preferences.

A joint Technical and Stakeholder Committee meeting was held on October 23, 2014. At this meeting, feedback was received from the committee members on project prioritization results and on reducing the number of proposed projects to a more fiscally feasible list. The results of the prioritization scoring were presented to the group for roadway capacity projects, intersection improvements, and new roadway connections. A post-meeting survey was distributed to committee members to provide additional information on project prioritization. A summary of the meeting and survey results are provided in Appendix A.

The second public meeting was held on August 14th, 2014 at the Dallas Civic Center. The focus of this meeting was to get public input on the prioritization of identified transportation needs. Each attendee was given a prioritization survey and was encouraged to participate in dot exercises in which they could vote on the most critical transportation projects within the county. Input stations were set up focusing on roadway capacity needs, new roadway

connections, multi-modal needs, and intersection needs. The prioritization survey was also made available on the project's website and at kiosk stations at local libraries. The public was informed of the public meeting, on-line survey, and library kiosks via a county-wide mailer. This mailer generated a high level of public engagement, interest, and survey responses.

Public and stakeholder input were used to help prioritize transportation improvements. A score for public and committee support was factored into the overall priority score for each transportation need area. This includes roadway capacity, intersection improvements, new roadway connections, transit and travel demand management, and bicycle and pedestrian facilities. The results of the public and stakeholder outreach highlighted several projects and areas of high priority. US 278/SR 6 from SR Business 6 to the Cobb County line was identified as a roadway that is a priority for improvement. For new location roadways, the West Dallas Bypass was favored. However, participants emphasized that investment in existing roadways was more of a priority than new location roadways. Key intersections that were prioritized for improvement were US 278/SR 6 at SR 92 and East Memorial Drive at SR Business 6. The addition of sidewalks was seen as a high priority and maintaining the available Paulding Transit service was also a priority.

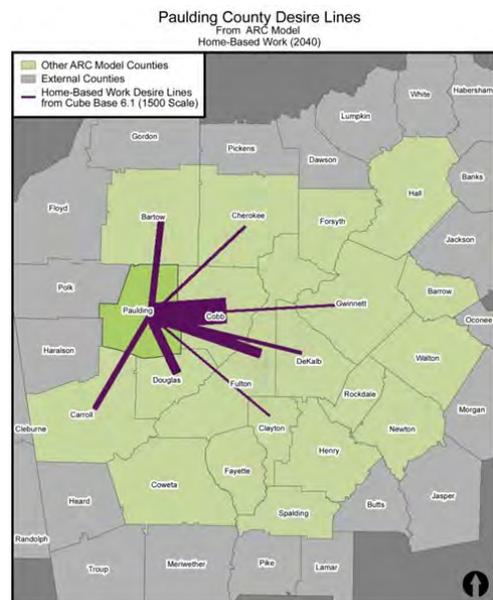
Throughout the planning process a series of public engagement activities were conducted outside of formal public meeting events. These activities include gathering input at community events that drew large crowds. This includes the opening of the WellStar Hospital on March 29th, 2014, the Touch a Truck Day event on April 26th, 2014, and a student engagement event at Chattahoochee Tech. In addition to receiving public input at these events there were other avenues pursued to receive public input. These include the project website and input kiosks at libraries through the county. To inform county residents of the planning process, upcoming public meeting and to solicit input a county-wide mailer was sent to every address within Paulding County. This mailer solicited a high degree of public input and survey responses.

3.0 INVENTORY OF EXISTING CONDITIONS

The first major component of the CTP planning process was an assessment of existing conditions in the county. This was used to update the data used in the previous CTP to account for any changes that may have occurred since 2008. A number of conditions were examined, including transportation, environmental, demographic, and land use characteristics. These factors have been examined in detail in the *Inventory of Existing Conditions Report* (Appendix B). This section presents a summary of key findings from this report that have had an impact on identifying transportation needs and developing potential transportation improvements. Relevant key findings are as follows:

- A comparison of 2015 and 2040 level of service (LOS) ratings from the regional travel demand model show a significant degradation of the transportation network, particularly within the eastern half of the county. This is particularly evident on SR 61 and other roads that provide a north-south connection to Douglas County, and on SR 120, SR 360 and other roads that provide an east-west connection with Cobb County. Roads that serve Dallas are projected to worsen in future years.

Level of service (LOS) is a quality measure describing operational conditions and congestions on a roadway in general terms. Letters designate each level, from A to F, with LOS A representing the best operating conditions and LOS F the worst.
- To further assess existing congestion levels and travel delay, an analysis of real-time traffic data, called NAVTEQ, was conducted. Both the AM and PM peak period results show similarly congested conditions on many of the same corridors as the regional model data. Results for the PM peak period, however, depict more widespread and continuous congestion along the same roadways.
- The existing and projected directional flow in the AM and PM peak hours demonstrated high east-west travel between Paulding and Cobb County, particularly along US 278/SR 6, SR 120, and SR 92.
- The 2015 commute times for Paulding County commuters are relatively long. This is a function of the typical Paulding commute taking place on surface streets rather than the interstate system. In 2040 commute times to major employment centers throughout the region will increase, with most PM peak hour commute times taking over two hours.



- Corridors with high numbers of crash hotspots include US 278/SR 6, SR Bus 6 (Merchants Drive), SR 120 (Charles Hardy Parkway), SR 92, and SR 61 (Villa Rica Highway). This coincides with a roadway segment analysis which identified many segments in the southeastern portion of the county that exhibit crash rates above the state average.
- The most prominent commercial retail corridor is the US 278/SR 6 corridor, through Hiram, from the Cobb County line to US 61. Commercial uses are also located in Dallas, along the SR 120 corridor, and at intersections throughout the county. Because of the number of access points associated with these uses, safety improvements may be considered along these corridors.
- Concentrations of minority, low-income, and elderly persons, along with zero-car households, are located in areas within the city of Dallas. The high concentrations of low-income, elderly, and zero-vehicle households in this area are used as an indicator of transit dependent populations. High concentrations of minority and low-income populations can be found in the Hiram area.
- While ridership of GRTA services has trended down over the past few years, there are some demographic characteristics within Paulding County that suggest that the Xpress service may grow in ridership once the economy rebounds. Throughout the county, there are concentrations of transit dependent residents that rely on public transportation options for access to work and other trips.
- Many of the recommended transportation projects identified in the previous CTP have been moved forward through the planning and construction process. This includes two bridge projects (Dallas Acworth Highway at Possum Creek and Dallas Acworth Highway and Picketts Mill Creek), which are currently being funded through SPLOST funding. Proposed new roadways have also been moved forward, including the extension of Bill Carruth Parkway and two new roadways within the Paulding County Business and Technology Park. Recommended capacity enhancements and roadway widenings have also been moved forward in the process. These improvements include SR 92 throughout Paulding County and SR 61 from Dallas Nebo Road to US 278/SR 6. Proposed pedestrian improvements in the previous CTP have also been advanced in the downtown Dallas area.

4.0 ASSESSMENT OF CURRENT AND FUTURE NEEDS

Following the inventory of existing conditions, the next phase identified transportation needs for intersection improvements, roadway capacity improvements, new roadway connections, transit and travel demand management options, bicycle and pedestrian improvements, access management, and bridges. A detailed review of these needs is provided in the *Assessment of Current and Future Needs Report* (Appendix C). A summary of the key findings in this report are detailed in this section.

4.1 Intersection Improvements

Operational needs were identified within the needs assessment and are presented below in **Table 4.0**. These were identified through a combination of stakeholder and public input, the previous CTP and existing conditions analysis. Existing conditions analysis focused on intersections with high congestion levels, freight traffic and crash rates.

Table 4.0: Universe of Intersection Operations Needs

No.	Intersection Name	Existing Conditions Analysis			2008 CTP	Stakeholder Commit-tee	Public Input
		Safety	Freight	Delay			
O-1	SR 120 (Charles Hardy Parkway) - SR Business 6 (Atlanta Highway)	X	X	X	X		
O-2	SR 92 - East Paulding Drive	X	X	X	X		
O-3	SR 120 (Buchanan Highway) – SR 101						
O-7	SR 61 (Villa Rica Highway) - Hart Road		X	X			
O-8	SR 61 (Villa Rica Highway) - Old Villa Rica Road		X	X	X		
O-9	SR 61 (Villa Rica Highway) - Vernoy Aiken Road	X	X	X			
O-10	SR 61 (Villa Rica Highway) - Winndale Road	X	X	X			
O-11	SR 120 Conn/Hiram Sudie Road - Davis Mill Road		X	X			
O-12	SR 92 (Hiram Acworth Highway) - Old Burnt Hickory Road		X	X			X
O-13	Burnt Hickory Road - Brownsville Extension/Stout Parkway			X	X		
O-14	Rosedale Drive - Metromont Road	X					
O-15	East Paulding Drive - Brooks Rackley Road			X			
O-16	US 278/SR 6 (Jimmy Lee Smith Parkway) - SR Business 6 (Atlanta Highway)	X	X	X		X	
O-17	US 278/SR 6 (Jimmy Lee Smith Parkway) - Bill Carruth Parkway	X	X	X	X		
O-20	US 278/SR 6 (Jimmy Campbell Parkway - SR 61 (Villa Rica Highway)	X		X			X
O-21	US 278/SR 6 (Jimmy Campbell Parkway) – SR 120 (Buchanan Highway)	X	X		X		
O-22	West Memorial Drive – SR Business 6 (Buchanan Street)	X	X		X		
O-23	SR 61 (Confederate Avenue) – SR Business 6 (West Memorial Drive)		X	X			
O-24	E. Memorial Drive- Legion Road	X	X	X	X		

No.	Intersection Name	Existing Conditions Analysis			2008 CTP	Stakeholder Committee	Public Input
		Safety	Freight	Delay			
O-25	West Memorial Drive - SR 6 Business (Buchanan Street)			X			
O-26	SR 61 (Confederate Avenue) - SR Business 6 (West Memorial Drive)	X	X	X	X		
O-27	US 278/SR 6 (Jimmy Lee Smith Parkway) – Hiram Pavilion S	X	X	X	X		
O-29	US 278/SR 6 (Jimmy Lee Smith Parkway) – Depot Drive	X	X	X			
O-30/31	SR Business 6 – Old Harris Road and/or Business SR 6 – Coach Bobby Dodd Road	X	X	X		X	
O-32	Macland Road – SR Business 6 (Merchants Drive)	X	X	X		X	
O-33/34	SR 101 – Gold Mine Road and/or SR 101 – Holly Springs Road	X	X		X		
O-35	SR 101 – Old Yorkville Road	X	X	X	X	X	X
O-36/37	SR 92 – Rosedale Drive and/or Hiram Crossing Shopping Center	X		X	X	X	X
O-38	SR 92 – US 278/SR 6 (Jimmy Lee Smith Parkway)						
O-39	SR 92 – Paulding Commons Shopping Center (Hobby Lobby)	X	X	X		X	X

Source: ARC, GDOT, Jacobs

4.2 Roadway Capacity Improvements

Based on the roadway segment analysis there are 27 segments in need of additional capacity in the county. **Table 4.1** on the following pages lists the roadways that have been identified for potential additional capacity. Of these 27, eight were identified as needing improvements by the 2008 CTP, the stakeholder committee, and/or the public and are currently operating at LOS E or F. These eight roadway segments are projected to operate at this level in 2030. These include:

- Dallas-Acworth Highway from SR 92 to East Paulding Drive
- Dallas-Acworth Highway/Memorial Drive from East Paulding Drive to SR Business 6
- US 278/SR 6 from SR Business 6 to Cobb County Line
- SR 101/113 from Carroll County Line to SR 120 (Buchanan Highway)
- SR 61 (Villa Rica Highway) from the Douglas County Line to Ridge Road
- SR 61 (Cartersville Highway) from SR Business 6 to Old Cartersville Road
- Hiram-Sudie Road from SR 61 to SR 92
- East Paulding Drive from SR 92 to SR 120

Table 4.1: Roadway Segments with Capacity Needs

Roadway	From	To	Improvement	Existing Conditions Analysis						2008 CTP	Stakeholder Comm.	Public Input
				PM Peak Hour VC Ratio/LOS			Roadway Volume					
				2015	2030	2040	2015	2030	2040			
SR 92*	Cobb County Line	Cedarcrest Road/D-A Hwy	Widen to 4 lanes	0.96/E	0.97/E	1.05/F	19,800	33,600	37,600	X	X	X
SR 92*	SR 120	US 278/SR Bus 6	Widen to 4 lanes	0.93/E	0.92/E	0.96/E	18,500	35,200	37,500	X	X	X
SR 92*	US 278/SR 6	Hiram-Sudie Road	Widen to 4 lanes	0.98/E	0.99/E	1.10/F	19,000	34,300	37,600	X	X	X
SR 92*	Hiram-Sudie Rd	Douglas County Line	Widen to 6 lanes	1.18/F	0.90/E	1.03/F	26,500	52,500	58,700	X	X	X
Dallas Acworth Hwy	SR 92	E. Paulding Drive	Widen to 4 lanes	0.94/E	1.10/F	1.22/F	14,000	20,400	22,800			X
Dallas Acworth Hwy/Memorial Dr	E. Paulding Drive	SR Bus 6	Widen to 4 lanes	1.11/F	1.24/F	1.31/F	12,200	25,700	28,600			X
SR Bus 6/Buchanan St	US 278 (W of Dallas)	Memorial Dr	Widen to 4 lanes	0.97/E	1.17/F	1.34/F	14,200	18,000	19,300			
SR 6/Merchants Dr./Atlanta Hwy.	Memorial Drive	US 278 (E of Dallas)	Widen to 4 lanes	0.97/E	1.46/F	1.72/F	16,100	22,000	25,600			
US 278/SR 6	SR 61	SR Bus 6	Widen to 6 lanes	0.83/D	1.12/F	1.25/F	39,400	52,800	60,700			
US 278/SR 6	SR Bus 6	Cobb County	Widen to 6 lanes	0.89/E	0.99/E	1.05/F	36,800	47,300	53,600	X		
SR 101/113	Carroll County Line	SR 120 (Buchanan Hwy)	Widen to 4 lanes	0.92/E	1.14/F	1.28/F	16,200	22,100	25,200		X	
SR 360 (Macland Rd)*	Cobb County Line	SR 92	Widen to 4 lanes	0.94/E	1.02/F	1.11/F	20,200	27,800	30,700		X	
SR 61 (Villa Rica Hwy)	Douglas County Line	Ridge Road	Widen to 4 lanes	0.89/E	1.08/F	1.16/F	18,400	21,500	23,200	X	X	
SR 61 (Villa Rica Hwy)*	Dallas Nebo Road	US 278/SR Bus 6	Widen to 4 lanes	0.93/E	0.88/E	1.03/F	16,000	24,300	28,800		X	
SR 61 (Cartersville Hwy)	SR Bus 6	Old Cartersville Rd	Widen to 4 lanes	0.92/E	1.08/F	1.15/F	12,800	17,700	17,900	X	X	



Roadway	From	To	Improvement	Existing Conditions Analysis						2008 CTP	Stakeholder Comm.	Public Input
				PM Peak Hour VC Ratio/LOS			Roadway Volume					
				2015	2030	2040	2015	2030	2040			
SR 61 (Cartersville Hwy)	Mt. Moriah Rd	Dabbs Bridge Rd	Widen to 4 lanes	0.83/D	0.99/E	1.09/F	5,000	20,700	26,400	X	X	X
SR 61 (Cartersville Hwy)	Dabbs Bridge Rd	Bartow County Line	Widen to 4 lanes	0.75/D	0.96/E	1.04/F	13,000	17,000	18,600	X	X	
Dabbs Bridge Road**	SR 61	Bartow County Line	Widen to 4 lanes	0.16/A	1.04/F	1.08/F	4,100	11,300	20,300	X	X	
Ridge Road	Dallas-Nebo Road	SR 92	Widen to 4 lanes	0.76/D	1.19/F	1.30/F	9,600	17,500	19,700	X	X	
Nebo Road	Dallas-Nebo Road	SR 92	Widen to 4 lanes	0.96/E	1.17/F	1.31/F	11,800	15,300	18,000			
Bakers Bridge Road	Ridge Road	Douglas County Line	Widen to 4 lanes	0.95/E	1.11/F	1.28/F	12,000	18,700	19,500			
Sweetwater Church Road	Douglas County Line	SR 92	Widen to 4 lanes	0.81/D	1.23/F	1.36/F	10,000	15,100	17,500			
Hiram-Sudie Road	SR 61	SR 92	Widen to 4 lanes	1.00/F	1.25/F	1.40/F	12,800	20,700	23,400		X	X
Cedarcrest Road**	Harmony Grove Church Rd	US 41	Widen to 4 lanes	0.42/B	0.68/C	0.75/D	11,300	14,900	16,300	X	X	
Cedarcrest Road**	SR 92	Oak Glen Drive	Widen to 4 lanes	0.51/C	0.70/D	0.44/B	14,500	20,000	24,000	X	X	
East Paulding Drive	West of Brooks Rackley Rd	SR 120	Widen to 4 lanes	0.90/E	1.04/F	1.17/F	10,400	14,800	16,500	X		
Bobo Road	Dallas-Acworth Hwy	SR 120	Widen to 4 lanes	0.97/E	1.09/F	1.27/F	7,500	18,100	21,200			

Source: ARC TDM, Jacobs, Paulding County.

*Previously programmed for improvements (2014-2019 TIP)

** Planned for long range improvements (Plan 2040 RTP)



4.3 New Roadway Connections

An assessment of travel patterns indicates that the most demand for new investment in vehicular transportation, including new roadway connections and additional capacity, will exist primarily in the eastern portion of Paulding County or projects that facilitate east-west movement. Current and projected population and employment densities support that need as they are projected to occur primarily within the eastern portion of the county.

The growing percentage of commutes taking place within Paulding County will increase the need for additional capacity on already heavily-travelled roads. As existing roadways become congested, drivers may be well served by additional roadway options that can meet their connectivity needs. The roads that connect the City of Dallas, SR Business 6 and Jimmy Campbell Parkway, experience conflicts between through movement and local trips. New roadway alternatives could help to separate through traffic from local traffic and address this latent mobility need.

Based on the anticipated travel demand and lack of efficient direct connections between origins and destinations, five new roadway connections were identified as potential needs. These are listed below in **Table 4.2**, which indicates the source of the identified need.

Table 4.2: New Roadway Connection Needs

Connection Name	From	To	2008 CTP	Stakeholder Committee	Public Input
West Dallas Bypass	SR 61	SR 6/US 278	X		X
East Dallas Bypass	SR 6/US 278	SR 61		X	
Hiram Parallel Reliever - South	SR 92	Metromont Road		X	X
Hiram Parallel Reliever - North	SR 92	Lake Road		X	
West Paulding Connector	TBD	SR 61	X		

Source: Jacobs, 2008 CTP

4.4 Transit and Travel Demand Management

Transit needs identified within the *Assessment of Current and Future Needs Report* were grouped in four distinct areas: new transit improvements, locations for new shuttle service, locations for new park and ride lots or vanpool loading, and the continuation of human services transit. The need for new service in these four areas was evaluated in terms of inclusion in the 2008 CTP, support for the improvement from the Stakeholder Committee, confirmation of the need in the existing conditions analysis, and input regarding the improvement from the general public. Transit and travel demand management needs are detailed in **Tables 4.3, 4.4, and 4.5** on the following page.



Table 4.3: New Transit or Shuttle Service Needs

New Service	2008 CTP	Stakeholder Committee	Existing Conditions Analysis		Public Input
			Demographics	Travel Trends	
Paulding Northwest Atlanta Airport		X			
Paulding County Government Center		X	X	X	
WellStar Paulding Hospital		X	X	X	
Chattahoochee Technical Institute			X	X	X
Dallas Circulator	X		X		
Hiram Circulator	X		X		
Fixed Route Bus from Paulding Northwest Atlanta Airport to Dallas/Hiram along US 278/SR 6	X		X		
Arterial BRT/HOV - SR 120 Charles Hardy Pkwy	X		X	X	
Arterial BRT/ HOV/ or Truck Preferred Lanes US 278/SR 6	X		X	X	
Arterial BRT/HOV - SR 92/Dallas-Acworth Hwy	X				
Extend GRTA via SR 6 to Dallas	X		X	X	
New GRTA Service to Marietta (CCT Hub) via SR 120			X	X	
New GRTA Service to Cumberland via SR 360			X	X	

Source: Jacobs, 2008 CTP

Table 4.4: New Park and Ride Lot Needs

New Park and Ride Lots	2008 CTP	Stakeholder Committee	Existing Conditions Analysis		Public Input
			Demographics	Travel Trends	
Paulding Northwest Atlanta Airport		X			
Crossroads Community Center		X	X	X	X
US 278 and Seaboard Drive		X	X	X	
US 278 and SR 120 (Charles Hardy Parkway)		X	X		

Source: Jacobs, 2008 CTP

Table 4.5: Vanpool Needs

Vanpool Needs	2008 CTP	Stakeholder Committee	Existing Conditions Analysis		Public Input
			Demographics	Travel Trends	
Crossroads Community Center		X	X	X	
SR 120 and US 278		X	X	X	X
Development of Paulding County Vanpool Program	X		X	X	X
Development of Cobb-Paulding County Vanpool Location	X				
New Georgia Community		X			

Source: Jacobs, 2008 CTP

The needs assessment identified the need for access management treatments on eight priority corridors within the county. These are detailed on the following page in **Table 4.6**. The majority of these were identified in the previous plan and have been confirmed to be in need of access management through an analysis of existing conditions, that examined safety,

congestion and development characteristics. Recommendations for these corridors are provided in **Section 10** of this report.

Table 4.6: Access Management Corridors

Roadway	From	To	Previous Plan	Existing Conditions Analysis		
				Crash	Delay	Land Use
SR 120 (Charles Hardy Pkwy)	Cobb County Line	US 278/SR 6	X	X	X	X
SR 360 (Macland Road)	Cobb County Line	SR 120 (Charles Hardy Pkwy)	X	X	X	X
SR 92	Douglas County Line	Cobb County Line	--	X	X	X
Bill Carruth Pkwy	US 278/SR 6 (Jimmy Lee Smith Parkway)	SR 92	X	X	X	X
Bill Carruth Pkwy	SR 92	US 278/SR (Wendy Bagwell Parkway)	--	--	--	X
Rosedale Drive	SR 92	US 278/SR 6	X	X	--	X
US 278/SR 6	Cobb County Line	SR 120	X	X	X	X
SR Bus 6	US 278/SR 6 (East of Dallas)	US 278/SR 6 (West of Dallas)	X	X	X	X

Source: Jacobs, 2008 CTP

4.5 Pedestrian Facilities, Bicycle Facilities and Multi-Use Trails

Needs were identified for bicycle and pedestrian facilities including sidewalk segments, multi-use trails, pedestrian crossings, trailheads, bicycle lanes, and extended bicycle shoulders. A detailed sidewalk analysis focused on one-quarter-mile radii around major pedestrian destinations, such as park entrances, commercial centers, schools, colleges, libraries, Silver Comet Trail access points and the GRTA park and ride lot (one-quarter mile is considered a comfortable walking distance). A detailed Silver Comet Trail analysis identified the need for new access points along the Silver Comet Trail. Bicycle needs were identified through stakeholder and public input. Some of these needs occur on designated northwest Georgia bicycle corridors, including Routes 125 and 145, which are mapped in the *Inventory of Existing Conditions Report*. Bicycle routes were evaluated per the Northwest Georgia Regional Commission.¹ Bicycle and pedestrian needs are detailed in the **Tables 4.7, 4.8, 4.9 and 4.10** below. Sidewalk segment needs are displayed in **Figure 4.0** following the tables.

Table 4.7: Sidewalk Segment Needs

Map Key	Sidewalk Segment	From	To	Source of Needs Identification		
				Pedestrian Analysis	Stakeholder Committee	Public Input
1	Bakers Bridge Road	Ridge Road	Charity Drive	X		X

¹. <http://acarroll-gis.org/bikeWalkAlpha/bikeWalkX2.html>

Map Key	Sidewalk Segment	From	To	Source of Needs Identification		
				Pedestrian Analysis	Stakeholder Committee	Public Input
2	Brownsville Road	SR 92	Sweetwater Pass	X		
3	Cedarcrest Road	Floyd Shelton Elementary	The Shoppes at Cedarcrest Commons	X		
4	Cedarcrest Road	Harmony Grove Church Road	Arthur Hills Drive			X
5	Cedarcrest Road	Cobb County Line	Highcrest Drive			X
6	Center Street	Seaboard Avenue	SR 92	X		
7	Clonts Road	Wiley Drive	Hal Hutchens Elementary	X		
8	Colbert Road	Abney Elementary	Legacy Pointe Drive	X		
9	Cowboy Path	East Paulding Home Park	Forest Hills Drive	X		
10	Crossroads Church Road	Winterville Drive	Yorkville Park	X		
11	Depot Drive	Rosedale Drive	US 278/SR 6			X
12	Due West Road	Dallas-Acworth Highway	Autumn Creek Drive	X		
13	East Foster Avenue	Dallas City Park	Hardee Street	X	X	
14	East Paulding Drive	Lost Meadows Drive	Hope Drive	X	X	
15	East Paulding Drive	Dallas Acworth Highway	Mt. Tabor Park	X	X	
16	Graves Road	Graves Road Spur	Graves Road			X
17	Hiram-Sudie Road	SR 61	Southern Oaks Drive	X		
18	Holly Springs Road	Woodwind Drive	Highway 101		X	X
19	Lester Drive	Dallas City Park	SR 6	X	X	
20	Macland Road	SR 92	SR 120 (Charles Hardy Pkwy)		X	
21	Mein Mitchell Road	Ridge Road	Country Village Drive	X		
22	Metromont Road	US 278/SR 6	Rosedale Drive		X	X
23	Mulberry Rock Road	Doke Cochran Road	SR 61		X	
24	Mustang Drive	Heritage Way	Donbie Drive	X		
25	Nebo Road	Nebo Elementary School	Pine Shadows Drive	X		
26	Nebo Road	Dallas-Nebo Road	Swan Drive	X		
27	Oak Street	SR 92	Seaboard Avenue	X		
28	Old Villa Rica Road	SR 61	Ivy Trace Lane	X	X	
29	Old Villa Rica Road	SR 61	Station Drive	X	X	

Map Key	Sidewalk Segment	From	To	Source of Needs Identification		
				Pedestrian Analysis	Stakeholder Committee	Public Input
30	Pine Shadows Drive	Nebo Road	Smith Ferguson Road	X		
31	Pine Valley Road	Taylor Farm Park – West	Northview Lane	X		X
32	Pine Valley Road	Taylor Farm Park – East	Winter Park Lane	X		
33	Ridge Road	Dallas-Nebo Road	Austin Bridge Road	X		X
34	Ridge Road	Hughes Road	Ridge Run Drive	X		X
35	Ridge Road	Hughes Road	Farm Street	X		X
36	Scoggins Road	SR 61	Sugar Mill Drive	X		
37	South Main Street	Constitution Boulevard	Seaboard Drive	X		
38	SR 101	Crossroads Church Rd	Runnell Road	X		
39	SR 61	Oscar Way	Kirk Drive		X	
40	SR 92	Hardy Circle	East Paulding Middle School	X		
41	SR 92	Old Burnt Hickory Road	Royal Sunset Drive	X		
42	US 278/SR 6	Depot Drive	Cleburne Parkway	X		
43	Wayside Lane/Clear Creek Drive	US 278/SR 6	Poole Elementary School	X		
44	West Memorial Drive	Bagby Path	Paulding Memorial Hospital		X	
45	Williams Lake Road	JA Dobbins Middle	Four Oaks Drive	X	X	X

Source: Jacobs

Table 4.8: Potential Trailheads on the Silver Comet Trail

Location	Source of Needs Identification		
	Silver Comet Analysis	Stakeholder Committee	Public Input
Isley Stamper Road	X		
Bill Carruth Parkway (East Loop)	X		
Metromont Road	X		X
Thompson Road/Coppermine Road	X		
Bill Carruth Parkway (West Loop)	X		

Source: Jacobs

Table 4.9: Multi-Use Trail Needs

New Trail	Location	Source of Needs Identification		
		Silver Comet Trail Analysis	Stakeholder Committee	Public Input
North of Hulseytown Road	Between Paulding Northwest Atlanta Airport and Hulseytown Road		X	
Near Peg Cole Bridge Road	Between Georgian Parkway and Peg Cole Bridge Trail		X	
Strickland Park Connection	Between Weddington Rd and Strickland Park	X		

New Trail	Location	Source of Needs Identification		
		Silver Comet Trail Analysis	Stakeholder Committee	Public Input
South Main and US 278 (Dallas)	Between Government Center and Seaboard Trailhead	X		

Source: Jacobs

Table 4.10: Bicycle Lane and Extended Shoulder Needs

Pedestrian Crossing	Location	Source of Needs Identification	
		Stakeholder Committee	Public Input
Mulberry Rock Road	Near SR 61	X	
Ridge Road	Between Bakers Bridge Road and SR 61	X	X
SR 61 (Cartersville Hwy)	Between Mt. Moriah Road and Dabbs Bridge Rd		X
Cedarcrest Road	Between Harmony Grove Church Rd and Seven Hills Blvd		X
SR 61	Between Ridge Road and Georgian Parkway	X	

Source: Jacobs

4.6 Bridges

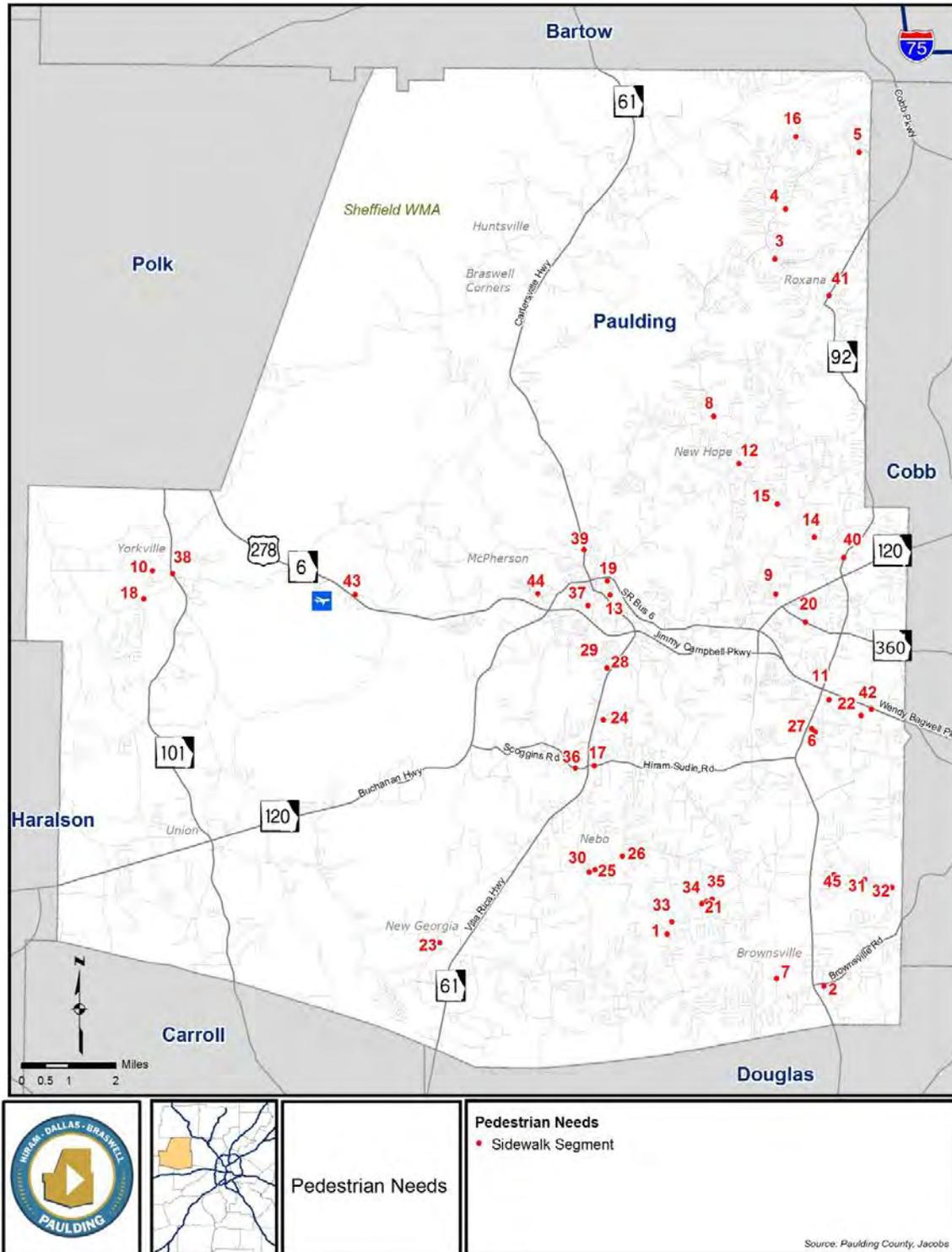
To identify bridge needs, this study coordinated with the GDOT Office of Bridges and Structures and Paulding County staff to identify bridges in need of replacement, rehabilitation, or maintenance. The analysis of bridge data identified eight bridges as being in need of replacement or rehabilitation. These are detailed below in **Table 4.11** below.

Table 4.11: Bridges with Replacement and Maintenance/Rehabilitation Needs

Structure ID	Facility Carried	Feature Intersected	Sufficiency Rating	Bridge Needs
223-5012-0	Willow Springs Road	Silver Comet Trail	15.88	Replacement completed 12-9-14
223-5040-0	Morningside Drive	Lick Log Creek	49.01	Replacement
223-0026-0	Dallas Acworth Highway	Picketts Mill Creek	49.95	Set to begin CST in 2016
223-5029-0	Pine Valley Road	Sweetwater Creek	56.28	Replacement/Maintenance/ Rehabilitation
223-0025-0	Dallas Acworth Highway	Possum Creek	57.42	Set to begin CST in 2016
223-5045-0	Due West Road	Picketts Mill Creek	60.64	Maintenance/Rehabilitation
223-5064-0	Carrington Lake/ Oberlochen Way	Sweetwater Creek Tributary	61.50	Maintenance/Rehabilitation performed in 2009, to be monitored for future needs
223-5011-0	Mt. Olivet Road	Pumpkinvine Creek	64.81	Replacement/Maintenance/ Rehabilitation

Source: GDOT, Paulding County

Figure 4.0 Pedestrian Needs



5.0 PROJECT COST ESTIMATING

To assist with project prioritization and development, phased project implementation plan planning-level cost estimates were developed for potential projects. Detailed cost estimates for each proposed transportation improvement can be found in Appendix D. The Atlanta Regional Commission's (ARC) Planning Level Cost Estimation Tool was used to develop these cost estimates. As explained in its user manual, the ARC tool uses the following ten, "standard and customary" elements to ascertain planning-level, long-range cost estimates:

- Freeway widening
- Managed lanes (HOV, HOT, TOT)
- General purpose roadway capacity
- Interchanges and grade separations
- Intersection improvements
- Bridges
- Non-motorized elements (sidewalks, trails, bike lanes)
- Walls (sound barrier, retaining)
- Intelligent Transportation Systems (ITS)
- Right-of-Way (ROW) acquisition

The ARC tool bases its costs in similar projects that have gone to let. Additional costs or cost savings may be determined during later phases of project development. For the purposes of project phasing project costs have been estimated for the beginning year of each implementation phase (2015, 2020, 2031).

6.0 PROJECT PRIORITIZATION

With limited funding available to address transportation needs, proposed improvements were prioritized to identify the most pressing transportation needs in the county. A detailed prioritization analysis was conducted that examined many key factors. These factors included a wide range of quantitative and qualitative measures. This section provides an overview of the prioritization measures, scoring, and weighting, and is organized by improvement type. This section includes a description of the overall scoring results. The complete prioritization scoring for each proposed improvement has been included in Appendix E. These rankings were used to assist with developing the fiscally constrained project list and phasing plan.

6.1 Intersection Improvements

A number of factors have been examined to prioritize proposed operational improvements. Quantitative measures included existing intersection delay (2014) and projected delay (2024) if no improvements were made (no-build). Traffic volumes were examined and priority was assigned to major corridors with high traffic volumes in 2015 and 2030. Public and stakeholder support was also factored into the analysis through the tallying of votes received at public and stakeholder meetings.

Qualitative measures included intersection safety and an assessment of surrounding land uses. To assess safety, a spatial analysis of crash hotspots was conducted to classify intersections with a high, medium, and low crash rate. Land use factors included intersections serving high growth areas, employment areas, and those found along major commuter routes.

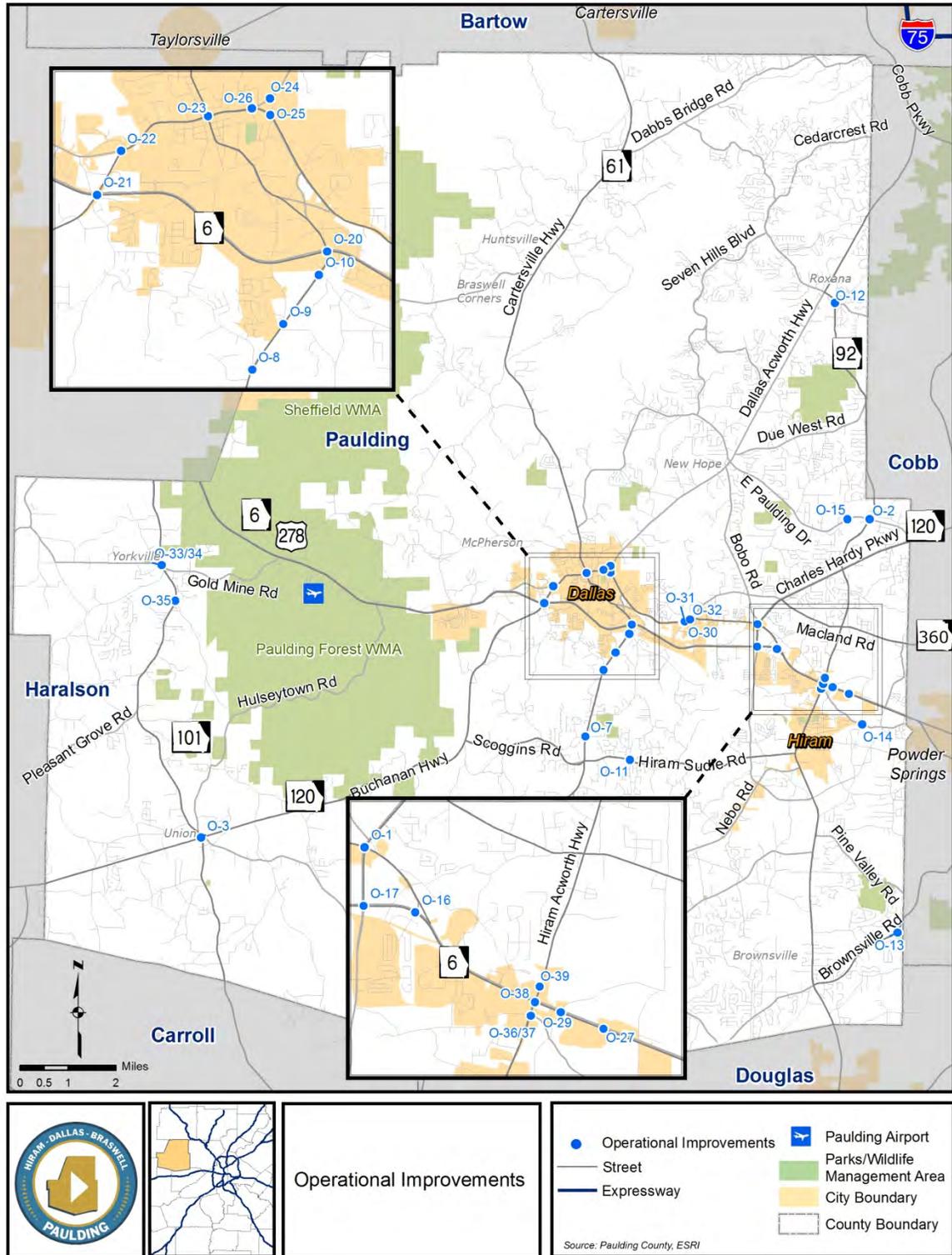
Each factor, regardless of being quantitative or qualitative, was assigned a numeric value and was weighted against others based upon an assessment of relative importance. Intersection safety, delay and composite land use characteristics were weighted equally and most heavily. Overall traffic volumes and public/stakeholder support were also weighted heavily, although to a slightly lesser extent than the previously mentioned factors. The results of the prioritization analysis are presented on the following page in **Table 6.0**. The table is organized by highest priority ranking to lowest based upon the overall priority score. These intersections are displayed geographically in **Figure 6.0** following the table.

Table 6.0: Intersection Improvement Prioritization Results

Priority Ranking	Project ID	Intersection Location	Overall Priority Score
1	O-38	SR 92 (Hiram Acworth Highway) at US 278/SR 6 (Jimmy Campbell Parkway)	29
2	O-1	SR 120 (Charles Hardy Parkway) at SR Business 6 (Atlanta Highway)	28
2	O-20	US 278/SR 6 (Jimmy Campbell Parkway) at SR 61 (Villa Rica Highway)	28
3	O-17	US 278/SR 6 (Jimmy Campbell Parkway) at Bill Carruth Parkway/SR 120	27
4	O-36	SR 92 (Hiram Acworth Highway) at Rosedale Drive	26
5	O-37	SR 92 (Hiram Acworth Highway) at Hiram Crossing Shopping Center	25
5	O-39	SR 92 (Hiram Acworth Highway) at Paulding Commons Shopping Center	25
5	O-29	US 278/SR 6 (Jimmy Campbell Parkway) at Depot Drive	25
6	O-32	Macland Road at SR Business 6	23
6	O-2	SR 92 (Hiram Acworth Highway) at E. Paulding Drive	23
7	O-27	US 278/SR 6 (Jimmy Campbell Parkway) at Hiram Pavilion S	22
7	O-16	US 278/SR 6 (Jimmy Lee Smith Parkway) at SR Business 6 (Atlanta Highway)	22
9	O-23	SR 61 (Confederate Avenue) at SR Business 6 (West Memorial Drive)	20
10	O-25	SR Business 6 (Merchants Drive) at Legion Road	18
10	O-31	SR Business 6 at Coach Bobby Dodd Road	18
11	O-21	US 278/SR 6 (Jimmy Campbell Parkway) at SR 120 (Buchanan Highway)	17
11	O-30	SR Business 6 at Old Harris Road	17
12	O-12	SR 92 (Hiram Acworth Highway) at Old Burnt Hickory Road	16
13	O-26	East Memorial Drive at SR Business 6 (Merchants Drive)	15
14	O-7	SR 61 (Villa Rica Highway) at Hart Road	14
15	O-34	SR 101 at Holly Springs Road	13
15	O-14	Rosedale Drive at Metromont Road	13
15	O-10	SR 61 (Villa Rica Highway) at Winndale Road	13
15	O-8	SR 61 (Villa Rica Highway) at Old Villa Rica Road	13
15	O-24	East Memorial Drive at Legion Road	13
16	O-13	Burnt Hickory Road at Brownsville Extension/Stout Parkway	11
17	O-15	East Paulding Drive at Brooks Rackley Road	10
18	O-9	SR 61 (Villa Rica Highway) at Vernoy Aiken Road	9
18	O-33	SR 101 at Gold Mine Road	9
19	O-3	SR 120 (Buchanan Highway) at SR 101	8
19	O-11	SR 120 (Hiram Sudie Road) at Davis Mill Road	8
19	O-22	West Memorial Drive at SR Business 6 (Buchanan Street)	8
22	O-35	SR 101 at Old Yorkville Road	3

Source: Jacobs

Figure 6.0: Intersection Improvements



6.2 Roadway Capacity Improvements

The roadway capacity projects, similar to the operational improvements, were also prioritized by both quantitative and qualitative measures. The quantitative measures consisted of congestion and delay, traffic volumes, and public comment/support. The congestion and delay measures were based on 2015 and 2030 levels of service (LOS) and 2030 and 2040 volume to capacity (V/C) ratios. Each LOS measure was attributed a score that was based on a 0 – 5 ranking (with 5 being worst/F) for the 2015 LOS and a 0 – 3 (with 3 being worst/F) ranking for the 2030 LOS. The roadway capacity projects were also measured by their 2030 V/C ratios that were based on a 1-3 score (with 3 being the most congested) and their 2040 V/C ratios that were based on a 0 – 2 score (with 2 being the most congested). Using the average score from these four criteria, a total congestion score was created to effectively rank the roadway capacity projects from a high of 13 to a low of 1. The traffic volumes were from 2015 (existing) and 2030 (projected) for both major corridors as well as for freight (truck) traffic and ranked based on possible score of 1 – 5 (for 2015 volumes) and 0 – 2 (for 2030 volumes). By adding the scores from both years for each project, a total score was calculated. The public and committee support was strictly based on combining total votes from an advisory committee meeting with total votes from a general public meeting for each of the projects to develop a total combined score.

Evaluation measures that were qualitative in nature consisted of land use, safety, and constructability factors. The land use factor was based on whether or not the project served high growth areas, was located along a major commuter route or served a Paulding County employment center. The safety factor was based on a spatial analysis to determine if the projects were located in a high accident location (crash hot spot) with a high, medium, and low crash rate. Finally, the constructability factor was simply based on whether there were any environmental constraints in the vicinity of the proposed improvements.

Despite being a quantitative or qualitative factor, each factor was weighted against others based on relative importance. Similar to the operational improvements, the safety, congestion (delay), and land use characteristics were weighted equally and most heavily. The traffic volumes and public/committee support were also weighted heavily, although to a slightly lesser extent than the previously mentioned factors. The results of the prioritization analysis are presented on the following page in **Table 6.1**. It is important to note that roadways already programmed for widening (i.e. SR 92 and SR 61) have been excluded from this analysis since it is assumed they will be widened in the near future and the need for such widening is well established and documented.

Table 6.1: Roadway Capacity Improvement Prioritization Results

Priority Ranking	Project ID	Project Location	Overall Priority Score
1	RC-6	US 278/SR 6 from SR Business 6 to Cobb County Line	37
2	RC-5	US 278/SR 6 from SR 61 to SR Business 6	36
3	RC-3	SR Bus 6 from US 278/SR 6 (West of Dallas) to Memorial Drive	33
4	RC-2	Dallas-Acworth Hwy/Memorial Drive from East Paulding Drive to SR Bus 6	32
5	RC-1	Dallas-Acworth Highway from SR 92 to East Paulding Drive	31
6	RC-4	SR Bus 6 from Memorial Drive to US 278/SR 6 (East of Dallas)	30
7	RC-9	SR 61 (Villa Rica Highway) from Hiram-Sudie Road to US 278/SR 6	28
8	RC-10	SR 61 (Cartersville Highway) from SR Business 6 to Old Cartersville Road	26
9	RC-8	SR 61 (Villa Rica Highway) from Douglas County Line to Ridge Road	25
10	RC-14	Ridge Road from Dallas Nebo Road to SR 92	24
11	RC-15	Nebo Road from Dallas Nebo Road to SR 92	21
12	RC-18	Hiram-Sudie Road from SR 61 (Villa Rica Highway) to SR 92	20
13	RC-12	SR 61 (Cartersville Highway) from Dabbs Bridge Road to Bartow County Line	18
14	RC-16	Bakers Bridge Road from Douglas County Line to Ridge Road	16
15	RC-22	Bobo Road from Dallas Acworth Highway to SR 120 (Charles Hardy Parkway)	15
16	RC-20	Cedarcrest Road from SR 92 to Seven Hills Boulevard	14
16	RC-17	Sweetwater Church Road from Douglas County Line to SR 92	14
17	RC-21	East Paulding Drive from SR 92 to SR 120 (Charles Hardy Parkway)	12
17	RC-19	Cedarcrest Road from Seven Hills Boulevard to Cobb County Line	12
18	RC-13	Dabbs Bridge Road from SR 61 (Cartersville Highway) to Bartow County Line	11
21	RC-11	SR 61 (Cartersville Highway) from Mt. Moriah Road to Dabbs Bridge Road	6
22	RC-7	SR 101/113 from Carroll County Line to SR 120 (Buchanan Highway)	6

Source: Jacobs

6.3 New Roadways

Unlike those used in prioritizing operational improvements and roadway capacity projects, the prioritization factors for the new roadway projects are all qualitative in nature. The same factors: congestion delay, land use, safety, traffic volumes (2015 & 2030), public comment, and constructability are all used in this process for new roadways. For this analysis, however, the performance of each proposed new roadway within each category was measured qualitatively, based on its projected performance relative to other proposed projects. For example, the LOS and V/C features were based on a threshold of low, medium, and high as were the assessments for the land use factor. Also, the crash data for the safety factor along with the 2015 and 2030 traffic volumes for cars and freight vehicles were assessed based on a spatial analysis of crash locations (hot spots) on a low, medium, or high threshold on existing parallel or adjacent facilities. Next, the public comment factor was, as for other project types, based on the amount of votes received from meeting attendees that were then broken down into three categories of low, medium, and high. Finally, the constructability factor was based on whether or not a proposed new roadway was located in an area with any environmental constraints. All evaluation factors were weighted equally in this analysis. The results of the prioritization analysis are presented on the next page in **Table 6.2**.



Table 6.2: New Roadways Improvement Prioritization Results

Priority Ranking	Project ID	Project Location	Overall Priority Score
1	NC-3	Hiram Parallel Reliever - South of US 278/SR 6 from SR 92 to Bill Carruth Parkway	26
1	NC-4	Hiram Parallel Reliever - North of US 278/SR 6 from SR 92 to Lake Road	26
2	NC-1	West Dallas Bypass from SR 61 (Cartersville Highway) to US 278/SR 6	23
3	NC-2	East Dallas Bypass from SR Business 6 to SR 61 (Cartersville Highway)	22
4	NC-5	West Paulding Connector	9

Source: Jacobs

6.4 Transit and Travel Demand Management

The transit and travel demand management element is composed of three factors, multimodal travel, land use, and public comment, which are prioritized using qualitative measures. The multimodal travel factor consists of elements from the 2010 Census, zero car households, low-income, elderly density, population density, and employment density, along with another qualitative element of whether or not a proposed project promotes bicycle and/or pedestrian travel. The five census elements are weighted on a low, medium, or high scale, while the promotion of bicycle and/or pedestrian travel is ranked from 1 to 2, based on whether a proposed project provides local service or commuter service. The land use factor is prioritized based on whether a proposed project serves a high-growth area (low, medium, or high growth) or is located along a major commuter route (yes or no). The public comment factor is based on two elements: one is voting by the advisory committee on proposed projects and the other is a three-question survey of the general public to gauge interest in expanding transit services. Each of the new transit and travel demand management project factors was weighted equally against each other. The results of the prioritization analysis are presented below in **Table 6.3**.

Table 6.3: Transit and Travel Demand Management Improvements Prioritization Results

Priority Ranking	Project ID	Project Location	Overall Priority Score
1	T-2	Transit Service to Paulding County Government Center	25
2	T-5	Dallas Circulator Shuttle	25
3	T-11	Extend GRTA via SR 6 to Dallas	25
4	T-3	Transit Service to Wellstar Paulding Hospital	24
5	T-4	Transit Chattahoochee Technical College	23
6	T-7	Fixed Route Bus from Silver Comet Field to Dallas/Hiram along US 278/SR 6	22
7	T-9	Arterial BRT/ HOV along US 278/SR 6	22
8	T-8	Arterial BRT /HOV along SR 120 (Charles Hardy Parkway)	18
9	T-6	Hiram Circulator Shuttle	14
10	T-13	New GRTA Service to Cumberland via SR 360	13
11	T-1	Silver Comet Field Shuttle	12
12	T-10	Arterial BRT/HOV along SR 92/Dallas-Acworth Highway	12
13	T-12	New GRTA Service to Marietta (CCT Hub) via SR 120	12

Source: Jacobs

6.5 Pedestrian Facilities, Bicycle Facilities, and Multi-Use Trails

The pedestrian facilities element is composed of five factors, multimodal travel, land use, safety, major transportation corridors, and public comment, which are prioritized using qualitative measures. Similar to the transit and travel demand management projects, the multimodal travel factor for pedestrian facilities consists of the following features from the 2010 census: zero car households, low income, population density, and employment density along with another qualitative element of whether or not a proposed facility promotes transit ridership by connecting to existing transit. The four demographic factors are ranked on a low, medium, or high scale, while the promotion of transit ridership is ranked from 0-1. The land use factor is prioritized based on whether a proposed project serves a high growth area (low, medium, or high) or if it provides connectivity to the Silver Comet Trail (yes or no). The safety factor is based on a spatial analysis to determine if a proposed facility is located along a route with significant pedestrian accidents. The final two factors, still qualitative, are based on the functional classification of the roadway along with public input. As in the case of the other proposed improvements, the public and committee support is ranked by combining the advisory committee votes with those of the general public. The evaluation measures used to prioritize pedestrian facilities were weighted equally against each other. The results of the prioritization analysis are presented below in **Table 6.4**.

Table 6.4: Pedestrian Facilities Prioritization Results

Priority Ranking	Project ID	Project Location	Overall Priority Score
1	BP-40	SR 61 from Oscar Way to Kirk Drive	23
2	BP-47	SR Bus 6/Old Harris Road from Merchants Drive to Commerce Drive	22
3	BP-45	West Memorial Drive from Bagby Path to Paulding Memorial Hospital	21
4	BP-11	Depot Drive from US 278/SR 6 (Jimmy Smith Parkway) to Rosedale Drive	20
4	BP-43	US 278/SR 6 from Depot Drive to Cleburne Parkway	20
5	BP-38	South Main Street from Constitution Boulevard to Seaboard Drive	19
6	BP-22	Metromont Road from US 278/SR 6 to Rosedale Drive	18
7	BP-24	Mustang Drive from Heritage Way to Donbie Drive	17
8	BP-13	East Foster Avenue from Dallas City Park to Hardee Street	16
8	BP-14	East Paulding Drive from Lost Meadows Drive to Hope Drive	16
8	BP-15	East Paulding Drive from Dallas Acworth Highway to Mt. Tabor Park	16
8	BP-28	Old Villa Rica Road from SR 61 to Ivy Trace Lane	16
9	BP-19	Lester Drive from Dallas City Park to SR Bus 6	15
9	BP-20	Macland Road from SR 92 to SR 120 (Charles Hardy Parkway)	15
9	BP-29	Old Villa Rica Road from SR 61 to Station Drive	15
9	BP-41	SR 92 from Hardy Circle to East Paulding Middle School	15
10	BP-2	Brownsville Road from SR 92 to Sweetwater Pass	14
10	BP-5	Cedarcrest Road from Cobb County Line to Highcrest Drive	14
10	BP-6	Center Street from Seaboard Avenue to SR 92	14
10	BP-16	Graves Road from Graves Road Spur to Graves Road	14
10	BP-17	Hiram-Sudie Road from SR 61 to Southern Oaks Drive	14
10	BP-42	SR 92 from Cedarcrest Road to Royal Sunset Drive	14
10	BP-46	Williams Lake Road from JA Dobbins Middle School to Four Oaks Drive	14
11	BP-9	Cowboy Path from East Paulding Home Park to Forest Hills Drive	13

Priority Ranking	Project ID	Project Location	Overall Priority Score
11	BP-27	Oak Street from SR 92 to Seaboard Avenue	13
11	BP-31	Pine Valley Road from Taylor Farm Park - West to Northview Lane	13
11	BP-37	Seaboard Avenue from Towne Park Drive to Powder Springs Street	13
12	BP-4	Cedarcrest Road from Harmony Grove Church Road to Arthur Hills Drive	12
12	BP-12	Due West Road from Dallas Acworth Highway to Autumn Creek	12
12	BP-26	Nebo Road from Dallas-Nebo Road to Swan Drive	12
12	BP-32	Pine Valley Road from Taylor Farm Park - West to Winter Park Lane	12
12	BP-33	Ridge Road from Dallas-Nebo Road to Austin Bridge Road	12
12	BP-34	Ridge Road from Hughes Road to Ridge Run Drive	12
12	BP-35	Ridge Road from Hughes Road to Farm Street	12
13	BP-1	Bakers Bridge Road from Ridge Road to Charity Drive	11
13	BP-3	Cedarcrest Road at Floyd Shelton Elementary	11
13	BP-7	Clonts Road from Wiley Drive to Hal Hutchins Elementary	11
13	BP-21	Mein Mitchell Road from Ridge Road to Country Village Drive	11
14	BP-23	Mulberry Rock Road from Doke Cochran Road to SR 61	10
14	BP-25	Nebo Road from Nebo Elementary School to Pine Shadows Road	10
14	BP-36	Scoggins Road from SR 61 to Sugar Mill Drive	10
15	BP-30	Pine Shadows Drive from Nebo Road to Smith Ferguson Road	9
16	BP-8	Colbert Road from Abney Elementary to Legacy Point Drive	8
16	BP-18	Holly Springs Road from Woodwind Drive to Highway 101	8
16	BP-48	Pedestrian Crossing at Williams Lake Road west of JA Dobbins Middle School	8
17	BP-10	Crossroads Church Road from Winterville Drive to Yorkville Park	6
17	BP-39	SR 101 from Crossroads Church Road to Runnell Road	6
18	BP-44	Wayside Lane/Clear Creek Drive from US 278/SR 6 to Poole Elementary School	5

Source: Jacobs

The evaluation criteria for the on-street bicycle facilities element is composed of only two qualitative factors, truck volumes (2015 & 2030) and public and committee support. For the four proposed projects, the 2015 and 2030 truck volumes were assessed on a low, medium, or high scale, while the public comment factor was based on the amount of votes received from meeting attendees that were then broken down into three categories of low, medium, and high.

Similar to the evaluation process for the sidewalk segments, each of the four proposed on-street bicycle facilities projects were weighted equally against each other. The results of the prioritization analysis are presented below in **Table 6.5**.

Table 6.5: On-Street Bicycle Facilities Prioritization Results

Priority Ranking	Project ID	Project Location	Overall Priority Score
1	BP-59	Ridge Road - Between Bakers Bridge Road and SR 61	16
2	BP-58	Mulberry Rock Road - Near SR 61	14
3	BP-61	Cedarcrest Road - Between Harmony Grove Church Road and Seven Hills Drive	13
4	BP-60	SR 61 (Cartersville Hwy) - Between Mt. Moriah Road and Dabbs Bridge Road	11

Source: Jacobs

The evaluation criterion for multi-use trails consists of three factors; multi-modal travel support, land use, and public/stakeholder committee support. These were scored using qualitative measures. The multi-modal travel support measure consists of three demographic factors from the 2010 Census, including zero-car households, low income populations, and overall population density. The three demographic factors were ranked on a low, medium, or high rating scale. The land use evaluation criteria assessed a proposed trail’s location within high growth areas (low, medium, or high ranking), ability to serve community facilities (yes or no), or if it provides connectivity to the Silver Comet Trail (yes or no). Stakeholder advisory committee support was another measure used to prioritize potential trail projects. The results of the prioritization analysis are presented below in **Table 6.6**.

Table 6.6: Multi-Use Trail Facilities Prioritization Results

Priority Ranking	Project ID	Project Location	Overall Priority Score
1	BP-57	Between Government Center and Seaboard Trailhead	21
2	BP-56	Strickland Park Connection - Between Weddington Road and Strickland Park	14
3	BP-54	North of Hulseytown Road - Between Silver Comet Field and Hulseytown Road	9
4	BP-52	Within the Paulding Forest WMA - South of Silver Comet Trail	6
4	BP-53	Within the Paulding Forest WMA - North of Silver Comet Trail	6
5	BP-55	Near Peg Cole Bridge Road - Between Georgian Parkway and Peg Cole Bridge Trail	3

Source: Jacobs

7.0 REVENUE FORECASTING

Three important steps were taken to arrive at a final recommended project list and implementation plan from the universe of transportation needs identified within the *Assessment of Current and Future Needs Report*. These steps were project cost estimation, project prioritization, and revenue forecasting. Revenue forecasting is required to determine the funding amounts that will realistically be available to fund transportation projects in the future. The CTP is a fiscally constrained plan which strives to achieve realistic project delivery based upon forecasted funding levels available within the 2040 planning horizon. The CTP also includes a fiscally unconstrained list of projects, which represents a more complete project list if more funding becomes available than is anticipated.

Transportation projects can be financed through federal, state, local, and occasionally private funds, and are often funded through a combination of sources. This revenue forecasting exercise provides estimates of likely funding levels from federal, state and local sources from 2015 through 2040. This was conducted through an analysis of projected Special Purpose Local Option Sales Tax (SPLOST) revenues. It also includes an analysis of projected Georgia Department of Transportation (GDOT) Local Maintenance and Improvement Grant (LMIG) funds and is based on historic spending trends in the ARC’s Transportation Improvement Plan (TIP). Private funding is usually located on a project-by-project basis and as result it is not included in this funding forecast.

Table 7.0 below provides the estimated funding amounts arrived at by the revenue forecasting exercise by implementation phase and source. A description of each funding source and the methodology used to estimate the potential funding amounts are provided in the following sections devoted to federal, state and local resources.

Table 7.0: Total Estimated Funding by Implementation Phase and Source

Implementation Phase and Source	Estimated Funding
Committed Short Term (2015-2019)	\$ 174.8M
ARC TIP 2014-2019	\$ 165.8M
SPLOST IV (2015-2017)	\$ 9.0 M
Available Short Term (2015-2019)	\$ 14.2 M
SPLOST V (2018-2019)	\$ 14.2 M
Mid-Term (2020-2030)	\$ 359.2 M
Federal and State	\$ 264.1 M
SPLOST	\$ 95.1 M
Long-Term (2031-2040)	\$ 400.1 M
Federal and State	\$ 282.3 M
SPLOST	\$ 117.8 M

Source: Jacobs

7.1 Federal Funding

To forecast federal funding levels within the 2040 planning horizon it was assumed that historic levels of committed funding would continue in the future. Historic levels were estimated through

federal funding amounts committed in the 2014-2019 TIP. An annual growth rate of 1.4% was applied to federal funding levels within the TIP. This is the same growth rate the Atlanta Regional Commission uses to forecast regional federal funding. This is based upon the current funding climate and revenue increases in MAP-21 (Moving Ahead for Progress in the 21st Century Act).

The existing TIP (2014-2019) includes a series of SR 92 widening projects. These are recognized as being a special regional priority that would reflect an artificially high future funding level if projected into the future. It is not anticipated that this level of funding would be consistently available through the 2040 horizon. To account for this special existing priority in the trend analysis, one quarter of the funding amount allocated for SR 92 in the TIP was assumed to be available during the 2020-2030 and 2031-2040 forecast periods.

7.2 State Funding

GDOT provides financial assistance to local governments through LMIG funds collected through the state motor fuel tax. LMIG funds are administered based on a formula that determines a jurisdiction's share of a total statewide allotment. These funds require a 30% local match from the County. LMIG funds can be used for a wide variety of investments, including resurfacing, patching, intersection improvements, turn lanes, new location roads, widening, sidewalks/bike lanes within existing right-of-way, signal installation/improvement, bridge repair/replacement, preliminary engineering and construction. They are not permitted to be used to purchase right-of-way on state routes. Even though these funds may be used for a variety of uses it is assumed that they will be used for the purposes of roadway maintenance and pavement resurfacing within the county, which has been the historic pattern.

The formula used to determine LMIG funds is based on a comparison of the jurisdiction's population and road mileage of state routes within the jurisdiction to the state of Georgia total. While Paulding County's population is expected to grow faster than the state average (118.5% vs 71%, respectively) by 2040, the manner in which this is factored in the formula would not result in a significant increase in local allocation.

Paulding County's total allotment of LMIG funds in 2014 was \$1,371,834. To forecast this funding source within the planning horizon of 2040, a growth factor of 1.33% was used. This factor was sourced from GDOT's Statewide Transportation Plan Update (2005-2035) in which revenue forecasts for the statewide motor fuel tax revenues were conducted. These tax revenues do not track with inflation rates, because they are tied to increases in statewide VMT in addition to retail sales tax.

After the development of these funding estimates, House Bill 170 Passed the Georgia Legislature and is expected to be signed into law by Governor Deal. This bill has the potential to radically increase the amount of LMIG funding provided by the state. Early estimates from the ARC indicate an 80% increase resulting from the bill's passage. If this bill is signed into law and estimates are correct a much larger funding stream will be available to fund transportation investments within the county.

In this event LMIG revenue forecasts should be revised upward and any funds available to be used after general roadway maintenance should be applied to recommended transportation projects.

In addition to LMIG funding, other sources of state funding have been estimated from historic levels in the TIP. The state funding totals from the 2014-2019 TIP have been projected to increase at an annual growth rate 2.2%. This growth rate is used by the Atlanta Regional Commission (ARC) to forecast regional state funding levels within the RTP. As described in the previous section on federal funding, only a portion of the funding allocated to SR 92 projects (25%), has been included in funding calculations.

7.3 Local Funding

Local governments in Georgia typically fund transportation projects through two main sources: county and city general funds and SPLOST revenues. Financing transportation improvements through Paulding County's general fund has not been the historic trend in Paulding County. As a result all future local revenues are assumed to be provided through the Paulding County's SPLOST program. The SPLOST program is in its fourth iteration, having been consistently approved through voter referendum. It is assumed that the SPLOST will be renewed and be in effect throughout the 2040 planning horizon.

The current SPLOST (SPLOST IV, 2011-2017) provides transportation revenues of \$47.5 M. This averages approximately \$7.9 M a year. These revenues are expected to remain at similar levels over the planning horizon and increase at an annual rate of 3% due to inflation. It is anticipated that a component of this funding will be used for local matching funds to access LMIG funding. As a result 30 % of the estimated LMIG funding amount is assumed to be unavailable from SPLOST revenues to fund proposed transportation improvements. LMIG funding is discussed in more detail in the previous section focusing on state funding.

8.0 PROJECT RECOMMENDATIONS AND IMPLEMENTATION PLAN

This section presents the recommended project list and phased implementation plan for operational improvements, roadway capacity improvements, and new roadway connections. It also includes a fiscally unconstrained list of proposed improvements identified through the need assessment analysis. The recommended project list and implementation plan represent the final culmination of the CTP planning process, built upon the needs identification analysis, project prioritization, and revenue forecasting analysis.

A fiscally unconstrained project list is detailed below in **Table 8.0** and the project locations are displayed geographically in **Figure 8.0**. Given the limited funding estimated through revenue forecasting, there was a need to fiscally constrain this universe of needs into a realistic multi-phase implementation plan. To develop the phased implementation plan, the results of the prioritization process were considered in conjunction with available funding in each time period.

The plan is phased over three time periods, which include Phase I - Short-range (2015-2019), Phase II - Mid-range (2020-2030), and Phase III - Long-range (2030-2040). The implementation plan is displayed in **Figure 8.1**. The individual project details including financial information are detailed in **Tables 8.1, 8.2** and **8.3** at the end of this section.

Table 8.0: Fiscally Unconstrained Project List

Project ID	Description	From	To
Operational Improvements			
O-1	SR 120 (Charles Hardy Parkway) at SR Bus 6	--	--
O-2	SR 92 (Hiram Acworth Highway) at E. Paulding Drive	--	--
O-3	SR 120 (Buchanan Highway) at SR 101	--	--
O-7	SR 61 (Villa Rica Highway) at Hart Road	--	--
O-8	SR 61 (villa Rica Highway) at Old Villa Rica Road	--	--
O-9	SR 61 (Villa Rica Highway) at Vernoy Aiken Road	--	--
O-10	SR 61 (Villa Rica Highway) at Winndale Road	--	--
O-11	SR 120 (Hiram Sudie Road) at Davis Mill Road	--	--
O-12	SR 92 (Hiram Acworth Highway) at Old Burnt Hickory Road	--	--
O-13	Burnt Hickory Rd at Brownsville Extension/Stout Parkway	--	--
O-14	Rosedale Drive at Metromont Road	--	--
O-15	East Paulding Drive at Brooks Rackley Road	--	--
O-17	US 278/SR 6 (Jimmy Lee Smith Pkwy) at Bill Carruth Pkwy/SR 120	--	--
O-20	US 278/SR 6 (Jimmy Campbell Parkway) at SR 61 (Villa Rica Hwy)	--	--
O-21	US 278/SR 6 (Jimmy Campbell Parkway) at SR 120 (Buchanan Street)	--	--
O-22	West Memorial Drive at SR Bus 6 (Buchanan Street)	--	--
O-23	SR 61 (Confederate Ave) at Business SR 6 (West Memorial Dr)	--	--
O-24	East Memorial Drive at Legion Road	--	--
O-25	SR Bus 6 (Merchants Dr) at Legion Road	--	--
O-26	East Memorial Drive at SR Business 6	--	--
O-27	US 278/SR 6 (Jimmy Lee Smith Pkwy) at Hiram Pavilion South	--	--
O-29	US 278/SR 6 (Jimmy Lee Smith Pkwy) at Depot Drive	--	--
O-32	SR 360 (Macland Road) at SR Bus 6	--	--
O-33	SR 101 at Gold Mine Road	--	--

Project ID	Description	From	To
O-35	SR 101 at Old Yorkville Road	--	--
O-36	SR 92 (Hiram Acworth Highway) at Rosedale Drive	--	--
O-38	SR 92 (Hiram Acworth Highway) at US 278/SR 6	--	--
Roadway Capacity			
RC-1	Dallas-Acworth Highway	SR 92	E. Paulding Dr.
RC-5	US 278/SR 6	SR 61	SR Bus 6
RC-6	US 278/SR 6	SR Bus 6	Cobb County Line
RC-9	SR 61 (Villa Rica Highway)	Dallas-Nebo Road	US 278
RC-13	Dabbs Bridge Road	SR 61	Bartow County Line
RC-14	Ridge Road	Dallas-Nebo Road	SR 92
RC-19	Cedarcrest Road	Harmony Grove Church Rd	Cobb County Line
RC-20	Cedarcrest Road	Oak Glen Drive	SR 92
RC-21	E. Paulding Drive	SR 120	West of Brooks Rackley Rd
New Roadway Connections			
NC-1	West Dallas Bypass	SR 61 (Cartersville Hwy)	US 278/SR 6
NC-2	East Dallas Bypass	SR Bus 6	SR 61
NC-3	Hiram Parallel Reliever - South	SR 92	Bill Carruth Pkwy
NC-4	Hiram Parallel Reliever - North	SR 92	Lake Road
NC-5	West Paulding Connector	Cedarcrest Road	SR 61
SPLOST IV Projects (2015-2017)			
SP-1	Picketts Mill Creek Bridge Replacement at Dallas Acworth Hwy	--	--
SP-2	Possum Creek Bridge Replacement at Dallas Acworth Hwy	--	--
SP-3	South Main Street Bridge and Sidewalk Improvements	Government Center	Seaboard Drive
SP-4	Bobo Road and Mt. Tabor Church Road at SR 360 Intersection	--	--
SP-5	Dallas Acworth Highway at Fry Road/Mt. Tabor Road Intersection	--	--

Source: Jacobs

Figure 8.0: Fiscally Unconstrained Projects

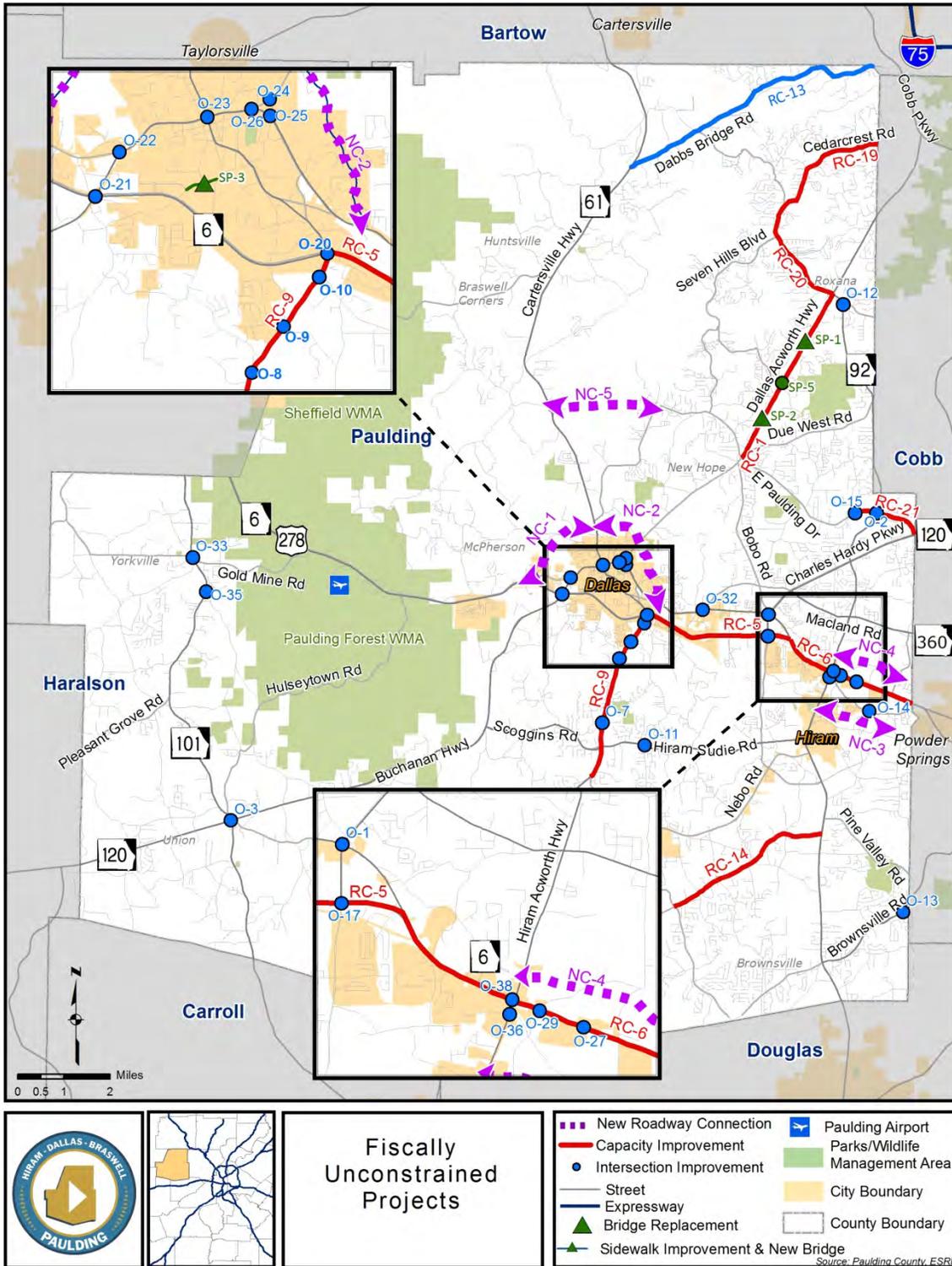


Figure 8.1: Fiscally Constrained Implementation Plan

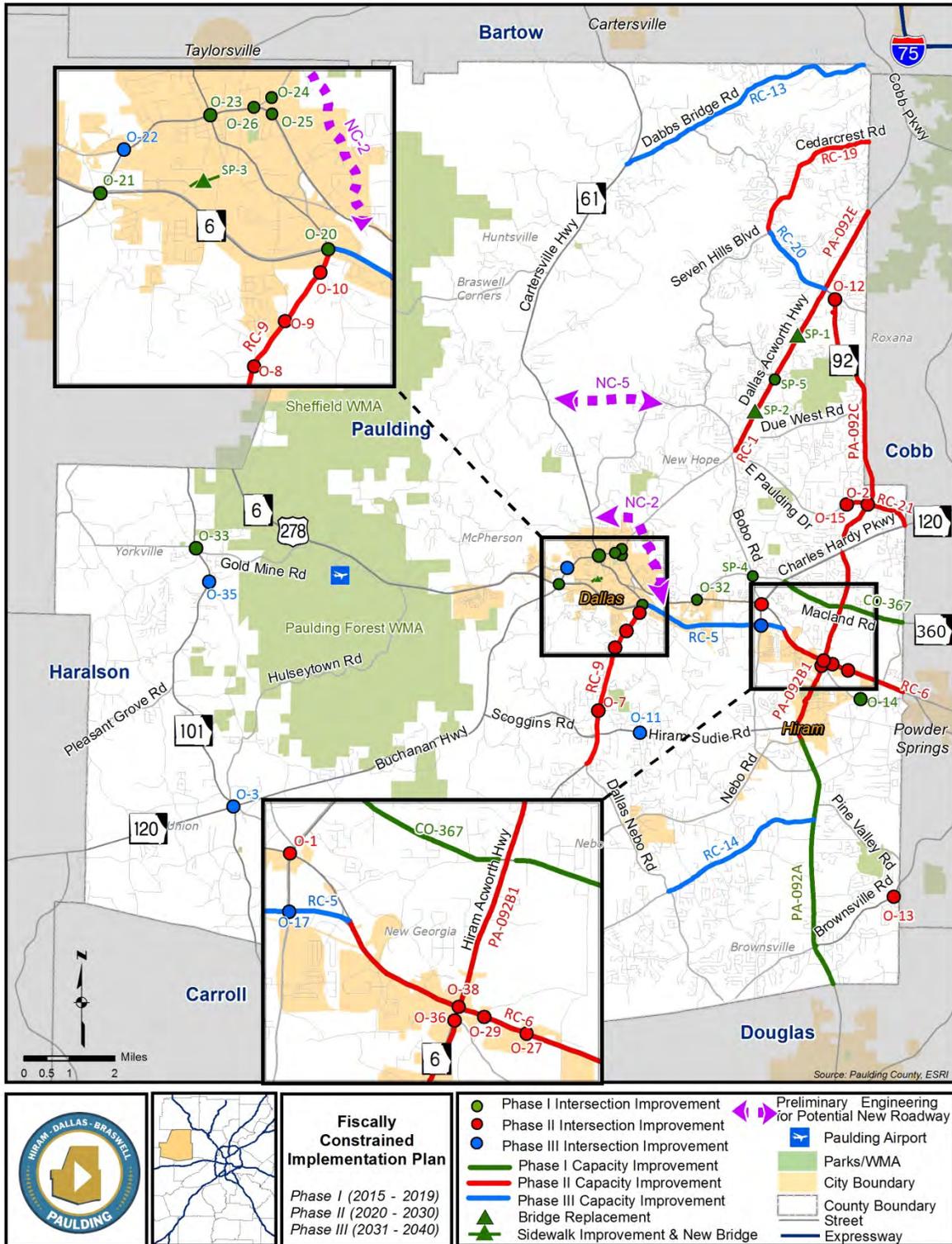


Table 8.1: Phase I – Short-Range Implementation Plan (2015-2019)

Phase I - Short Range - 2015-2019													
Project ID	Roadway/Location	From	To	Description	Jurisdiction	Sponsor	Phase	Total Estimated Cost	Federal	State	Local	Bond	Total Estimated Funding
ARC TIP 2014-2019													
PA-062	New Roadway at Technology Park (Ph 1)	Airport Parkway	New Cul de Sac	New Location Project	Paulding County	Paulding County	ROW, UTL	\$4,382,000	\$1,607,000	\$0	\$2,775,000	\$0	\$4,382,000
PA-063	New Roadway at Technology Park (Ph 2)	Airport Parkway	New Cul de Sac	New Location Project	Paulding County	Paulding County	ROW, CST	\$2,818,000	\$1,000,000	\$0	\$1,818,000	\$0	\$2,818,000
PA-027	SR 92 Bridge Replacement and Widening	Southern RR in Hiram	--	Roadway/Bridge Capacity	Paulding County	GDOT	CST	\$2,705,000	\$2,164,000	\$541,000	\$0	\$0	\$2,705,000
CO-367	SR 360 (Macland Road) Widening	SR 120 (Charles Hardy Pkwy)	Lost Mtn. Rd (Cobb)	Roadway/Capacity	Cobb County	Cobb County	UTL, CST	\$44,238,000	\$35,390,000	\$8,848,000	\$0	\$0	\$44,238,000
PA-061C1	SR 61 (Villa Rica Highway) - Segment 3 Widening	Dallas-Nebo Road	Jimmy Campbell Pkwy	Roadway/Capacity	Paulding County	GDOT	ROW	\$13,614,000	\$10,891,000	\$2,723,000	\$0	\$0	\$13,614,000
AR-5307-PA	FTA Section 5307/5340 Formula Funds	--	--	Transit/Formula Lump Sum	Paulding County	Paulding County	CST	\$2,438,000	\$1,950,000	\$0	\$488,000	\$0	\$2,438,000
PA-092A	SR 92 (Hiram Douglasville Highway) Widening	Brown/Malone St	Nebo Rd	Roadway/ Capacity	Regional - NWGA	GDOT	UTL, CST	\$47,543,000	\$38,034,000	\$9,509,000	\$0	\$0	\$47,543,000
PA-092B1	SR 92 (Hiram Douglasville Highway) Widening	Nebo Rd	SR 120 (Marietta Hwy)	Roadway/ Capacity	Regional - NWGA	GDOT	UTL, CST	\$19,867,000	\$15,894,000	\$3,973,000	\$0	\$0	\$19,867,000
PA-092C	SR 92 (Hiram Acworth Highway) Widening	E. Paulding Middle School	Old Burnt Hickory Rd	Roadway/ Capacity	Regional - NWGA	GDOT	PE, ROW	\$19,030,000	\$15,224,000	\$3,806,000	\$0	\$0	\$19,030,000
PA-092E	SR 92 (Dallas Acworth Highway) Widening	Cedarcrest Road	Cobb Co. Line	Roadway/ Capacity	Regional - NWGA	GDOT	PE, ROW	\$2,815,000	\$2,252,000	\$563,000	\$0	\$0	\$2,815,000
PA-095	Johnston St, Griffin St, Spring St, and Park St Ped Facility	--	--	Last Mile/Ped Facility	Paulding County	City of Dallas	ROW, UTL, CST	\$2,621,000	\$1,789,000	\$0	\$832,000	\$0	\$2,621,000
PA-101A	Paulding County ATMS System Expansion - Phase 1	--	--	Roadway/Ops & Safety	Paulding County	Paulding County	PE, CST	\$2,144,000	\$1,495,000	\$0	\$649,000	\$0	\$2,144,000
PA-101B	Paulding County ATMS System Expansion - Phase 2	--	--	Roadway/Ops & Safety	Paulding County	Paulding County	PE, CST	\$1,634,000	\$1,162,000	\$0	\$472,000	\$0	\$1,634,000
Total TIP								\$165,849,000	\$128,852,000	\$29,963,000	\$7,034,000	\$0	\$165,849,000
SPLOST IV – Funded Projects 2015-2017													
SP-1	Picketts Mill Creek Bridge Replacement at Dallas Acworth Hwy			Bridge Replacement	Paulding County	Paulding County	PE, ROW, CST	\$2,335,000	\$0	\$0	\$2,335,000	\$0	\$2,335,000
SP-2	Possum Creek Bridge Replacement at Dallas Acworth Hwy			Bridge Replacement	Paulding County	Paulding County	PE, ROW, CST	\$2,330,000	\$0	\$0	\$2,330,000	\$0	\$2,330,000
SP-3	South Main Street Bridge and Sidewalk Improvements	Government Center	Seaboard	Sidewalk and New Bridge	Paulding County	Paulding County	CST	\$527,000	\$0	\$0	\$527,000	\$0	\$527,000
SP-4	Bobo Rd and Mt. Tabor Church Rd at SR 360 (Macland Rd)			Intersection Improvements	Paulding County	Paulding County	PE, ROW, CST	\$1,800,000	\$0	\$0	\$1,800,000	\$0	\$1,800,000
SP-5	Dallas Acworth Highway at Fry Rd/Mt. Tabor Rd			Intersection Improvements	Paulding County	Paulding County	PE, ROW, CST	\$2,000,000	\$0	\$0	\$2,000,000	\$0	\$2,000,000
Total SPLOST '15-'17								\$9,012,000	\$0	\$0	\$9,012,000	\$0	\$9,012,000
Phase 1 – CTP Recommended Projects (funded via SPLOST V 2018-2019)													
Intersection Improvements													
O-20	US 278/SR 6 (Jimmy Campbell Pkwy) at SR 61 (Villa Rica Hwy)			Intersection Improvements	Paulding County	Paulding County	ALL	\$2,935,000	\$0	\$0	\$2,935,000	\$0	\$2,935,000
O-32	SR 360 (Macland Road) at SR Business 6			Intersection Improvements	Paulding County	Paulding County	ALL	\$576,000	\$0	\$0	\$576,000	\$0	\$576,000
O-24/25/26	E. Memorial Drive at Legion Rd, SR Bus 6 at Legion Rd, E. Memorial Drive at SR Bus 6			Intersection Improvements	Paulding County	Paulding County	ALL	\$3,521,000	\$0	\$0	\$3,521,000	\$0	\$3,521,000
O-23	SR 61 (Confederate Avenue) at SR Bus 6			Intersection Improvements	Paulding County	Paulding County	ALL	\$76,000	\$0	\$0	\$76,000	\$0	\$76,000
O-14	Rosedale Drive at Metromont Road			Intersection Improvements	Paulding County	Paulding County	ALL	\$168,000	\$0	\$0	\$168,000	\$0	\$168,000
O-33	SR 101 at Gold Mine Road			Intersection Improvements	Paulding County	Paulding County	ALL	\$3,790,000	\$0	\$0	\$3,790,000	\$0	\$3,790,000
O-21	US 278/SR 6 (Jimmy Campbell Pkwy) at SR 120 (Buchanan Hwy)			Intersection Improvements	Paulding County	Paulding County	ALL	\$749,000	\$0	\$0	\$749,000	\$0	\$749,000
Roadway Maintenance													
Countywide Roadway Maintenance – Local Matching Funds				LMIG Local Matching Funds	Paulding County	Paulding County	N/A	\$874,000	\$0	\$0	\$874,000	\$0	\$874,000
Pedestrian Improvements													
Construction of sidewalks in the vicinity of schools, parks, and other activity centers				Pedestrian Improvements	Paulding County	Paulding County	ALL	\$1,109,000	\$0	\$0	\$1,109,000	\$0	\$1,109,000
Transportation Feasibility Studies													
Corridor studies and feasibility studies for improving east to west connectivity within the county.				Transportation Studies	Paulding County	Paulding County	N/A	\$300,000	\$0	\$0	\$300,000	\$0	\$300,000
Programmed Project Total								\$174,861,000	\$128,852,000	\$29,963,000	\$16,046,000	\$0	\$174,861,000
CTP Overall Project Total								\$14,098,000	\$0	\$0	\$14,098,000	\$0	\$14,098,000
Estimated Funding Total*											\$14,210,000	\$0	\$14,210,000
Difference											\$112,000		\$112,000

*Estimated funding totals correspond to the funding estimates given in Section 7.0 of this report.



Table 8.2: Phase II – Mid-Range Implementation Plan (2020-2030)

Phase II - Mid Range - 2020-2030													
Project ID	Roadway/Location/Project	From	To	Description	Jurisdiction	Sponsor	Phase	Total Estimated Cost	Federal	State	Local	Bond	Total Estimated Funding
Roadway Capacity Improvements													
PA-092B1	SR 92	Nebo Road	SR 120 (Charles Hardy Pkwy)	Widening from 2 to 4 lanes	Paulding County	GDOT	UTL, CST	\$36,747,000	\$29,398,000	\$7,349,000	\$0	\$0	\$36,747,000
PA-092C	SR 92	East Paulding Middle Sch	Old Burnt Hickory Rd	Widening from 2 to 4 lanes	Paulding County	GDOT	UTL, CST	\$33,848,000	\$27,078,000	\$6,770,000	\$0	\$0	\$33,848,000
PA-092E	SR 92	Cedarcrest Road	Cobb County Line	Widening from 2 to 4 lanes	Paulding County	GDOT	UTL, CST	\$19,586,000	\$16,870,000	\$2,716,000	\$0	\$0	\$19,586,000
SR 92 Project Totals are not calculated in Overall Project Total due to their use in developing the Estimated Funding Totals													
RC-9 (PA-061C1)	SR 61	Dallas-Nebo Road	US 278/SR 6	Widening 2 to 4 lanes	Paulding County	GDOT	UTL, CST	\$33,002,000	\$26,402,000	\$6,600,000	\$0	\$0	\$33,002,000
RC-6	US 278/SR 6	Cobb County Line	SR Bus 6	Widening 2 to 4 lanes	Paulding County	Paulding County	ALL	\$76,163,000	\$54,837,360	\$12,947,710	\$8,377,930	\$0	\$76,163,000
RC-1	Dallas-Acworth Highway	East Paulding Drive	SR 92	Widening from 2 to 4 lanes	Paulding County	Paulding County	ALL	\$55,895,000	\$37,729,125	\$11,458,475	\$6,707,400	\$0	\$55,895,000
RC-21	East Paulding Drive	SR 120	West of Brooks Rackley	Widening from 2 to 4 lanes	Paulding County	Paulding County	ALL	\$38,563,000	\$26,222,840	\$7,712,600	\$4,627,560	\$0	\$38,563,000
RC-19	Cedarcrest Road	Harmony Grove Church Rd	Cobb County Line	Widening from 2 to 4 lanes	Paulding County	Paulding County	ALL	\$43,924,000	\$18,000,000	\$4,500,000	\$21,424,000	\$0	\$43,924,000
Intersection Improvements													
O-36	SR 92 (Hiram Acworth Highway) at Rosedale Drive	--	--	Intersection Improvements	Paulding County	Paulding County	ALL	\$1,465,000	\$0	\$0	\$1,465,000	\$0	\$1,465,000
O-1	SR 120 (Charles Hardy Parkway) at SR Business 6	--	--	Intersection Improvements	Paulding County	Paulding County	ALL	\$1,445,000	\$0	\$0	\$1,445,000	\$0	\$1,445,000
O-2	SR 92 (Hiram Acworth Highway) at East Paulding Drive	--	--	Intersection Improvements	Paulding County	Paulding County	ALL	\$4,932,000	\$0	\$0	\$4,932,000	\$0	\$4,932,000
O-27	US 278/SR 6 (Jimmy Lee Smith Pkwy) at Hiram Pavilion South	--	--	Intersection Improvements	Paulding County	Paulding County	ALL	\$2,165,000	\$1,602,100	\$319,338	\$243,563	\$0	\$2,165,000
O-12	SR 92 (Hiram Acworth Highway) at Old Burnt Hickory Road	--	--	Intersection Improvements	Paulding County	Paulding County	ALL	\$266,000	\$0	\$0	\$266,000	\$0	\$266,000
O-7	SR 61 (Villa Rica Hwy) at Hart Road	--	--	Intersection Improvements	Paulding County	Paulding County	ALL	\$3,053,000	\$0	\$0	\$3,053,000	\$0	\$3,053,000
O-8	SR 61 at Old Villa Rica Road	--	--	Intersection Improvements	Paulding County	Paulding County	ALL	\$4,340,000	\$0	\$0	\$4,340,000	\$0	\$4,340,000
O-38	SR 92 Hiram Acworth Hwy) at US 278/SR 6	--	--	Intersection Improvements	Paulding County	Paulding County	ALL	\$11,742,000	\$8,571,660	\$1,996,140	\$1,174,200	\$0	\$11,742,000
O-9	SR 61 (Villa Rica Hwy) at Vernoy Aiken Road	--	--	Intersection Improvements	Paulding County	Paulding County	ALL	\$960,000	\$0	\$0	\$960,000	\$0	\$960,000
O-10	SR 61 (Villa Rica Highway) - Winndale Road	--	--	Intersection Improvements	Paulding County	Paulding County	ALL	\$528,000	\$0	\$0	\$528,000	\$0	\$528,000
O-13	Burnt Hickory Road at Brownsville Ext./Stout Pkwy	--	--	Intersection Improvements	Paulding County	Paulding County	ALL	\$1,382,000	\$0	\$0	\$1,382,000	\$0	\$1,382,000
O-29	US 278/SR 6 (Jimmy Lee Smith Parkway) at Depot Drive	--	--	Intersection Improvements	Paulding County	Paulding County	ALL	\$4,405,000	\$3,083,500	\$440,500	\$881,000	\$0	\$4,405,000
O-15	East Paulding Drive at Brooks Rackley Road	--	--	Intersection Improvements	Paulding County	Paulding County	ALL	\$254,000	\$0	\$0	\$254,000	\$0	\$254,000
General Fund for Safety and Operational Improvements – Specific locations to be determined through future analysis				Intersection Improvements	Paulding County	Paulding County	ALL	\$28,500,000	\$5,000,000	\$3,500,000	\$20,000,000	\$0	\$28,500,000
Roadway Maintenance													
Countywide Roadway Maintenance – Local Matching Funds				LMIG Matching Funds	Paulding County	Paulding County	ALL	\$5,240,000	\$0	\$0	\$5,240,000	\$0	\$5,240,000
Pedestrian Improvements													
Construction of sidewalks in the vicinity of schools, parks, and other activity centers				Pedestrian Improvements	Paulding County	Paulding County	N/A	\$7,042,000	\$0	\$0	\$7,042,000	\$0	\$7,042,000
Human Services Transit													
FTA Section 5307/5340 Formula Funds Allocation (FY 2020-2030)*				Transit	Paulding County	Paulding County	N/A	\$39,878,000	\$31,902,400	\$0	General Fund**	\$0	\$31,902,400
Overall Project Total								\$365,144,000	\$213,350,985	\$49,474,763	\$94,342,653	\$0	\$357,168,400
Estimated Funding Total*									\$213,902,688	\$50,187,382	\$95,114,533	\$0	\$359,204,603
Difference									\$551,703	\$712,619	\$771,880	\$0	\$2,036,203

*Estimated funding totals correspond to the funding estimates given in Section 7.0 of this report

**Local funds for FTA Section 5307/5340 are sourced from Paulding County's General Fund and are not a component of SPLOST revenues.



Table 8.3: Phase III – Long-Range Implementation Plan (2031-2040)

Phase III – Long-Range - 2031-2040													
Project ID	Roadway/Location	From	To	Description	Jurisdiction	Sponsor	Phase	Total Estimated Cost	Federal	State	Local	Bond	Total Estimated Funding
Roadway Capacity Improvements													
RC-5	US 278/SR 6	SR Bus 6	SR 61	Widening from 4 to 6 lanes	Paulding County	GDOT	ALL	\$89,351,000	\$62,545,700	\$10,722,120	\$16,083,180	\$0	\$89,351,000
RC-13 (PA-032A)	Dabbs Bridge Road	SR 61	US 41 in Cobb County	Widening from 2 to 4 lanes	Paulding County	Paulding County	ALL	\$93,279,000	\$60,631,350	\$16,323,825	\$16,323,825	\$0	\$93,279,000
RC-20 (PA-036C)	Cedarcrest Road	Oak Glen Drive	SR 92	Widening from 2 to 4 lanes	Paulding County	Paulding County	ALL	\$32,606,000	\$16,303,000	\$8,151,500	\$8,151,500	\$0	\$32,606,000
RC-14	Ridge Road	Dallas-Nebo Road	SR 92	Widening from 2 to 4 lanes	Paulding County	Paulding County	ALL	\$70,331,000	\$35,165,500	\$14,066,200	\$21,099,300	\$0	\$70,331,000
Intersection Improvements													
O-11	SR 120 (Hiram Sudie Road) at Davis Mill Road			Intersection Improvements	Paulding County	Paulding County	ALL	\$1,719,000	\$0	\$0	\$1,719,000	\$0	\$1,719,000
O-35	SR 101 at Old Yorkville Road			Intersection Improvements	Paulding County	Paulding County	ALL	\$385,000	\$0	\$0	\$385,000	\$0	\$385,000
O-3	SR 120 (Buchanan Hwy) at SR 101			Intersection Improvements	Paulding County	Paulding County	ALL	\$1,719,000	\$0	\$0	\$1,719,000	\$0	\$1,719,000
O-17	US 278/SR 6 (Jimmy Lee Smith Parkway) at Bill Carruth Parkway			Intersection Improvements	Paulding County	Paulding County	ALL	\$7,946,000	\$6,356,800	\$0	\$1,589,200	\$0	\$7,946,000
O-22	West Memorial Drive at SR Bus 6 (Buchanan Street)			Intersection Improvements	Paulding County	Paulding County	ALL	\$1,719,000	\$0	\$0	\$1,719,000	\$0	\$1,719,000
General Fund for Safety and Operational Intersection Improvements – Specific locations to be determined through future analysis				Intersection Improvements	Paulding County	Paulding County	ALL	\$32,500,000	\$3,100,000	\$4,400,000	\$25,000,000	\$0	\$32,500,000
New Roadway Connections													
NC-5	West Paulding Connector (PE Only)	Cedarcrest Road	SR 61	New Roadway	Paulding County	Paulding County	PE	\$3,564,000	\$0	\$3,564,000	\$0	\$0	\$3,564,000
NC-2	East Dallas Bypass (PE Only)	SR Bus 6	SR 61	New Roadway	Paulding County	Paulding County	PE	\$10,017,000	\$0	\$0	\$10,017,000	\$0	\$10,017,000
Roadway Maintenance													
Countywide Roadway Maintenance – Local Matching Funds				LMIG Local Matching Funds	Paulding County	Paulding County	N/A	\$5,980,000	\$0	\$0	\$5,980,000	\$0	\$5,980,000
Pedestrian Improvements													
Construction of sidewalks in the vicinity of schools, parks, and other activity centers				Pedestrian Improvements	Paulding County	Paulding County	ALL	\$8,042,000	\$0	\$0	\$8,042,000	\$0	\$8,042,000
Human Services Transit													
FTA Section 5307/5340 Formula Funds Allocation (FY 2031-2040)*				Transit/Formula Lump Sum	Paulding County	Paulding County	N/A	\$50,768,481	\$40,614,785	\$0	General Fund**	\$0	\$40,614,785
Overall Project Total								\$409,926,481	\$224,717,135	\$57,227,645	\$117,828,005	\$0	\$399,772,785
Estimated Funding Total*									\$224,982,459	\$57,313,438	\$117,845,653	\$0	\$400,141,550
Difference									\$265,324	\$85,793	\$17,648	\$0	\$368,765

*Estimated funding totals correspond to the funding estimates given in Section 7.0 of this report.

**Local funds for FTA Section 5307/5340 are sourced from Paulding County's General Fund and are not a component of SPLOST revenues



8.1 Implementation Plan Scenario Modeling

To evaluate the benefits of the capacity improvements proposed within the implementation plan, a series of modeling scenarios were tested within the ARC’s Travel Demand Model. Three scenarios, which included capacity improvements contained in Phase II (2030), a combined Phase II and Phase III (2040), and all capacity improvements within the unconstrained project list (2040), were compared to Base No-Build scenarios for the years 2030 and 2040. Base scenarios assume projects with funding committed in the TIP to be constructed and operational within the model. Capacity improvements and new roadways modeled in each build scenario are presented below in **Table 8.4**.

Table 8.4: Roadway Capacity Improvements and New Roadway Scenarios

Phase II (2030)	Phase III (2040)	Fiscally Unconstrained (2040)
<p><i>Roadway Capacity Improvements</i></p> <p>RC-1: Dallas Acworth Highway from SR 92 to East Paulding Drive</p> <p>RC-6: US 278/SR 6 from SR Bus 6 to Cobb County Line</p> <p>RC-9: SR 61 from Dallas-Nebo Road to US 278/SR 6</p> <p>RC-19: Cedarcrest Road from Harmony Grove Church Road to Cobb County Line</p> <p>RC-21: East Paulding Drive from SR 120 to West of Brooks Rackley Road</p> <p>RC-21: East Paulding Drive from SR 120 to West of Brooks Rackley Road</p>	<p><i>Roadway Capacity Improvements</i></p> <p>RC-1: Dallas Acworth Highway from SR 92 to East Paulding Drive</p> <p>RC-6: US 278/SR 6 from SR Bus 6 to Cobb County Line</p> <p>RC-9: SR 61 from Dallas-Nebo Road to US 278/SR 6</p> <p>RC-19: Cedarcrest Road from Harmony Grove Church Road to Cobb County Line</p> <p>RC-21: East Paulding Drive from SR 120 to West of Brooks Rackley Road</p> <p>RC-5: US 278/SR 6 from SR Bus 6 to SR 61</p> <p>RC-13: Dabbs Bridge Road from SR 61 to US 41 in Cobb County</p> <p>RC-14: Ridge Road from Dallas-Nebo Road to SR 92</p> <p>RC-20: Cedarcrest Road from Oak Glen Drive and SR 92</p>	<p><i>Roadway Capacity Improvements</i></p> <p>RC-1: Dallas Acworth Highway from SR 92 to East Paulding Drive</p> <p>RC-6: US 278/SR 6 from SR Bus 6 to Cobb County Line</p> <p>RC-9: SR 61 from Dallas-Nebo Road to US 278/SR 6</p> <p>RC-19: Cedarcrest Road from Harmony Grove Church Road to Cobb County Line</p> <p>RC-21: East Paulding Drive from SR 120 to West of Brooks Rackley Road</p> <p>RC-5: US 278/SR 6 from SR Bus 6 to SR 61</p> <p>RC-13: Dabbs Bridge Road from SR 61 to US 41 in Cobb County</p> <p>RC-14: Ridge Road from Dallas-Nebo Road to SR 92</p> <p>RC-20: Cedarcrest Road from Oak Glen Drive and SR 92</p> <p><i>New Roadway Connections</i></p> <p>NC-1: West Dallas Bypass from SR 61 (Cartersville Highway) to US 278/SR 6</p> <p>NC-2: East Dallas Bypass from SR Business 6 to SR 61 (Cartersville Highway)</p> <p>NC-3: Hiram Parallel Reliever - South of US 278/SR 6 from SR 92 to Bill Carruth Parkway</p> <p>NC-4: Hiram Parallel Reliever - North of US 278/SR 6 from SR 92 to Lake Road</p> <p>NC-5: West Paulding Connector</p>

Source: Jacobs



Results from the modeling scenarios are presented in **Table 8.5** below. The modeling results for the Phase II improvements indicate that there is a small increase in daily Vehicle Miles Traveled (VMT) within the county (0.4%) that would result from these improvements. This shows that widenings will promote a very small uptick in driving within the county, although significant reductions in travel delay will be realized. The model indicates that daily hours of travel delay will decrease by 14.0% within the county. The estimated 20-year benefits of these improvements is \$109,251,000.

The modeling results for Phase III improvements indicate a similar small increase in county-wide VMT, although a more significant reduction in daily hours of delay is shown. Daily VMT is projected to increase by 1.1% and daily hours of delay are projected to decrease by 30.6%. The 20-year financial benefits of these projects are estimated to total \$469,544,000.

The unconstrained project list scenario shows similar slight increases in VMT with a very significant reduction in traffic delay. The modeling results indicate an increase in Daily VMT of 0.8% and a decrease in daily of hours of delay of 35.8%. The total 20-year financial benefits of all capacity improvements included within the unconstrained project list are estimated to be \$549,896,000. The fiscally unconstrained project list shows greater economic benefits and reductions in delay than the Phase III scenario due to the inclusion of new roadway connections within the modeling results.

Table 8.5: Roadway Capacity Scenarios Modeling Results

Phase II - 2030				
Performance Measure	Base (No-Build)	Phase II	Difference	% Difference
Daily VMT	3,785,800	3,799,100	13,300	0.4%
Daily Hours of Delay	21,500	18,500	-3,000	-14.0%
Estimated 20-Year Benefits	--	\$109,251,000	--	--
Phase III - 2040				
Performance Measure	Base (No-Build)	Phase III	Difference	% Difference
Daily VMT	4,525,500	4,575,200	49,700	1.1%
Daily Hours of Delay	42,200	29,300	-12,900	-30.6%
Estimated 20-Year Benefits	--	\$469,778,000	--	--
Fiscally Unconstrained Project List - 2040				
Performance Measure	Base (No-Build)	Unconstrained	Difference	% Difference
Daily VMT	4,525,500	4,560,900	35,400	0.8%
Daily Hours of Delay	42,200	27,100	-15,100	-35.8%
Estimated 20-Year Benefits	--	\$549,896,000	--	--

Source: Jacobs, Atkins

9.0 TRANSIT AND TRAVEL DEMAND MANAGEMENT RECOMMENDATIONS

Numerous transit and travel demand management needs have been identified within the county through the previous CTP and public or stakeholder involvement. These needs have been corroborated through demographic analysis which identified high concentrations of low-income persons, elderly, and zero-vehicle households in particular locations within the county, as detailed in the *Inventories of Existing Conditions Report*.

Transit and travel demand management needs were prioritized based upon numerous factors. These include serving transit dependent demographic groups, high density population and employment centers, major commuter corridors and projected growth areas. Other factors include stakeholder/public support and promoting bicycle or pedestrian travel. Prioritization identified the following as top priorities within the county:

- Providing transit service to major activity centers including the Wellstar Paulding Hospital, Paulding County Government Center, Paulding Airport and Chattahoochee Technical College.
- A shuttle circulator service in the greater Dallas and Hiram areas.
- Extending GRTA service deeper within the county along US 278/SR 6 to a location within Dallas.

Currently transit service in the county is provided by Georgia Regional Transit Authority (GRTA), Paulding Transit and Douglas County Rideshare. These agencies provide commuter express bus service, local human services transit, and commuter vanpool service, respectively. Given the lack of a local fixed route service provider, the ability to provide transit improvements is limited. Based upon the existing conditions analysis, needs identification, and project prioritization, recommendations for transit service and travel demand management are as follows:

- Continue to explore travel demand management opportunities through coordination with Georgia Commute Options. Travel demand management is defined as a means to assist people “to change their travel behavior to meet their travel needs by using different modes, traveling at different times, making fewer or shorter trips, or taking different routes.” Traditional transportation demand management techniques include employee-based rideshares, vanpools, and telecommuting. Additional techniques include promoting walking, bicycling and transit use.
- Expand vanpool opportunities within the county either through increasing the number of Douglas County Rideshare loading locations (Currently one location at SR 92 and

Brownsville Road exists) or explore opportunities to develop a Paulding County Vanpool program. Additional locations identified for vanpool loading areas include the Crossroads Community at SR 92 and Cedarcrest Road and in the vicinity of US 278 at SR 120 (Buchanan Highway).

- Maintain and strengthen Paulding Transit as the population of Paulding County grows and ages. Consider recommendations presented within the *Paulding County Rural Public Transit Plan*. Major recommendations include lengthening hours of operation, hiring more drivers and adding more buses to the existing fleet. Other recommendations include meeting GDOT goals for vehicle utilization, coordinate routing through Global Positioning System (GPS) technology, utilizing GDOT scheduling software when available, and mounting bicycle racks on buses to accommodate bicyclists.
- Work with GRTA to explore opportunities to expand commuter service deeper within the county. Potential locations for additional commuter bus loading lots include US 278/SR 6 at SR 120, US 278/SR 6 at the Paulding County Government Center, US 278/SR 6 at SR 120 (Charles Hardy Parkway) and the Crossroads Community (SR 92 at Cedarcrest Road).
- Pursue funding for a feasibility study to determine what financial and logistical requirements would be needed to create a circulator shuttle service in the Dallas and Hiram areas. Federal Transit Administration Urbanized Area Formula Grants Sections 5307 and 5340 would likely provide the funding to make this possible. These grants do require a percentage of local matching funds but may assist with some operating funds in certain circumstances.

10.0 ACCESS MANAGEMENT CORRIDORS

The *Assessment of Current and Future Needs Report* identified eight priority corridors in most need of access management strategies. These include:

- SR 120 (Charles Hardy Pkwy) from the Cobb County Line to US 278/SR 6
- SR 360 (Macland Rd) from the Cobb County Line to SR 120 (Charles Hardy Pkwy)
- SR 92 from the Douglas County Line to the Cobb County Line
- Bill Carruth Pkwy from US 278/SR 6 (Jimmy Lee Smith Parkway) to SR 92
- Bill Carruth Pkwy (East Hiram Parkway) from SR 92 to US 278/SR 6 (Wendy Bagwell Parkway)
- Rosedale Dr from SR 92 to US 278/SR 6
- US 278/SR 6 from Cobb County Line to SR 120
- SR Bus 6 from US 278/SR 6 (East of Dallas) to US 278/SR 6 (West of Dallas)

Of these corridors SR 120, Bill Carruth Parkway, US 278, SR 360 (Macland Road), and SR 92 are designated under the Corridor Overlay District within Paulding County's zoning ordinance. This overlay district establishes standards for the design of sites, buildings, structures, plantings, signs, street hardware and other such improvements. The policy recommendations presented within this section are particularly important and needed along SR 92, SR 360, US 278/SR 6, and the extension of Bill Carruth Parkway. These roadways are in need of proactive access management policies, in advance of planned widenings, or in the case of the extension of Bill Carruth Parkway, being a recently constructed roadway through an undeveloped area.

At this time, Paulding County does not have formally adopted access management policies in place, however access management strategies have been incorporated throughout the county. A formal development of access management regulations for use in development and land use review is recommended. The following section provides a summary of policies that Paulding County may consider in drafting access management regulations.

Paulding County, and municipalities within Paulding County, could adopt local zoning ordinances to direct future growth that supports access management policies. The location and nature of commercial development in particular can have great impact on traffic patterns and safety. Access management policies encourage the smooth flow of traffic by reducing the number of roadway access points through consolidating access into shared driveways, spaced at regular intervals along a roadway. To encourage smooth traffic flow, the number of driveways and curb cuts along a roadway could be reduced through the following means:

- Prohibit single-lot driveways along thoroughfares and require access points to be public through streets that also serve adjacent development.
- Limit commercial strip development access and prohibit single-lot residential access along thoroughfares.

- Implement zoning regulations that encourage new commercial developments to cluster together in locations set back from major roadways, preferably along access roads. This would permit businesses within the development the ability to share a consolidated access point. The cluster concept can be applied successfully to shopping centers, mini-malls, and multiple-use facilities.
- Require inter-parcel access between developments and stub-streets to link to future development when it occurs.
- Require traffic impact analyses for businesses that generate high traffic volumes along designated access management corridors. Traffic studies can be used to identify remedial measures to lessen the traffic impacts of new developments.

Managing access on those roadways that have been identified for access management, but which are not projected to undergo widening in the near future (Rosedale Drive, SR Bus 6, SR 120, Bill Carruth Parkway) pose greater challenges than managing access on newly developed or newly redesigned roadways. Along these corridors, access management implementation is likely to happen much more slowly, on a piecemeal basis as development or redevelopment occurs. Opposition by existing property and business owners may disrupt access management efforts. Access management regulations that Paulding County should consider pursuing on already developed corridors are as follows:

- Follow the Paulding County Corridor Overlay District, which limits access points, “curb cuts,” on major thoroughfares in the county. Facilities subject to access management under this overlay district are:
 - State Route 101 and State Route 113
 - State Route 120 a/k/a Buchanan Highway
 - State Route 120 a/k/a Marietta Highway
 - State Route 120 Connector a/k/a Scoggins Road and Hiram Sudie Road
 - US Highway 278
 - State Route 61 a/k/a Cartersville Highway and Villa Rica Highway
 - State Route 92 a/k/a Hiram-Acworth Highway, Hiram-Douglasville Highway and Dallas-Acworth Highway
 - East Hiram Parkway
 - Bill Carruth Parkway (West Hiram Parkway)
 - Business Route SR 6 a/k/a Atlanta Highway
 - Macland Road, including State Route 360
 - Dallas-Acworth Highway f/k/a/ State Route 381
 - Ridge Road
 - Access Road to the Paulding County General Aviation Airport, to be located off US 278

- Add center medians at appropriate locations to channelize traffic and reduce conflict points from turning maneuvers. This will improve traffic flow through the elimination of weave movements. The separation of left-turn median breaks from travel lanes would provide space for deceleration, thus improving traffic operations and reducing crash potential.
- Develop a supportive street network that could relieve traffic pressures on the main arterial. This could be achieved through frontage roads, backage roads, and service roads.

11.0 BICYCLE AND PEDESTRIAN RECOMMENDATIONS

Bicycle and pedestrian facilities are an integral part of any effective transportation network. They allow for trip diversity among transportation modes and promote a healthy, sustainable, and active lifestyle among transportation users. Use of alternative modes can also reduce congestion and create economic activity centers where pedestrians and bicyclists begin to congregate. Improvements to alternative mode infrastructure also increase community livability by creating new access points to community and recreational facilities.

Paulding County is poised to implement a diverse range of bicycle and pedestrian enhancements. The Silver Comet Trail is a great asset and projects which increase access and amenities surrounding this facility are critical. Furthermore, Paulding County's many residential neighborhoods may be enhanced through implementation of sidewalk and bicycle facilities which allow residents to travel safely and remain healthy and active. Figure 11.0 displays all recommended bicycle and pedestrian projects in the Paulding County area. These include a variety of facility types and are located according to needs identified by the public and the CTP process. Improvements on existing, signed bicycle routes will be coordinated with the Northwest Georgia Regional Commission.

An overview by project type in the following section details the benefits associated with each project type, as well as the strategies used to develop these recommendations and the overall character of the proposed bicycle and pedestrian network. Implementation strategies and potential funding sources are also reviewed.

The City of Hiram is currently engaged in a Livable Centers Initiative (LCI) study for the downtown Hiram area. The goal of this study is to facilitate enhanced development and connectivity in central Hiram. The final recommendations for pedestrian and bicycle improvements identified within this small area study should be incorporated in future CTP updates to enhance multi-modal travel in this area.

11.1 Pedestrian Facilities

This section details recommendations for pedestrian facilities (sidewalk segments) within the county. While pedestrian projects have historically been the focus of the Parks and Recreation Department, this section provides a prioritized list of projects for implementation, should funding become available. This information is included in **Table 11.0**, which details the project location, extent, length, and estimated cost for each project.

Sidewalk segments were prioritized based on a variety of factors. These include factors that encourage multi-modal travel, such as population and employment density and service to transit-dependent populations. Other considerations included serving areas with noted pedestrian safety concerns and providing connections along major transportation corridors.

Table 11.0: Priority Sidewalk Recommendations

Priority Ranking/ Score	Project ID	Project Location	To / From	Project Length (Miles)	Estimated Cost
1 / 23	BP-40	SR 61	Oscar Way to Kirk Drive	.19	\$148,000
2 / 22	BP-62	SR Bus 6	Old Harris Road to Henry Holland Drive	1.52	\$1,139,000
3 / 21	BP-45	West Memorial Drive	Bagby Path to Paulding Memorial Hospital	.21	\$164,000
4 / 20	BP-11	Depot Drive	US 278/SR 6 (Jimmy Smith Parkway) to Rosedale Dr	.23	\$179,000
5 / 20	BP-43	US 278/SR 6	Depot Drive to Cleburne Parkway	1.17	\$1,596,000
6 / 19	BP-38	South Main Street	Constitution Boulevard to Seaboard Drive	.26	\$203,000
7 / 18	BP-22	Metromont Road	US 278/SR 6 (Jimmy Smith Pkwy) to Rosedale Dr	.53	\$413,000
8 / 17	BP-24	Mustang Drive	Heritage Way to Donbie Drive	.16	\$124,000
9 / 16	BP-13	East Foster Avenue	Dallas City Park to Hardee Street	.24	\$187,000
10 / 16	BP-14	East Paulding Drive	Lost Meadows Drive to Hope Drive	1.61	\$1,255,000
11 / 16	BP-15	East Paulding Drive	Dallas Acworth Highway to Mt. Tabor Park	.44	\$344,000
12 / 16	BP-28	Old Villa Rica Road	SR 61 to Ivy Trace Lane	.27	\$211,000
13 / 15	BP-19	Lester Drive	Dallas City Park to SR Bus 6	.14	\$109,000
14 / 15	BP-20	Macland Road	SR 92 to SR 120 (Charles Hardy Parkway)	1.42	\$1,106,000
15 / 15	BP-29	Old Villa Rica Road	SR 61 to Station Drive	.38	\$296,000
16 / 15	BP-41	SR 92	Hardy Circle to East Paulding Middle School	.43	\$335,000
17 / 14	BP-2	Brownsville Road	SR 92 to Sweetwater Pass	.22	\$171,000
18 / 14	BP-5	Cedarcrest Road	Cobb County Line to Highcrest Drive	.36	\$280,000
19 / 14	BP-6	Center Street	Seaboard Avenue to SR 92	.37	\$288,000
20 / 14	BP-16	Graves Road	Graves Road Spur to Graves Road	.33	\$257,000
21 / 14	BP-17	Hiram Sudie Road	SR 61 to Southern Oaks Drive	.28	\$218,000
22 / 14	BP-42	SR 92	Cedarcrest Road to Royal Sunset Drive	.26	\$203,000
23 / 14	BP-46	Williams Lake Road	JA Dobbins Middle School to Four Oaks Drive	.33	\$257,000
24 / 13	BP-9	Cowboy Path	East Paulding Home Park to Forest Hills Drive	.24	\$187,000
25 / 13	BP-27	Oak Street	SR 92 to Seaboard Avenue	.34	\$265,000
26 / 13	BP-31	Pine Valley Road	Taylor Farm Park - West to Northview Lane	.16	\$124,000

Priority Ranking/ Score	Project ID	Project Location	To / From	Project Length (Miles)	Estimated Cost
27 / 13	BP-37	Seaboard Avenue	Towne Park Drive to Powder Springs Street	.09	\$70,000
28 / 12	BP-4	Cedarcrest Road	Harmony Grove Church Rd to Arthur Hills Drive	.67	\$523,000
29 / 12	BP-12	Due West Road	Dallas Acworth Highway to Autumn Creek	.14	\$109,000
30 / 12	BP-26	Nebo Road	Dallas-Nebo Road to Swan Drive	.26	\$203,000
31 / 12	BP-32	Pine Valley Road	Taylor Farm Park -West to Winter Park Lane	.64	\$499,000
32 / 12	BP-33	Ridge Road	Dallas-Nebo Road to Austin Bridge Road	.59	\$459,000
33 / 12	BP-34	Ridge Road	Hughes Road to Ridge Run Drive	.16	\$124,000
34 / 12	BP-35	Ridge Road	Hughes Road to Farm Street	.29	\$226,000
35 / 11	BP-1	Bakers Ridge Road	Ridge Road to Charity Drive	.28	\$218,000
36 / 11	BP-3	Cedarcrest Road	at Floyd Shelton Elementary	.29	\$226,000
37 / 11	BP-7	Clonts Road	Wiley Drive to Hal Hutchins Elementary	.17	\$133,000
38 / 11	BP-21	Mein Mitchell Road	Ridge Road to Country Village Drive	.04	\$31,000
39 / 10	BP-23	Mulberry Rock Road	Doke Cochran Road to SR 61	.78	\$608,000
40 / 10	BP-25	Nebo Road	Nebo Elementary School to Pine Shadows Drive	.2	\$156,000
41 / 10	BP-36	Scoggins Road	SR 61 to Sugar Mill Drive	.35	\$273,000
42 / 9	BP-30	Pine Shadows Drive	Nebo Road to Smith Ferguson Road	.15	\$117,000
43 / 8	BP-8	Colbert Road	Abney Elementary to Legacy Point Drive	.44	\$344,000
44 / 8	BP-18	Holly Springs Road	Woodwind Drive to Highway 101	1.01	\$788,000
46 / 6	BP-10	Crossroad Church Road	Winterville Drive to Yorkville Park	.25	\$194,000
47 / 6	BP-39	SR 101	Crossroads Church Road to Runnell Road	.16	\$124,000
48 / 5	BP-44	Wayside Lane/Clear Creek Dr	US 278/SR 6 to Poole Elementary School	.21	\$164,000

Source: Jacobs

Several of these sidewalk projects are identified on roadways programmed or recommended for widening. This includes SR 92, Cedarcrest Road, US 278/SR 6, SR 360 (Macland Road), and East Paulding Drive. Where feasible, sidewalk improvements should be incorporated in the design of these projects to facilitate cost efficiency and help meet pedestrian needs within these corridors. Sidewalks have been assumed as a component of roadway widenings and included within cost estimates for these projects.

Recommended sidewalk projects for Paulding County are clustered in commercial and urbanized areas as well as more residential areas in need of access to nearby community and recreational facilities. The City of Dallas is recommended to receive multiple sidewalk segments in order to facilitate a more walkable downtown area and to connect civic and other uses to the commercial corridors nearby on SR Business 6. These projects are designed to create a more walkable corridor along Merchants Drive, tying into the existing sidewalk network along Main Street. This project would link the Merchants Square and Paulding Plaza shopping centers to the existing sidewalks in Dallas. This corridor has been noted by stakeholders as exhibiting a high level of pedestrian traffic and is currently lacking sidewalks.

Southeastern Paulding County near Nebo Road and along Ridge Road is another focal area for sidewalk improvements. The Ridge Road area is home to commercial uses which currently lack

safe pedestrian access from adjacent neighborhoods. Implementation of new sidewalks will allow residents to travel more safely and efficiently along Ridge Road.

To facilitate the construction of needed sidewalk segments, it is recommended that Paulding County allocate a portion of the local SPLOST revenues annually to a general sidewalk fund. The annual allocation required to construct all sidewalk segments by the 2040 planning horizon is approximately \$550,000 in 2018 dollars. An annual allocation has been added to the fiscally constrained implementation plan, presented in **Section 8.0** of this report.

11.2 Bicycle Lanes

Bicycle lanes provide multiple benefits wherever they are implemented. Striped and separated bicycle lanes create the safest environment for bicycle travel and may also serve to calm traffic along roadways where they are implemented. This creates both a safer and more comfortable environment for pedestrians, bicyclists and others to travel. Safety is the greatest priority for bicycle lane implementation. Bicycle crashes with large vehicles moving at high speeds are extremely dangerous and potentially fatal. The use of painted bicycle lanes rather than shared lanes or other facility types is an important safety measure that protects bicyclists from primary traffic and boosts the confidence of less experienced bicyclists.

With these characteristics of bicycle travel in mind, several key corridors were selected for the implementation of bicycle lanes. Many of these corridors are also recommended to receive widenings or capacity increases; implementation of bicycle lanes should be conducted as part of these widening projects whenever possible in order to balance transportation improvements across modes and create a multi-modal network. Simultaneous implementation of bicycle and capacity projects also creates opportunities for increased cost efficiency and sharing of funding sources. **Table 11.1** displays the recommended bicycle lanes for Paulding County, excluding those projects included as part of larger roadway widening and capacity projects. Bicycle lanes included in widenings are displayed in **Figure 11.0**.

Table 11.1: Recommended Bicycle Lanes

Priority Ranking	Project ID	Project Location	Extent	Length (Miles)	Estimated Cost
1	BP-59	Ridge Rd	Bakers Bridge Rd to SR 61	4.74	\$14,609,000
2	BP-58	Mulberry Rock Rd	Rock Crusher Rd to SR 61	1.36	\$4,192,000
3	BP-61	Cedarcrest Rd	Harmony Grove Church Road to Seven Hills Boulevard	0.78	\$2,404,000
4	BP-60	SR 61	Mt Moriah Rd to Dabbs Bridge Rd	4.90	\$15,103,000

Source: Jacobs

11.3 Multi-Use Trails

Multi-use trails are wide paved trails, typically 10 feet wide or greater, which provide recreation opportunities and commuting options for pedestrians and bicyclists. Motorized transportation on these types of trails is typically prohibited. The Silver Comet Trail is the major pedestrian

and bicycle amenity within the county. This multi-use trail runs approximately 17.6 miles within the county, transecting Paulding County from east to west. Two of the multi-use trail recommendations presented in this section involve building upon this amenity through trail spurs which would link major County parks to the existing trail.

The recommended trail projects are detailed in **Table 11.2** below, with estimated project costs. A spur from the Seaboard Drive trailhead of the Silver Comet Trail is recommended to connect to the newly constructed Veterans Park and Paulding County Government Center. Coupled with the planned expansion of sidewalks along South Main Street and funded through SPLOST, this would provide a continuous safe pedestrian connection to downtown Dallas from the Silver Comet Trail. The Strickland Park Connection would connect Strickland Park to the Silver Comet Trail at an access point off of Ragsdale Road. In addition to the two trail spurs, a multiuse trail in southern Paulding County is recommended in the wooded area between Georgian Parkway and Peg Cole Bridge Trail.

Table 11.2: Recommended Multi-Use Trails

Priority Ranking	Project ID	Project Location	Length (Miles)	Estimated Cost
1	BP-57	Between Government Center and Seaboard Drive Trailhead	0.48	\$373,000
2	BP-56	Strickland Park Connection - Between Weddington Road and Strickland Park	0.65	\$504,000
3	BP-55	Near Peg Cole Bridge Trail - Between Georgian Parkway and Peg Cole Bridge Trail	0.34	\$267,000

Source: Jacobs

11.4 Funding for Recommended Bicycle and Pedestrian Facilities

Bicycle and pedestrian facilities can be funded through a variety of sources. This includes local, state, and federal sources and through non-profit organizations. Private sector entities can also be required to fund these improvements through zoning requirements. This section details potential funding sources and programs to be pursued by Paulding County. These include:

- SPLOST Funding.** Paulding County has the potential to fund a significant number of proposed bicycle and pedestrian improvements through revenues collected through SPLOST initiatives. It is recommended that an annual allocation of SPLOST revenues is set aside to fund needed sidewalk segments within the county. It is recommended that approximately \$500,000 a year is allocated towards this purpose. At this funding level all recommended sidewalk segments could be funded within the planning horizon of 2040.
- MAP-21 – TAP Funds.** The federal transportation funding bill, Moving Ahead for Progress in the 21st Century (MAP-21), provides funding for bicycle and pedestrian improvements through the Transportation Alternatives Program (TAP). This program combines previously separate funding programs, Transportation Enhancements,



Recreational Trails Program, and Safe Routes to Schools, into one funding source. These funds may be used construct on-road bicycle lanes, off-road multi-use trails, and sidewalks. TAP funds are administered by the state DOT and are awarded via a competitive application process. The Atlanta metropolitan region also receives a direct suballocation of TAP funds, which is used for gap closure of the regional trail network and supporting the development of spurs to connect to specific destinations.

- **Congestion Mitigation and Air Quality Improvement (CMAQ).** Due to metropolitan Atlanta's status as a non-attainment area for federal pollution standards the region is eligible for funding through the Congestion Mitigation and Air Quality Improvement (CMAQ) program. The purpose of this program is to fund surface transportation projects that contribute to air quality improvement and congestion relief. These funds may be used for the construction of bicycle and pedestrian facilities focused on reducing vehicle trips. CMAQ funding requires a high level of reporting related to emissions reduction and congestion relief and as a result, generally only regionally significant projects compete well. Small-scale localized bicycle/pedestrians projects typically do not compete well.
- **Federal and State Funded Capacity Improvements.** Bicycle and pedestrian facilities are recommended to accompany major road widening projects proposed within the county. This includes bicycle lanes and sidewalks along these corridors. The cost estimates provided in this plan for capacity projects assumes bicycle lanes and sidewalks will accompany these projects. In these situations, federal and state funding sources could be used to enhance pedestrian and bicycle infrastructure in the county.
- **PATH Foundation.** The PATH Foundation is a non-profit organization whose mission is to develop a system of interlinking multi-use trails throughout metro Atlanta. The organization funds trails through a combination of public sources, corporate donations and private gifts. The PATH Foundation was responsible for developing the Silver Comet Trail and may be in the position to expand upon this trail through the construction of recommended trail spurs to Veterans Park and Strickland Park.
- **Paulding County Parks and Recreation Department.** Paulding County's Parks and Recreation Department is tasked with ensuring quality recreational opportunities are available to all county residents. Bicycle and pedestrian facilities provide residents opportunities for recreation and are found at public parks throughout the county. There is the potential for local funding to be secured through this department for the development of bicycle and pedestrian infrastructure. Many recommended sidewalk segments and multi-use trails provide linkages to county and city parks and would aid in expanding recreational opportunities to county residents.

- **Private Sector.** The private sector provides another potential funding source for the construction of bicycle and pedestrian facilities. Developers can be required to build facilities as a condition of zoning approval. While this approach could result in an incomplete network of sidewalks or trails, proactive planning with an emphasis on network connectivity could be employed to help avoid this issue.

12.0 BRIDGE RECOMMENDATIONS

This section provides an overview of the recommendations for bridge projects and their relationship to the overall Paulding County roadway network. This study utilized information from the GDOT Office of Bridges and Structures as well as from Paulding County to inventory and identify all of the bridges within the county. In this process, bridges were evaluated in terms of their condition and functionality in what is referred to as a sufficiency rating. The state uses a rating formula based on a number between zero and 100, with zero indicating a fully deficient bridge and 100 representing a fully sufficient bridge. Some of the elements of a bridge's sufficiency rating include the number of lanes (relative to the roadway), traffic counts, structural condition, and deck condition.

Bridge sufficiency ratings were used to identify bridges in need of repair or replacement. A bridge must exhibit a rating of 50 or below to qualify for federal replacement funds. All other bridges list their recommended rehabilitation or maintenance recommendations from the January 16, 2013 GDOT Inspection Report. Those bridges with sufficiency ratings of 65 or below were identified as needing either replacement or rehabilitation. Rehabilitation can include maintenance or repair of bridge decks, expansion joints, bridge railings, foundations, and piers etc. Bridge rehabilitation can be a cost-efficient solution for bridges with sufficiency ratings below 50 if it can be demonstrated that the rehabilitation will improve the bridge to an acceptable sufficiency rating.

In the assessment process, bridges were divided into two categories once the data was compiled, those in need of rehabilitation/maintenance and those that need to be replaced. It's worth noting that some of the bridges did not have a complete National Bridge Inventory inspection performed and therefore do not have a sufficiency rating. These structures were mostly private use bridges that spanned public roads and GDOT is responsible for checking their clearance level as if there were significant deficiencies.

The needs assessment identified eight bridges needing to be either replaced, repaired or rehabilitated. The assessment also determined that three of the deficient bridges were already completed in 2014 or slated for construction in 2016. **Table 12.0** on the following page provides detail on these eight bridges.

Table 12.0: Bridge Project/Improvement Recommendations

Structure ID	Sufficiency Rating	Facility Carried	Feature Intersected	Comments/Recommendations
223-5012-0	15.18	Willow Springs Rd	Silver Comet Trail	Bridge built in 1941. This bridge was replaced in November 2014.
223-5040-0	48.20	Morningside Drive	Lick Log Creek	Bridge built in 1979. Bridge is in need of replacement.
223-0026-0	49.90	Dallas Acworth Highway	Picketts Mill Creek	Bridge built in 1940. Set for construction in 2016.
223-5029-0	57.40	Pine Valley Road	Sweetwater Creek	This bridge is recommended for replacement or maintenance/rehabilitation. This structure requires posting due to insufficient shear capacity of the concrete superstructure. A replacement structure is required to upgrade this structure to a point where posting is no longer required. Maintenance recommendations are provided to maintain this structure at the current rating.
223-0025-0	57.80	Dallas Acworth Highway	Possum Creek	Set for construction in 2016. Bridge structure is in fair condition with corrosion and minor section loss of the steel superstructure.
223-5045-0	60.60	Due West Road	Picketts Mill Creek	This bridge is recommended for maintenance or rehabilitation. The bridge structure is in fair condition; Concrete encasements on pile #1 and #2 and bent have undermined.
223-5064-0	61.50	Oberlochen Way – Carrington Lake	Sweetwater Creek Tributary	This bridge is recommended for maintenance or rehabilitation. This corrugated metal pipe culvert serves as a lake spillway and overflow. Maintenance recommendations have been identified.
223-5011-0	65.60	Mt. Olivet Road	Pumpkinvine Creek	This bridge is recommended for replacement or maintenance/rehabilitation. This structure requires posting due to insufficient shear capacity of the concrete superstructure. A replacement structure is required to upgrade this structure to a point where posting is no longer required. Maintenance recommendations have been identified to maintain current rating. At the time of inspection, the posting sign at the northern end of the structure was missing. This sign is required and must be replaced.

Source: GDOT

The maintenance, replacement, and repair of deficient bridges are critical to a safe transportation system. In order to achieve this, Paulding County should continue to coordinate with GDOT for routine bridge inspections every two years, while continuing to review the bridge reports for any potential next steps/activities. Since the former bridge replacement program active under SAFETEA-LU has expired, Paulding County should continue to adhere to the current MAP-21 legislation in determining the conditions and funding eligibility for their bridges. Additional recommendations for the County’s bridges include:

- All bridges with sufficiency ratings of 50 or lower should be further monitored and investigated.

- All bridges with substantial structural issues should be prioritized for replacement.
- All bridges with moderate issues should be considered for rehabilitation.
- For those bridges that are not on state routes, once a funding source is identified, the County should consider allocating a line-item dollar amount per year for maintenance and repair to preserve the life of bridges.

13.0 FREIGHT RECOMMENDATIONS

The *Assessment of Current and Future Needs Report* identified four major trucking routes within the county:

- SR 92
- US 278/SR 6
- SR 61
- SR Business 6

These freight corridors are able to adequately serve existing and projected future truck traffic in a safe and efficient manner. SR 92, US 278, and SR 61 have been designated as regional freight corridors within the ARC's AstroMap. These corridors exhibit design characteristics that facilitate heavy truck travel including wide turning radii, wide lane widths, and large turning storage.

The greatest potential for truck and passenger vehicles conflicts can be found within the City of Dallas. At this time heavy truck traffic is generally confined to SR 61 and SR Business 6, both of which provide reasonable throughput capacity, access management, and turning storage to safely and efficiently facilitate freight movement. As these routes become more congested in the coming decades, heavily congested intersections may benefit from operational improvements such as increased turning lane storage and access management, increased turning radii, and expanded shoulders.

The SR 92 corridor, within the greater Hiram area, exhibits some of the highest truck volumes and percentages in the county. Truck volumes within this area are anticipated to grow significantly from 2015 to future years 2030 and 2040, with volumes more than doubling on many segments. While there is potential for significant truck conflicts due to high volumes and percentages the planned improvements along SR 92 are anticipated to ameliorate many of these potential conflicts through increases in capacity, turning lane storage, and turning radii.

Increased growth in industrial and commercial land uses in coming decades will likely increase the demand for efficient and safe truck transportation. As these uses develop, Paulding County must continue to implement truck related design features along industrial and commercial growth corridors. Key truck design features include:

- Increased turning lane storage, which takes into account the impact of truck lengths (approximately 3.5 passenger cars) on intersection needs.
- Wider curb radii with pedestrian refuge islands. This permits trucks to turn safely and provides pedestrians with a safe crossing point and high visibility.

- Increased lane widths and shoulders, which reduces conflicts with other vehicles.
- Access management policies that consolidate driveways and curb cuts to increase freight mobility.
- Enhanced connections to interstates and other regional freight corridors, as well as intermodal connections (rail, air).

In addition to support for truck-friendly roadways, Paulding County may need to provide additional infrastructure in the future which permits heavy trucks to bypass urban centers, such as Dallas. Bypasses, like the proposed West and East Dallas Bypasses included in this plan's unconstrained project list may be used to divert truck traffic away from congested urban streets with smaller lanes and curb radii. Removing truck traffic from urban centers may make them safer and more attractive for pedestrians or bicyclists who may frequent the area for recreational or leisure activities.

While much of Paulding County's existing growth is not urban in nature, it is important to consider the possibility that trucks may still interfere with newly constructed neighborhoods and public facilities, whether those are parks, schools, or other centers. The provision of safe, dedicated truck infrastructure would permit new developments to succeed without the dangers and inefficiencies imposed on them by heavy trucks forced to operate on inadequate roadways.

14.0 CONCLUSIONS

The final recommendations of this plan should be used as a guide for Paulding County as it continues to build upon and improve the transportation system within the county. **Table 14.0** below provides a simplified list of recommended projects and a phasing plan to serve as this guide, in addition to the recommendations presented in previous sections addressing access management, freight, transit and bridge needs. On an annual basis Paulding County should review this implementation plan and make adjustments as needed. The findings of this report should be used as a foundation and starting point for future CTP updates, which should occur every five years or more often if circumstances require.

Table 14.0: Recommended Project Implementation Plan

Project ID	Roadway/Location	From	To
Phase I – Short-Range – 2015-2019			
ARC TIP 2014-2019			
PA-062	New Roadway at Technology Park (Ph 1)	Airport Parkway	New Cul de Sac
PA-063	New Roadway at Technology Park (Ph 2)	Airport Parkway	New Cul de Sac
PA-027	SR 92 Bridge Replacement and Widening	Southern RR in Hiram	--
CO-367	SR 360 (Macland Road)	SR 120	Lost Mountain Road
PA-061C1 (PE, ROW) RC-9	SR 61 (Villa Rica Highway) – Segment 3 Widening	Dallas-Nebo Road	Jimmy Campbell Parkway
AR-5307-PA	FTA Section 5307/5340 Formula Funds (Human Services Transit)	--	--
PA-092A (CST)	SR 92 Widening	Brown/Malone St	Nebo Rd
PA-092B1 (UTL, CST)	SR 92 Widening	Nebo Rd	SR 120 (Marietta Hwy)
PA-092C (PE, ROW)	SR 92 Widening	E. Paulding Middle School	Old Burnt Hickory Rd
PA-092E (PE, ROW)	SR 92 Widening	Cedarcrest Road	Cobb Co. Line
PA-095	Johnston St, Griffin St, Spring St, and Park St Ped Facility	--	--
PA-101A	Paulding County ATMS System Expansion –Phase 1	--	--
PA-101B	Paulding County ATMS System Expansion – Phase 2	--	--
SPLOST IV – Funded Projects 2015-2017			
SP-1	Picketts Mill Creek Bridge Replacement at Dallas Acworth Hwy	--	--
SP-2	Possum Creek Bridge Replacement at Dallas Acworth Hwy	--	--
SP-3	South Main Street Bridge and Sidewalk Improvements	Government Center	Seaboard Drive
SP-4	Bobo Road and Mt. Tabor Church Road at SR 360 (Macland Road)	--	--
SP-5	Dallas Acworth Highway at Fry Rd/Mt. Tabor Rd	--	--
Intersection Improvements			
O-14	Rosedale Drive at Metromont Road	-	-
O-20	US 278/SR 6 (Jimmy Campbell Parkway) at SR 61 (Villa Rica Hwy)	-	-
O-24/25/26	E. Memorial Drive at Legion Rd, SR Business 6 at Legion Rd, E. Memorial Drive and SR Business 6	-	-
O-23	SR 61 (Confederate Avenue) at SR Bus 6	-	-
O-33	SR 101 at Gold Mine Road	-	-
O-32	SR 360 (Macland Road) at SR Business 6	-	-

Project ID	Roadway/Location	From	To
O-21	US 278/SR 6 (Jimmy Campbell Parkway) at SR 120 (Buchanan Hwy)	-	-
Roadway Maintenance			
Countywide Roadway Maintenance – Local Matching Funds		LMIG Local Matching Funds	
Pedestrian Improvements			
Construction of sidewalks in the vicinity of schools, parks, and other activity centers		Pedestrian Improvements	
Transportation Feasibility Studies			
Corridor studies and feasibility studies for improving east to west connectivity within the county			
Phase II – Mid Range – 2020- 2030			
Intersection Improvements			
O-1	SR 120 (Charles Hardy Parkway) at SR business 6	-	-
O-2	SR 92 (Hiram Acwoth Highway) at E. Paulding Drive	-	-
O-12	SR 92 (Hiram Acworth Highway) at Old Burnt Hickory Road	-	-
O-7	SR 61 (Villa Rica Hwy) at Hart Road	-	-
O-8	SR 61 at Old Villa Rica Road	-	-
O-9	SR 61 (Villa Rica Hwy) at Vernoy Aiken Road	-	-
O-10	SR 61 (Villa Rica Hwy) at Winndale Road	-	-
O-13	Burnt Hickory Road at Brownsville Ext./Stout Pkwy	-	-
O-15	East Paulding Drive at Brooks Rackley Road	-	-
O-29	US 278/SR 6 (Jimmy Lee Smith Parkway) at Depot Drive	-	-
O-27	US 278/SR 6 (Jimmy Lee Smith Parkway) at Hiram Pavilion South	-	-
O-36	SR 92 (Hiram Acworth Highway) at Rosedale Drive	-	-
O-38	SR 92 (Hiram Acworth Highway) at US 278/SR 6	-	-
General Fund for Safety and Operational Intersection Improvements – specific locations to be determined through future analysis			
Roadway Capacity Improvements			
PA-092B1 (UTL, CST)	SR 92	Nebo Road	SR 120 (Charles Hardy Pkwy)
PA-092C (UTL, CST)	SR 92	East Paulding Middle School	Old Burnt Hickory Road
PA-092E (UTL, CST)	SR 92	Cedarcrest Road	Cobb County Line
RC-1	Dallas-Acworth Highway	East Paulding Drive	SR 92
RC-6	US 278/SR 6	SR Bus 6	Cobb County Line
PA-061C1 (UTL, CST) RC-9	SR 61 (Villa Rica Highway)	Dallas-Nebo Road	SR 92
RC-19	Cedarcrest Road	Harmony Grove Church Rd	Cobb County Line
RC-21	East Paulding Drive	SR 120	West of Brooks Rackley Road
Roadway Maintenance			
Countywide Roadway Maintenance – Local Matching Funds		LMIG Local Matching Funds	
Pedestrian Improvements			
Construction of sidewalks in the vicinity of schools, parks, and other activity centers		Pedestrian Improvements	
Human Services Transit			
FTA Section 5307/5340 Formula Funds Allocation (FY 2020-2030)			

Project ID	Roadway/Location	From	To
Phase III – Long Range – 2031-2040			
Intersection Improvements			
O-3	SR 120 (Buchanan Highway) at SR 101	-	-
O-11	Sr 120 (Hiram Sudie Road) at Davis Mill Road	-	-
O-17	US 278/SR 6 (Jimmy Lee Smith Pkwy) at Bill Carruth Pkwy	-	-
O-22	West Memorial Drive at SR Bus 6 (Buchanan Street)	-	-
O-35	SR 101 at Old Yorkville Road	-	-
Roadway Capacity Improvements			
RC-5	US 278/SR 6	SR Bus 6	SR 61
RC-13 (PA-032A)	Dabbs Bridge Road	SR 61	US 41/Cobb
RC-14	Ridge Road (PE only)	Dallas-Nebo Road	SR 92
RC-20 (PA-036C)	Cedarcrest Road	Seven Hills Ext.	SR 92
New Roadways			
NC-5	West Paulding Connector (PE only)	Cedarcrest Road	SR 61
NC-2	East Dallas Bypass (PE only)	SR Bus 6	SR 61
Roadway Maintenance			
Countywide Roadway Maintenance – Local Matching Funds		LMIG Local Matching Funds	
Pedestrian Improvements			
Construction of sidewalks in the vicinity of schools, parks, and other activity centers		Pedestrian Improvements	
Human Services Transit			
FTA Section 53007/5340 Formula Funds Allocation (FY 2031-2040)		Transit/Formula Lump Sum	

Source: Jacobs

To help realize the recommendations within this plan intergovernmental cooperation is essential. This includes continuing coordination with other County departments, local municipalities and the governments of neighboring counties. Coordination with state and regional agencies is also critical for successful project delivery. With transportation funding being limited cooperative and coordinated relationships with GDOT and the ARC should be fostered and maintained. In addition, joint efforts should be pursued with neighboring jurisdictions, such as Cobb and Douglas Counties, to help meet regional transportation needs and goals.



Glossary of Transportation and Land Use Planning Terms

Access Management – The process of providing and managing access to land development while preserving safe and efficient traffic flow.

Activity Center – An area of a community where office, retail, service, residential or civic uses are concentrated.

Aesthetic Zoning – The regulation of building or site design to achieve desirable appearance.

Affordable Housing – Housing units where the occupant is paying no more than 30% of gross income for housing costs.

Annexation – The act or process of adding land to a governmental unit, usually an incorporated place, by an ordinance, a court order or other legal activity.

Atlanta Regional Commission (ARC) – The Atlanta area's MPO or regional planning agency that covers ten counties and the City of Atlanta.

Arterial – A class of roadway that serves major traffic movement and that feeds into the interstate freeway system.

Average Daily Traffic (ADT) – The average number of vehicles passing a fixed point in a 24-hour period.

Annual Average Daily Traffic (AADT) – ADT averaged over a one-year period.

Bikeway – A facility designed to accommodate bicycle travel for recreational or commuting purposes (also called a bike lane).

Block Grant – A grant that can be used to fund a wide range of community improvement projects or programs.

Buffer – A strip of land, fence or border of trees between one use and another designed to set apart one use area from another.

Bus Rapid Transit (BRT) – A type of transit service that uses buses like rail cars. BRT usually operates on an exclusive track and loads passengers at stations where the platform is level with the bus floor. By operating a bus on a route that is used exclusively by buses, the speed and quality of the transit trip can be improved.

Comprehensive Plan (Comp. Plan) – A Countywide document mandated by the Georgia Department of Community Affairs (DCA). Local Comp. Plans address community needs and objectives for economic development, community facilities, natural and historic resources, housing, and land use over a 20-year horizon. The Comp. Plan includes both policy and short-term project recommendations. Paulding County and the cities of Braswell, Dallas, and Hiram are currently updating the County Comp. Plan in coordination with the Coosa Valley RDC.

Comprehensive Transportation Plan (CTP) – A document that summarizes the 16-month long process of identifying long range transportation deficiencies and developing a multimodal program to meet transportation needs.

Circulators – Trolleys or people-movers that usually operate within a major employment or residential area as part of a commuter's journey. Circulators generally move people between bus and rail stops.

Clustered – Term describing development that is oriented to create a small, functional, well-connected group of uses. These clustered areas of development should have interconnected street networks, pedestrian access and scale, pedestrian connections to residential areas, and possibly civic or recreational uses.

Collector – A class of roadway that facilitates thru movement as well as access to land, and connects highways and arterials to local streets & roads.

Community Improvement District (CID) – A self-taxing district that uses tax revenue to finance improvements within its respective boundaries.

Community Participation Program (CPP) – The public participation program for the Paulding County CTP that includes community leader interviews, fact sheets, web site updates, Stakeholders Task Force committee meetings, and several rounds of public information meetings, and forms of communication.

Commuter Bus – Commuter bus systems usually have several buses that connect cities or activity centers along major freeways or arterials with few stops in between.

Commuter Rail – Commuter rail uses multiple cars along an existing rail corridor (mainly, freight lines). Commuter rail usually connects cities and does not have a large number of stops.

Congestion Management System (CMS) – The federally required Congestion Management System is developed by ARC and includes a list of congested roadways in the region. The CMS is part of the ongoing ARC Congestion Management Process (CMP).

Conservation Subdivision – A residential subdivision that sites housing units on smaller lots away from sensitive environmental areas. The sensitive environmental features are protected as open areas or greenspace, which are commonly owned and/or protected by a third party through a conservation easement.

Corridor – A broad area of land that follows a general direction and connects major sources of trips. It may contain a number of streets, highways, transit lines and routes. It generally follows an interstate, freeway or major roadway.

Department of Community Affairs (DCA) – The Georgia Department of Community Affairs – the state agency responsible for monitoring and reviewing local and regional comprehensive plans.

Density – The number of units, or square footage of development per acre of land used for residential, commercial or industrial purposes. Unless otherwise specified, density figures are to be set forth in terms of net acres or the amount of land devoted to residential, commercial or industrial use exclusive of streets or other public lands.

Express High Occupancy Vehicle (HOV) Lanes – Lanes for use by multi-occupant vehicles only, such as buses, carpools and vanpools. In Georgia, motorcycles and alternatively-fueled cars, such as electric vehicles, can also use these lanes.

FHWA – Federal Highway Administration

FTA – Federal Transit Administration

Flexible Design Standards – Standards that provide a builder or developer with options and alternatives to strict regulatory limits, if the alternatives create a positive impact.

Freeway – A divided highway having two or more lanes for the exclusive use of traffic in each direction, full control of access, and uninterrupted flow.

Functional Classification – Ranking for streets and roads based on the degree of mobility and access that they provide, (i.e., arterials, collectors and local streets).

GDOT – Georgia Department of Transportation

GRTA – Georgia Regional Transportation Authority – a regional transportation authority “charged with combating air pollution, traffic congestion and poorly planned development in the metropolitan Atlanta region, which is currently designated nonattainment under the federal Clean Air Act.

HOV Lane – High-occupancy vehicle (carpool) lane – An additional roadway lane reserved for vehicles with more than one occupant, such as carpools.

Infill development – New development that utilizes vacant or underutilized parcels of property within a previously developed area to typically provide a more intense use of the property.

Intelligent Transportation Systems (ITS) – The use of different technologies on the existing transportation system to save time, improve safety and reduce congestion without adding new lanes or widening the existing network (i.e., changeable message signs, video cameras, detectors embedded in the pavement).

Level-of-Service (LOS) – Roadway LOS indicates the quality of service provided by a facility. Similar to a student’s report card, LOS is represented by the letters “A” through “F”, with “A” representing the most favorable driving conditions and “F” representing the least favorable. Methodologies for determining LOS vary for roadways versus signalized and unsignalized intersections.

Mixed-Use Development – Type of development that sites a number of uses in close proximity. Provides opportunities for walking, biking or using transit to create transportation and life-style benefits. Mixed-use is most often applied by siting residential areas near commercial and office areas. This mix of uses may provide the opportunity to live, work and shop in one area, thereby reducing the number or length of travel trips.

MPO – Metropolitan Planning Organization. ARC is the MPO for the Atlanta Region. Paulding County is included as part of ARC due to air quality issues.

Paulding DOT – Paulding County Department of Transportation

Redevelopment – Redevelopment is the reuse of existing developed property. Redevelopment would generally require changes to the existing structure and site. For example, redevelopment of a former industrial site may be redeveloped to accommodate office, commercial and/or residential uses, such as Atlanta’s Atlantic Station.

Regional Development Center (RDC) – A Regional Development Centers assists member local governments with implementing the Georgia Planning Act of 1989, including development of local Comp. Plans. Paulding County is part of the Coosa Valley RDC, which serves as the regional planning and development instrument for Northwest Georgia.

Regional Transportation Plan (RTP) – ARC’s Regional Transportation Plan. The current RTP is *Mobility 2030* highlighting recommended long-range projects through the year 2030. *Envision 6* is the version of the current RTP under development.

Right-of-Way (ROW) – Publicly owned property, including roadway, sidewalks, rail lines, public utilities and the buffer between transportation infrastructure and private property.

Stakeholder Task Force (STF) – A group of citizens representing the unincorporated Paulding County and the cities of Braswell, Dallas and Hiram to help guide the transportation plan. The STF represents a diversity of stakeholder groups and individuals.

Special Purpose Local Option Sales Tax (SPLOST) – Special Purpose Local Option Sales Tax – an additional one (1) cent sales tax used for special purposes such as transportation. Paulding County's current SPLOST covers years 2006-2011.

Technical Committee (TC) – A group of approximately 20 members comprising staff from Paulding County, the cities of Braswell, Dallas, and Hiram, ARC, GDOT, GRTA, Coosa Valley RDC, and planning staff from adjacent counties.

Transportation Improvement Program (TIP) – ARC's six year Transportation Improvement Program that includes funded transportation projects throughout the region. The current TIP period covers years 2006-2011. The next TIP period will cover years 2008-2011.

Traditional Neighborhood Development (TND) – A residential or mixed-use development that incorporates historic design features and pedestrian access/scale typical of cities or neighborhoods that existed prior to the widespread use of the automobile.

Transit-Oriented Development (TOD) – Development that is located adjacent to transit stations or within walking distance of a transit route, providing direct access and accommodations from the development to transit.

Traffic Calming – A term applied to a range of techniques intended to reduce the speeds or impact of automobile traffic on adjoining pedestrian areas.

Vehicle Miles Traveled (VMT) – A measurement of the total miles traveled by all vehicles in the area for a specified time period.

Vehicle Hours Traveled (VHT) – A measurement of the total hours traveled by all vehicles in the area for a specified time period.

Volume-to-Capacity (V/C) Ratio – Compares the amount of traffic on the road to the amount of traffic the road was built to carry. A lower V/C ratio indicates less congestion on a road than does a higher V/C ratio.



PAULDING COUNTY, GEORGIA

2017 Comprehensive Plan

“Charting a Course”

BOOK THREE

REQUIRED COMPONENTS



Kay B. Lee,
Church Street Services, LLC.

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BOOK THREE REQUIRED COMPONENTS

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BOOK ONE

THE PLAN

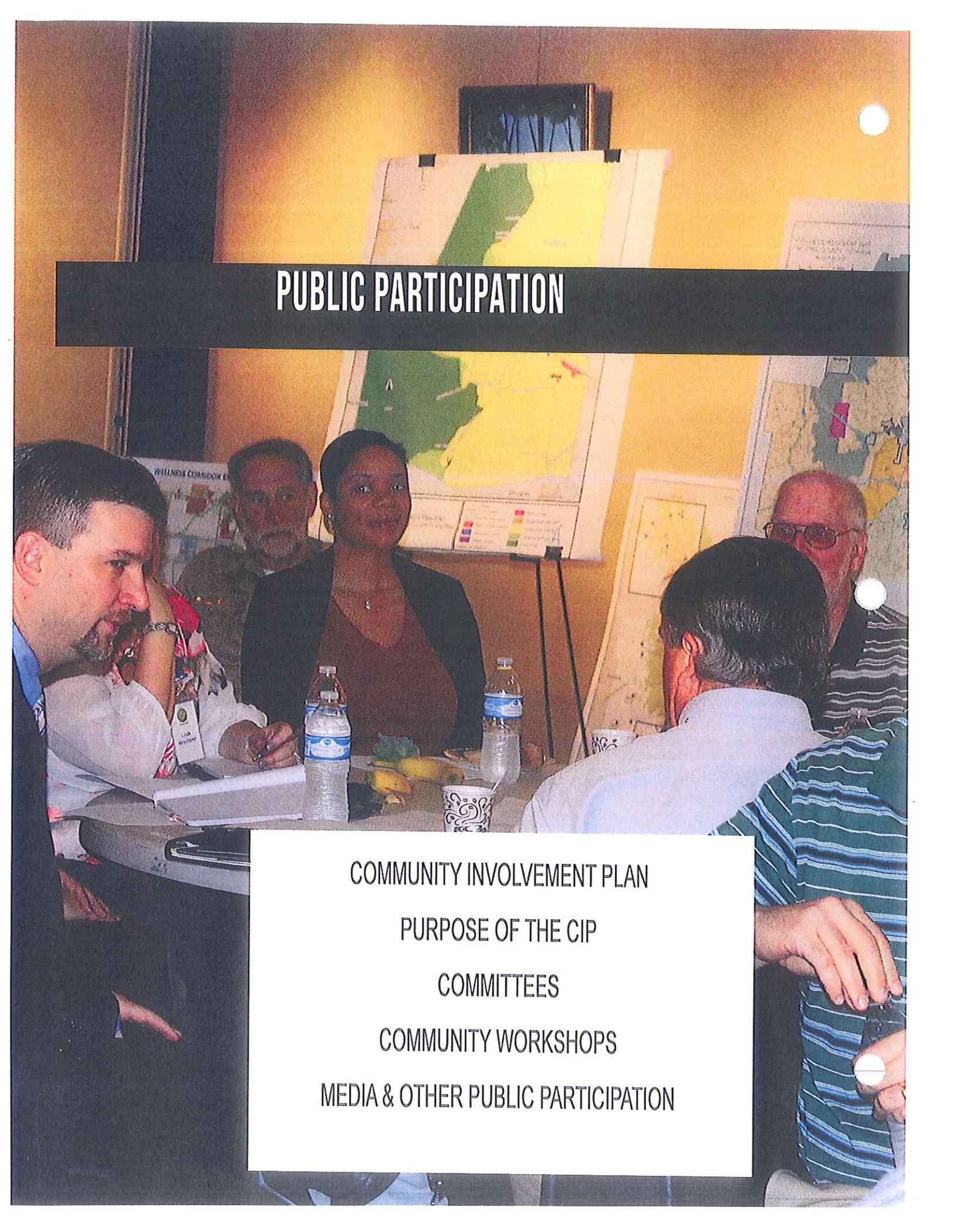
Executive Summary
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BOOK TWO

REFERENCE DOCUMENTS

Overview

Book Three contains supporting documentation as to how the plan was created and was adopted. Information relating to public participation is especially highlighted. This section also includes procedural documents such as notices for public hearings and records from those meetings. Once the plan has been found by the Department of Community Affairs to be in compliance with Minimum Standards and procedures it will be adopted by each local government. Local governments will publicize and make the plan available to for citizens to review.



PUBLIC PARTICIPATION

COMMUNITY INVOLVEMENT PLAN

PURPOSE OF THE CIP

COMMITTEES

COMMUNITY WORKSHOPS

MEDIA & OTHER PUBLIC PARTICIPATION

COMMUNITY INVOLVEMENT PLAN

As Paulding County continues to experience population growth, the need to plan for the future becomes more and more imperative. Every ten years, community governments throughout Georgia are required to submit a comprehensive plan. A comprehensive plan can be used to promote orderly and rational development so that the Paulding community remains physically attractive, preserve important natural, historic, cultural and unique community resources; invest money wisely in infrastructure such as roads, water and sewer, schools, parks and other facilities and maintain and enhance a quality of life.

The Comprehensive Plan is the single most important document a citizen can help create to provide a vision for the future of the community and a guide for decision-makers about when and where and how the community will grow and develop in the future.

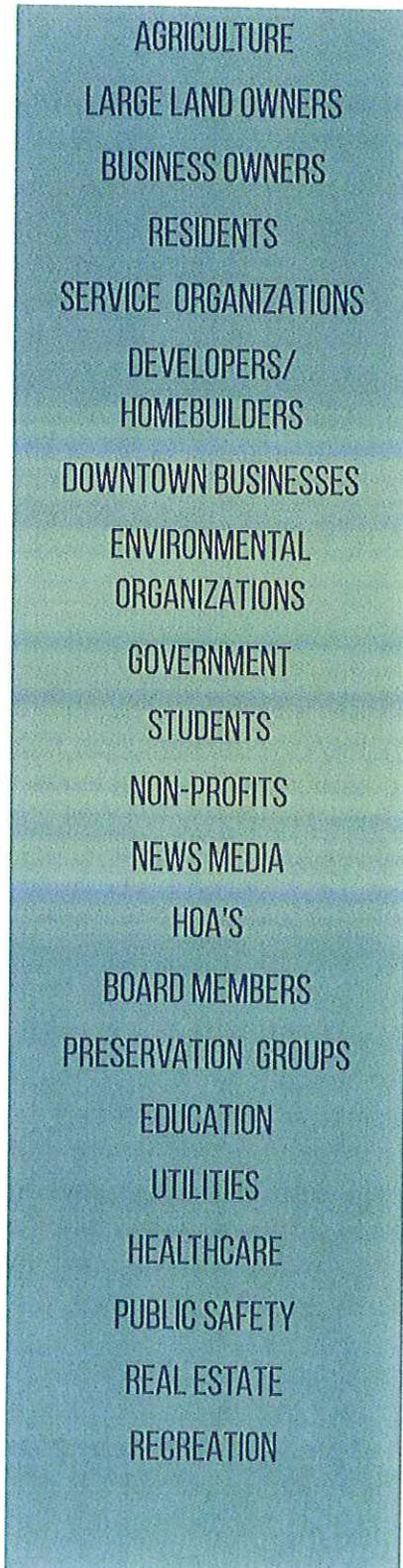
The Paulding County Community Development Department facilitated the Comprehensive Planning process and, as such, has adopted a Community Involvement Plan (CIP) to hear the concerns and insights of citizens, local leaders and elected and appointed officials. The CIP served as a guide for public participation and involvement throughout the comprehensive planning process.

PURPOSE OF CIP

The CIP outlines the approach and techniques that were used to educate members of the community on the process and purpose of the Comprehensive Plan and inform them of the decisions that ultimately result from this plan and potential impacts on the community. The CIP will also served as a way to gain important feedback from a diverse collection of Paulding County citizens, elected and appointed officials, and local leaders throughout the planning process.

By providing multiple opportunities for education and an inclusive approach to obtaining feedback, the final document will be representative of the needs and desires of the community as a whole thus ensuring community support for implementation

COMMITTEES



A Steering Committee to guide the process of developing the 2017 Comprehensive Plan along side the Paulding County Community Development Department was created in March 2015. The committee, known as the Multi-Jurisdictional Workgroup, was made up of members from Paulding County's government agencies—the Paulding County Community Development Department, the Paulding County School District, the cities of Dallas, Hiram and Braswell, the Paulding Chamber of Commerce, Paulding Economic Development and the Northwest Georgia Regional Commission.

Members of the Steering Committee, meeting monthly for two years, conducted research on local and regional trends, reviewed data and information in addition to analyzing best practices for developing a comprehensive and implementable plan.

The Stakeholder Committee, served as an advisory role to the Steering Committee, was made up of over 100 individual representing various organizations and community interests from both the public and private sector. Committee membership remained consistent throughout the process, with members offering input, ideas and support for the process and the Plan. Stakeholders representing those groups shown on the left were invited to participate.

Representatives met throughout the process to discuss issues, propose solutions and provide insightful feedback. Three Stakeholder meetings were held during the project on March 15, 2016, August 4, 2016 and February 2, 2017

COMMUNITY WORKSHOPS

In addition to the Steering and Stakeholder Committees, the public was provided with several opportunities for involvement to ensure their input and insights were included in the Plan.

Community participation was encouraged through seven public meetings held at designated times throughout the planning process. A kickoff public hearing was held in conjunction with the Paulding County Planning Commission regular meeting on October 27, 2015. During August and September of 2016 four Community Workshops were held in the cities of Dallas and Hiram and two locations in unincorporated Paulding. The final public hearing was held on March 28, 2017 during a Paulding County Board of Commissioner's meeting.

Community Workshops were interactive and facilitated by staff and consultants who both educated and led discussion about issues pertinent to Comprehensive Planning, and to compile feedback for presentation to Paulding County officials.



MEDIA & OTHER PUBLIC PARTICIPATION



The media played an important part in the Paulding County Comprehensive Planning Process. Local media sources, including newspaper, PCTV 23 as well as social media, received information containing important information regarding major project announcements and achievements. Local medial representatives were invited to attend all plan meetings and had access to project leaders for interviews.



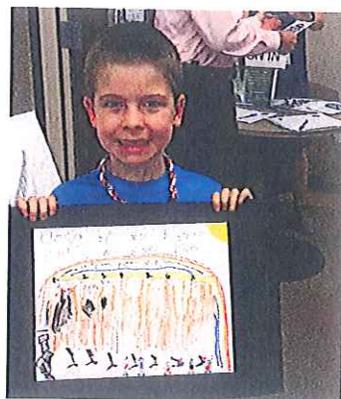
Information about the Plan and the public involvement was placed on the County's website and a Facebook page titled "Paulding Comprehensive Plan Update" was created to share information about Paulding County and Comprehensive Planning.

One of the most innovative outreach methods was a student art contest held in conjunction with the Paulding Library System. The contest provided an opportunity to introduce planning to the youngest members of the public. Students in kindergarten through fifth grade were asked to create art to respond to one of three questions:

What do you want to be when you grow up?

How will you get to school and to work in the future?

What is your most favorite place in Paulding County?



Prizes were awarded to the top three artists and the top 20 finalists received gift cards. All prizes were donated by local businesses.

Community Development and consulting staff also made presentations and provided updates about the 2017 Comprehensive Plan Update to a variety of civic groups including: Paulding County Board of Commissioners, Chamber of Commerce Georgia Power Lunch, Paulding Board of Realtors, Rotary Club of Paulding County, Paulding Chamber of Commerce Governmental Affairs Committee and Paulding Economic Development.



Local press, The Dallas New Era and West Georgia Neighbor, attended many of the meetings associated with the Comprehensive Plan Update and published several articles throughout the process.

Copies of articles, presentations, information about the art contest, community workshops, stakeholder meetings and notes from all steering committee meetings are included in the Appendix.



PART TWO : PROCEDURAL

PUBLIC HEARINGS
LETTERS OF TRANSMITTAL
REVIEW
FINDINGS
ADOPTION OF THE PLAN

PUBLIC HEARINGS

Two public hearings are required during the Comprehensive Plan Process

Two public hearings are required during the Comprehensive Plan process. A first public hearing must be held at the inception of the local planning process. The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. Once public comments have been addressed, the community may begin the process of developing the plan. Paulding County and the cities jointly held the first public hearing on Tuesday, October 27, 2015 at 2:00 pm in conjunction with a Paulding County Planning Commission meeting.

A second public hearing must be held once the plan has been drafted and made available for public review, but prior to transmittal to the Regional Commission for review. The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review. Once public comments have been addressed, the plan must be transmitted to the Regional Commission with a cover letter signed by the chief elected official of the local government. The second public hearing was held on March 28, 2017 at 10:00 am during a Board of Commissioner's Work session meeting.

Details about each public hearing are included in the Appendix.

PLAN TIMELINE	
WORKGROUP ASSEMBLED	MARCH 2015
FIRST PUBLIC HEARING	OCTOBER 27, 2015
STAKEHOLDERS MEET	MARCH 2016
COMMUNITY MEETINGS	SUMMER 2016
SECOND PUBLIC HEARING	MARCH 28, 2017
PLAN SUBMITTED	APRIL 26, 2017
PLAN APPROVED	JUNE 2016

LETTERS OF TRANSMITTAL

Upon completion, local governments must transmit its plan to the Regional Commission for review. This transmittal must include the community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria as provided in section 110-12-1-.02(3). Once received, the Regional Commission shall immediately forward the plan to the Department of Community Affairs for review, indicating the date the plan was received from the local government. This date of submittal for review is the beginning of the plan review process. The joint plan for Paulding County and Cities of Dallas, Hiram and Braswell was submitted on April 26, 2017. Copies of the transmittal letter for each jurisdiction are included in the Appendix.

REVIEW

Once the Regional Commission has accepted the plan for review, it shall immediately notify interested parties of the availability of the plan for review and comment. Interested parties were notified by Northwest Georgia Regional Commission on May 1, 2017. Interested parties included:

- Local governments that are contiguous to the submitting local government
- Any local authorities, special districts, or other entities identified in evaluating intergovernmental coordination mechanisms and processes
- Regional Commissions that are contiguous to the local government
- Affected state agencies, including Department of Transportation, Department of Natural Resources, the Georgia Environmental Facilities Authority and the Department of Community Affairs.

Copies of the notice and responses received are included in the Appendix.

The Regional Commission shall review the plan for potential conflicts with plans of neighboring jurisdictions, opportunities for interjurisdictional/regional solutions to common issues, and consistency with the adopted regional plan for the region.

The Department of Community Affairs shall review the required elements of the plan for compliance with the Minimum Standards and Procedures. This review may result in identification of deficiencies that must be resolved before the plan can be approved. The Department may also offer advisory comments for improving the plan, but these are only for consideration by the local government.

FINDINGS AND RECOMMENDATIONS

Within 40 days after submittal for review, the Regional Commission must transmit a report of findings and recommendations to the local government and copy the Department of Community Affairs. The report must include:

- Comments submitted by interested parties that reviewed the plan and (if applicable) a summary of the regional review hearing, detailing any significant issues raised
- The Regional Commission's findings from its Intergovernmental and Consistency review of the plan and its recommendations for addressing these findings
- A copy of the Department of Community Affairs findings and recommendations resulting from its review of the plan.

Any issues identified in the Report of Findings and Recommendations indicating that the plan is not in compliance with the Minimum Standards and Procedures will be addressed and the plan revised accordingly.



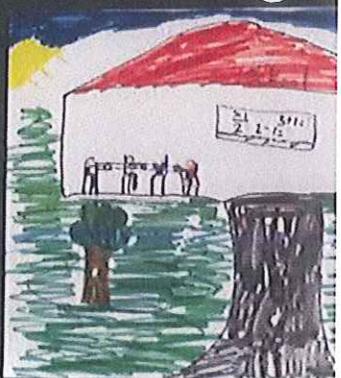
ADOPTION OF THE PLAN

Once the plan has been found by the Department of Community Affairs to be in compliance with the Minimum Standards and Procedures, the local governing body may adopt the approved plan. In order to maintain Qualified Local Government certification, the local government must adopt the approved plan.

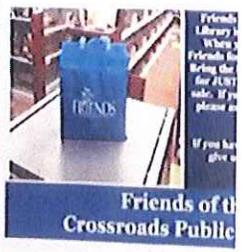


Within seven days of local adoption of the approved plan, the local government must provide a copy of the adoption resolution to the Regional Commission who notifies the Department of Community Affairs upon receipt. Once notified by the Regional Commission that the local government has adopted the approved plan, the Department of Community Affairs will notify the government that Qualified Local Government certification has been extended.

PART THREE : APPENDIX



PUBLIC PARTICIPATION PROCEDURAL



PUBLIC PARTICIPATION

A. Community Involvement Plan

B. Steering Committee/Multi-jurisdictional Work Group

1. Members

2. Meeting Notes

C. Stakeholder Committee

1. Members

2. Meeting Details

- March 15, 2016
- August 4, 2016
- February 2, 2017

D. Community Workshops

1. Workshop Components

2. Workshop Details

- August 11, 2016
- August 18, 2016
- September 8, 2016
- September 15, 2016

3. Summary

E. Media & Other Public Participation

1. Website and Social Media

2. Art Contest

3. Presentations

4. News Articles

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PUBLIC PARTICIPATION
A. Community Involvement Plan



Charting a Course



Charting a Course

Community Involvement Plan

April 2016

SUBMITTED BY:
CHURCH STREET SERVICES, LLC
2145 Church Street
Covington, GA 30014
404.312.8836
kayblee@me.com

Paulding County 2017 Comprehensive Plan Community Involvement Plan

1.0 Overview

As Paulding County continues to experience population growth, the need to plan for the future becomes more and more imperative. Every ten years, community governments throughout Georgia are required to submit a comprehensive plan. A comprehensive plan can be used to:

- Promote orderly and rational development so that the Paulding community remains physically attractive
- Preserve important natural, historic, cultural and unique community resources
- Invest money wisely in infrastructure such as roads, water and sewer, schools, parks and other facilities
- Maintain and enhance a quality of life

The Comprehensive Plan, due in 2017, is the single most important document a citizen can help create to provide a vision for the future of the community and a guide for decision-makers about when where and how the community will grow and develop in the future.

The Paulding County Community Development Department will be facilitating the Comprehensive Planning process and, as such, has adopted a Community Involvement Plan to hear the concerns and insights of citizens, local leaders, and elected and appointed officials. The Community Involvement Plan (CIP) will serve as a guide for public participation and involvement throughout the comprehensive planning process.

2.0 Purpose of CIP

The CIP outlines the approach and techniques that will be used to educate members of the community on the process and purpose of the Comprehensive Plan and inform them of the decisions that ultimately result from this plan and potential impacts on the community. The CIP will also serve as a way to gain important feedback from a diverse collection of Paulding County citizens, elected and appointed officials, and local leaders throughout the Comp Plan process.

By providing multiple opportunities for education and an inclusive approach to obtaining feedback, the final Comp Plan will be representative of the needs and desires of the community as a whole. This approach will help to ensure community support and the development of an effective, desirable plan for implementation in Paulding County.

3.0 Committees

3.1 Steering Committee

A Steering Committee to guide the process of developing the 2017 Comprehensive Plan along side the PC Community Development Department was created in March 2015. The committee, known as the Multi-Jurisdictional Workgroup, is made up of members from Paulding County's government agencies – the PC Community Development Department, the Paulding County School District, the cities of Braswell, Dallas and Hiram, the Paulding County Chamber of Commerce, Paulding Economic Development, and the Northwest Georgia Regional Commission.

Members of the Steering Committee, meeting monthly for almost a year, conduct research on local and regional trends, review data and information and analyze best practices for developing a comprehensive and implementable comprehensive plan.

3.2 Stakeholder Advisory Committee

The Stakeholder Advisory Committee (SAC), serving in an advisory role to the Steering Committee, is made up of over 100 individuals representing various organizations and community interests from both the public and private sector. It is anticipated that committee membership will be consistent

Paulding County 2017 Comprehensive Plan Community Involvement Plan

throughout the process, with members offering input, ideas and support for the process and the Plan. The following represents the initial list:

- Paulding County Board of Commissioners
- City of Braswell
- City of Dallas
- City of Hiram
- Paulding County Planning and Zoning
- Paulding County Parks and Recreation
- Agriculture and Forestry
- Large Land Owners and Land Trusts
- Business: Banks, Owners, Managers, Entrepreneurs, Insurance, Major Employers
- Downtown Business People
- Residents: From a Variety of Backgrounds (Ethnic, Immigrant, Low-Income, All Ages)
- Churches, Service Organizations and Nonprofits
- Developers and Home Builders
- Environmental Organizations
- Government (State, Federal and Local)
- Students (High School and College Age)
- News Media
- Home Owners' Associations
- Preservation Organizations
- Educational Institutions
- Utilities
- Public and Community Health Officials
- Public Safety Officials
- Real Estate Professionals

Representatives will meet throughout the process to discuss issues, propose solutions, and provide insightful feedback. A series of SAC meetings will be held during the project, with tentative dates as follows:

- March 2016
- August 2016
- December 2016

SAC meetings will be held at various locations. Meetings will be facilitated by the Community Development Department or by their representatives. At each meeting, stakeholders will have an opportunity to provide direct feedback to the comprehensive plan.

4.0 Community Involvement

In addition to the Steering and Stakeholder Committees, the public will be provided with numerous opportunities for involvement in the project to ensure their input and insights are included in the Plan.

4.1 Public Meetings

Community participation will be encouraged through seven (7) public meetings held at designated times throughout the planning process:

- October 2015 – First Public Hearing
- Summer 2016 – Community Meetings
- December 2016 – Second Public Hearing

Meetings will be interactive and facilitated by consultants who will both educate and lead discussion about issues pertinent to Comprehensive Planning, and to compile feedback for presentation to Paulding County officials.

**Paulding County 2017 Comprehensive Plan
Community Involvement Plan**

Meetings will be held at strategic locations throughout the county and at various times, offering citizens more options for participation in hopes they will endeavor to attend. Further scheduling details (date, time) for public meetings will be finalized at least 30 days prior to meetings to ensure adequate time for publicity and for those in the public who are interested to plan their attendance. Advertisements for public meetings will begin no later than 15 days prior to the event, with advertising continuing until the day of the meeting. Advertising methods will include local newspaper and television sources and e-mail or direct mailings to the project mailing list. Steering Committee member organizations will be active in distributing notices through their organizations and communications methods.

4.2 Websites

All Steering Committee member organizations will be creative and involved as a means of communicating with the public. For instance: Icons on government and Chamber websites will direct interested citizens to information about the Comprehensive Planning Process, a calendar of meetings, a timeline, progress updates, and information on upcoming opportunities for public involvement, as well as information on how to offer input.

4.3 Project Mailings

The project mailing list will serve as a means to announcing upcoming meetings. It will also be used to distribute informative mailings (i.e. newsletters, fact sheets) at key points in the planning process. The mailing list will be updated regularly, particularly following public meetings. Mailings will be done electronically.

4.4 Media

The media will play an important part in the Paulding County Comprehensive Planning Process. Local media sources - which include newspapers, television stations, and more, will receive press releases containing important information regarding major project announcements and achievements. Local media representatives will also be invited to attend Comp Plan meetings and will have access to project leaders for interview if necessary.

4.5 Access To Information @ County Businesses and Gathering Places

The Steering Committee envisions making information available to the general public via displays and kiosks to be set up at local businesses, schools, libraries and highly attended events. The 2017 Comprehensive Plan Logo – a compass, pointing northwest accompanied by the tagline “Charting a Course” will draw attention to the designated locations. The cost of displays, in some cases, will be shared amongst agencies on the Steering Committee

Stakeholder members may wish to host information at their business or organization’s location and, given it is cost effective, the displays and handouts will be available through the Paulding County Community Development Department.

4.6 School Art Contest (Based on sponsor)

A school art contest will be held in conjunction with the Comprehensive Plan process if a suitable sponsor is found. The contest provides an additional opportunity to introduce planning to the public. The contest may be held at the elementary, middle, and high school levels of all local schools. Students will be asked to depict their vision of Paulding County’s future (in general or via a particular site or activity) Students and teachers will receive a brief introduction to the Comp Plan process as a context. The initiative will culminate in an art show and reception at a place TBD for all honorable mention participants, winners, their teachers, and parents. Winners will receive recognition from the Paulding County Board of Commissioners, and their artwork will hang on display at TBD.

**Paulding County 2017 Comprehensive Plan
Community Involvement Plan**

5.0 Schedule

The anticipated project completion date is June 2017. The CIP will be implemented according to the following schedule:

	2015 - 2016								2017						
	M A R	O C T	F E B	M A R	A P R	M A Y	A U G	D E C	J	F	M	A	M	J	J
Steering Committee Named	X														
Agency Coordination															
CIP Finalized			X												
Stakeholder Committee Named			X												
Stakeholder Meetings				X			X	X							
Website Info					X	X	X	X	X	X	X	X	X	X	
Public Meetings		X					X	X							
Media and Mailings					X		X	X							
Remote Kiosks and Info Display															
DRAFT Plan Available to Public								X	X						
Plan Submitted to NWGaRC											X				
Plan Adopted														X	
Plan Implementation Begins															X

**Paulding County 2017 Comprehensive Plan
Community Involvement Plan**

6.0 Evaluation

The CIP will be evaluated based on the following measures of success:

<i>Involvement Technique</i>	<i>Measures of Success</i>	
	<i>Quantitative Measure</i>	<i>Qualitative Measure</i>
Steering Committee	<ul style="list-style-type: none"> • Collaboration of members • Involvement of members and their organizations • Attendance at meetings 	<ul style="list-style-type: none"> • Influence on final Comp Plan • Feedback and comments given on project process • Organization involvement
Stakeholder Committee	<ul style="list-style-type: none"> • Number of members • Number of different organizations represented • Attendance at meetings 	<ul style="list-style-type: none"> • Influence on final Comp Plan

<i>Involvement Technique</i>	<i>Measures of Success</i>	
	<i>Quantitative Measure</i>	<i>Qualitative Measure</i>
Public Meetings	<ul style="list-style-type: none"> • Number of attendees • Diversity of attendees • Amount of advertisement 	<ul style="list-style-type: none"> • Public Awareness of Comp Plan • Influence of public comment and feedback on final Comp Plan
Websites	<ul style="list-style-type: none"> • Availability of Info on all Sites • Amount of feedback received 	<ul style="list-style-type: none"> • Public Awareness of Comp Plan • Content of feedback and comments
Project Mailing List	<ul style="list-style-type: none"> • Number of new contacts • Amount of materials distributed • Amount of feedback received 	<ul style="list-style-type: none"> • Public awareness of Comp Plan • Feedback on Comp Plan
Media	<ul style="list-style-type: none"> • Number of press releases sent • Amount of media coverage • Number of media organizations providing coverage 	<ul style="list-style-type: none"> • Public awareness of Comp Plan • Attendance of media reps at meetings/ events • Public interest/participation created by coverage
Remote Access to Comp Plan Info	<ul style="list-style-type: none"> • Number of displays • Information distributed • 	<ul style="list-style-type: none"> • Public awareness of Comp Plan • Public interest/involvement generated by information

APPENDIX – Agency Coordination

To develop the Comprehensive Plan, the following roles, responsibilities and team structure apply:

Figure A. Project Roles/Responsibilities

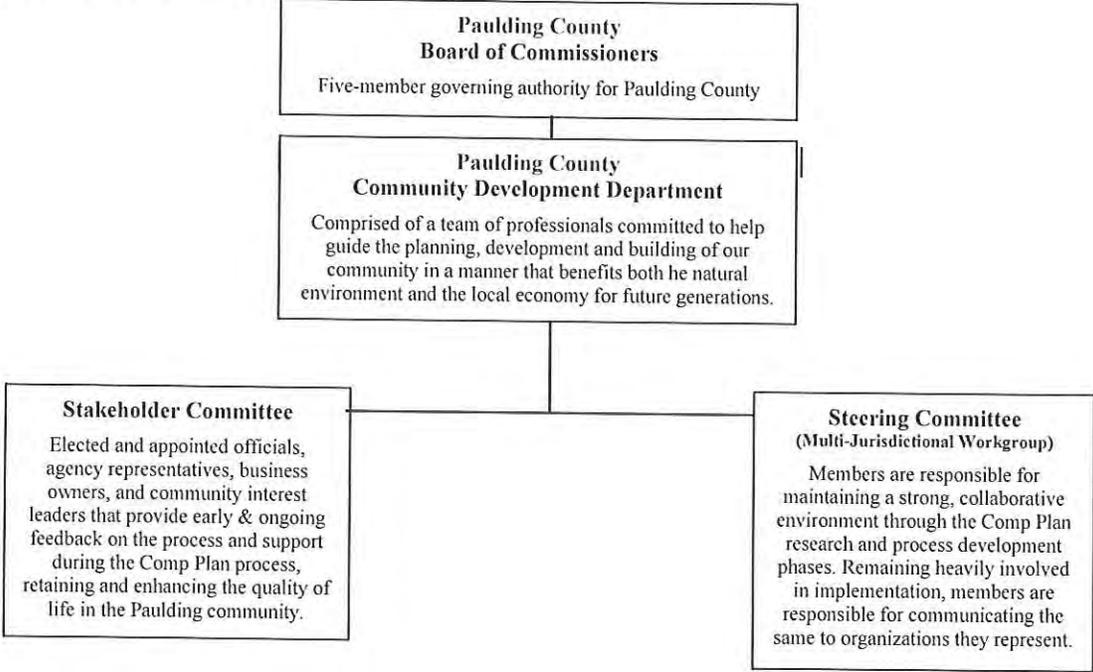
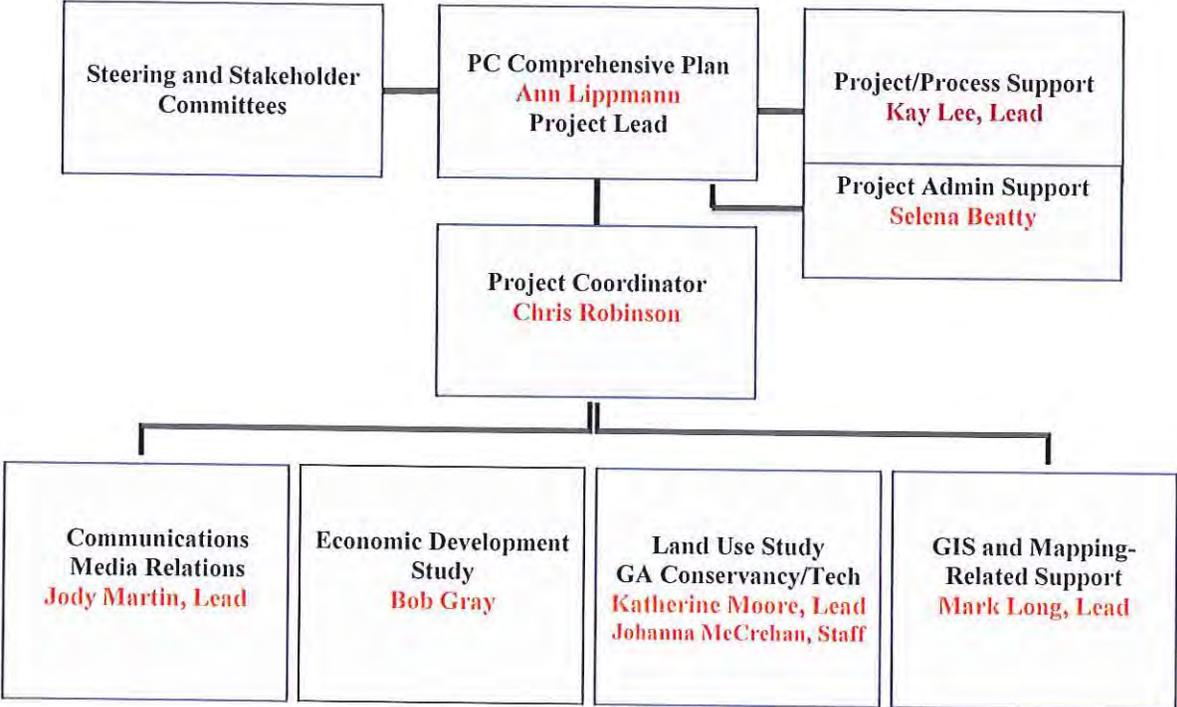


Figure B. Team Structure



PUBLIC PARTICIPATION
Steering Committee
List of Members
Meeting Notes



Charting a Course

PUBLIC PARTICIPATION

B. Steering Committee

1. Members
2. Meeting Details



Charting a Course

Multi-Jurisdictional Work Group/Steering Committee

1	Ann Lippmann	Paulding County Community Development Director
2	Chris Robinson	Paulding County Community Development Planning & Zoning Manager
3	Kendall Smith	City of Dallas City Manager
4	Micheal Cash	City of Dallas Community Development Director
5	Richard Fennell	City of Braswell Mayor
6	Helen Waters	City of Braswell City Clerk
7	Jody Palmer	City of Hiram City Manager
8	Robbie Rockovitz	City of Hiram City Manager (former)
9	Barry Atkison	City of Hiram City Manager (former)
10	Ken Elsberry	Paulding School District Construction Manager
11	Brian Otott	Paulding School District Associate Superintendent
12	Carolyn Wright	Paulding Chamber of Commerce President (retired)
13	Kevin Kirby	Paulding Chamber of Commerce Director of Member Services (former)
14	Robert Reynolds	Paulding Economic Development Executive Director
15	Julianne Meadows	North West Georgia Regional Commission Director of Regional Planning
16	Ethan Calhoun	North West Georgia Regional Commission Community Planner
17	Brice Wood	North West Georgia Regional Commission Community Planner
18	Kay Lee	Church Street Services
19	Katherine Moore	The Georgia Conservancy Senior Director of Sustainable Growth
20	Johanna McCrehan	The Georgia Conservancy Urban Design Lead
21	Richard Dagenhart	Georgia Institute of Technology Senior Lecturer
22	Jonathan Franklin	Georgia Institute of Technology/The Georgia Conservancy Intern
23	Robert Gray	Strategic Planning Group, Inc. President

Paulding County

Comprehensive Plan Project: Phase 1
2015 March 9 Meeting

BOTTOM UPS Planning Process Introduction Meeting

County: Ann Lippmann, Community Development Director
Chris Robinson, Planning and Zoning Division Manager
David Austin, BOC Chair and Interim County Manager (TBD)

Dallas: Micheal Cash, Community Development Director
Kendall Smith, City Manager

Hiram: Jody Palmer, Operations Manager
Robbie Rokovitz, City Manager

Braswell: TBD

BOE: Cliff Cole, BOE Superintendent
Brian Otat, Assistant Superintendent, Strategic Planning

Chamber: Carolyn Wright

Target Meeting Dates:
March 31, April 2 or 3

Content:

Newton Story	Kay Lee
Map	Ann and Chris (Map: exercise and parcel)
Comprehensive Plan Process	Ann Lippmann and Kay Lee
Work Program Update and Status	Chris Robinson
	Each Town

In advance:

Ideas and open minds
BOC Board Room
Meeting: Setting the tone, parameters and goals
How to approach the comp planning process
Nugget of info as a heads up that it will be a fun process

KAY LEE To Do

Review the proposal from retail consultant
Arnettmuldrow.com – Review everything Ann sends
DRAFT Invite and Agenda – use Follow Up meeting
List of ESRI reports and question to ask Georgia Power to determine if they can complete
Review the short term program

CHRIS

Make Calls

Shoot for the 31st

1:30 – 5

Update Comp Plan and send info to them

TO DO: Chris is adding column and status and use the individual community's work program as homework prior to the meeting.

Short-term work program

ANN To Do

Send info to Kay re retail consultant

Orientation to Leadership Workshop outcomes for new commissioners



PAULDING COUNTY

Comprehensive Plan – Bottom Up Planning Approach: Brainstorming Session

April 2, 2015

Board of Commissioners Conference Room

Attendees:

County: **Ann Lippmann, Community Development Director**
Chris Robinson, Planning and Zoning Division Manager
Denise Botts, Senior Administrative Assistant, County Administration Office

Dallas: **Michael Cash, Community Development Director**
Kendall Smith, City Manager

Hiram: Unavailable

Braswell: **Richard Fennell, Mayor**

BOE: **Ken Elsberry, Construction Manager**
Brian Otott, Associate Superintendent

Chamber: **Carolyn Wright, President and CEO**
Kevin Kirby, Director of Member Services

Time: 1:00 – 5:00

Purpose: To discuss how to approach developing the 2017 Comprehensive Plan

Outcomes: Attendees have a fact-based understanding of Comprehensive Planning Process
Sense of how to use facts to plan more intentionally for the future
Partnerships for the planning process are defined

AGENDA

PURPOSE: **COMPREHENSIVE STRATEGIC PLANNING** Chris Robinson

- How to approach the comp planning process?
We want the Comprehensive Plan due in June of 2017 to be special, created not only by us but also in partnership with our partners in Paulding County
- Past approach, Current approach
In the past the county has taken the lead, checked all the boxes with input from the various organizations, completed and submitted the document
- Nugget of info as a heads up that it will be a fun process
What if we were to create a plan so thorough that it needed only to be updated when the Comprehensive Plan was due? What if our plan had a common vision for what we want to be in the future and was our roadmap to fulfilling the vision?
- Ideas and open minds: The Big Idea in Four Minutes
The world is changing and, if we want our community to fit into those changes, we need to be aware not only of what is happening in the county as far as growth but WHY it is happening and determine how to capitalize

NEWTON MODEL

Introduction

Ann Lippman

Presentation: The Newton Model

Kay Lee

The Newton Model is an actual case where community leaders convened, created a vision for the future, bought into the vision and together created regulations for implementing the plan. Their vision was created using facts, data, and a healthy dose of analysis as opposed to opinions and rhetoric.

Though small, insignificant and with few indigenous characteristics to suggest the vision could take root, but it did

Bottom line, it is the story of how courage, imagination and collaboration re-envisioned the mater planning model

Attendees were asked the following questions. Find their answers on Attachment 1.

TWENTY YEARS FROM TODAY: What does Paulding County Look and Feel Like?

What are people saying about those of you whose decisions brought that about?

PONDERING PAULDING

LEARNING LAB TEST:

Attendees individually answered questions particular to the community (meaning the whole of Paulding including all governments) Test is Attachment 2

Kay Lee shared an analysis she had developed that compared similar facts about the community from 1990 – 2010. Comparison is Attachment 3

The group discussed fact-based planning, looking at the number of people currently invited to the community based on a review of all the zoning ordinances in play in Paulding County.

There was consensus that fact-based planning can be a value added element in the Comprehensive Planning process

WORK PROGRAM UPDATE AND STATUS

Chris Robinson

Chris reviewed the Short Term Work Plans and asked each organization there to update their plan by the May meeting.

The BOE will forward their capital asset plan to Chris

THE GAME: REVIEW OF OUTCOME

Map + Exercise Details

Kay, Ann and Chris reviewed the outcome of population game with attendees

They shared the details for how the game was played, who played and results from the exercise Overview of the Game and Its Results

1. Considered Info from Pondering Paulding
 - a. Zoning Ordinances Numbers
 - b. Water Supply
 - c. Comprehensive Plan
2. Divided Into Teams
3. Discussed and Decided on Principles
4. Completed Maps (TWICE)

COMPREHENSIVE PLAN PROCESS

The Center for Community Preservation and Planning
2104 Washington Street
Covington, GA 30014

THINK . PLAN . ACT
770.788.0484
www.centernewton.org

Attendees talked a bit about the comprehensive planning process, including asking and answering questions such as:

Q.

What is the traditional approach to completing a comprehensive plan, a necessary activity if a community wishes to remain qualified for grants, loans and a plethora of state resources?

A.

Nothing wrong with the traditional approach, however, it is not something that is used – until now it has been finished by rote and put on a shelf, not used to guide development decisions as was intended

Q.

How can the comprehensive planning process be different and more useful?

What is the value to the community of a common vision?

A.

If we were all on the same page as far as the vision, our own individual plans would align with the vision. The cities, BOE would align with the county, the county with the region etc.

Q.

Who is responsible for ensuring a common vision is created?

A.

We are, if there is to be a change, we are the ones who have to kick start the process

Q.

How can we create a common vision together, keeping it flexible so that as inside and outside changes happen, the plan can be adapted?

A.

By collaborating and committing to that outcome. The compiling of the plan can enhance collaboration already in place to some degree in the community.

Bottom line, the County is responsible for creating a Comprehensive Plan due to be is responsible for submitting the plan. That department is inviting community decision makers to get involved. Why? So that those making decisions can think, plan and act together as a team as they weigh, measure and implement strategies that guide the Paulding community into the future

WHAT NEXT?

Kay, Ann, Chris

Attendees agreed that they, personally, are bought in to working with Chris and Ann over the next 24 month

Attendees agreed to take the opportunity back to their agencies to get buy in for their participation in the project

Attendees were asked to review and complete short term work plans or supply any studies or analysis that may be going on in the agencies so that as the plan unfolds everything currently in play can be considered

The group decided it was important to continue getting more and more facts, keeping them front and center as a resource for decision-making

They also decided that there needed to be an answer to “What do we want to be?” but are not quite sure how to get that answer

Q.

How to approach the comp planning process?

A,

Begin regularly scheduled meetings for the second Thursday of each month from 9 – 11am.

Roles, for the time being, are as follows, Chris and Ann coordinate with all attendees to ensure all paperwork needed to prepare for each meeting is collected as needed to prepare analysis and content for each meeting

NEXT MEETING

Thursday, May 14

9 am – 11 am

Place TBD

TO DO

KAY

Compose list of team members

Notes

Meeting Reminder

Hiram follow Up – See Attached

Braswell follow up

Good group

The meeting got them going

CHRIS

Collect school system 5-year capital study from Ken

Collect civic center study from Kevin

Complete contact list

Call and talk with organization about the next meeting, what they are to do to prepare

Stay in touch with partners coaxing them along and encouraging their involvement



PAULDING COUNTY

Comprehensive Plan – From the “Bottom Up”

May 14, 2015

Board of Commissioners Conference Room

ATTENDEES: (Bold italics indicates attendance)

Ann Lippmann (PC)

Chris Robinson (PC)

Michael Cash (DA)

Kendall Smith (DA)

Richard Fennell (BR) – No Response

Ken Elsberry (BOE) – RSVP No

Brian Otott (BOE) – RSVP No

Carolyn Wright (CH)

Kevin Kirby (CH) – RSVP No

Jody Palmer (HI/PC PL C)

Robbie Rokovitz (HI)

Dennis Botts (PC) – RSVP No

Time: 9:00 – 12:00

Purpose: To discuss how the value of developing the 2017 Comprehensive Plan as a team

Outcomes: Attendees have a fact-based understanding of Comprehensive Planning Process
Sense of how to use facts to plan more intentionally for the future
An increased awareness of the value of planning both separately and as a team
A definition of the role of each partner in the process

AGENDA

PURPOSE: USING DATA TO MAKE BETTER DECISION

Kay Lee

- ~~Let's take a look at some data and play around with why it is important~~
- ~~What is the retail potential in Paulding County~~

Each jurisdiction reviewed data from ESRI:

Map: Jurisdictional area

Demographic community profile of the jurisdiction

Retail Marketplace Profile

Business Summary

Map: Business Locations

Map: Traffic

- ~~Does the retail potential, and how to exploit it, need to be a part of the ED Plan~~
- ~~What is the Paulding ED plan?~~

There is no economic development plan

There have been individual project relating to a variety of projects

- ◆ ~~If you don't have one, do you need one?~~

Attendees confirmed the need for an Economic Development Plan

- ◆ ~~Should the ED plan support a long-term vision?~~

Yes

- ◆ ~~Does Paulding have a long-term vision?~~

No

- ◆ ~~If you don't have one, do you need one?~~

- ◆ ~~Do visions for each town/the BOE need to jive with each other and the county?~~

Yes

- ◆ ~~Where do you start when you want to create a long-term vision~~

THE FUTURE

Creating a Common Vision

QUESTION 1

In 20 years from today what do you think Paulding County will look and feel like?

QUESTION 2

In twenty years from today what are people saying about those of you whose decisions led to your answer to Question 1

OUTCOME

Question 1

In 20 years from today, what does Paulding County look and feel like?

Answers to Question 1

The PC community is working together

There are more people and more developments in the county

PC is a place where people can live and work

There are job opportunities and more mixed use communities

Paulding has become a bedroom community with lots of amenities and a strong economy that keeps people at home

Green space amenities are intact

Educational choices have grown

There is lots of traffic

Question 2

In 20 years from today what are people saying about those of you whose decisions led to your answer to Question 1?

Answers to Question 2

Paulding is a great place because leaders of yesterday

Glad they held to their guns

Paulding leaders planned for the future

Tough decisions were made

PLAN PROCESS and WORK PROGRAM UPDATE

- ◆ ~~Let's create a schedule (a "short-term work plan") to complete the Comp Plan~~
- ◆ ~~Where to begin?~~
- ◆ ~~How about a CHEAT SHEET: Community Development tracking mechanism~~

Attendees reviewed a project tracking document and agreed to it as a starting point for project management

- ◆ ~~Review scoping section~~
- ◆ ~~Review research section: What do we know and what don't we know~~
 - ~~WHAT WE KNOW~~
 - * ~~Inventory work programs to use a baseline for the plan~~
 - * ~~Assess data and numbers against visions and goals~~
 - ~~WHAT WE DON'T KNOW~~
 - * ~~What is our vision for the future~~

WHAT NEXT?

~~Are you still In/Out~~

Yes, I am in and Yes, I am still in

All attendees agreed with the collaborative approach being used by the Paulding County Community Development Department to develop the 2017 Comprehensive Plan

Attendees indicated they would commit a minimum of three hours each month to the project

~~Progress is good:~~

~~You have begun your thinking process~~

~~You have begun your planning process~~

~~You have reviewed a tracking tool~~

~~You have discussed the importance of schedule~~

~~To proceed, you simply follow the yellow brick road~~

~~For today, accept the tracking mechanism?~~

Yes

NOTE:

Ann Lippmann is identified as being ultimately responsible for developing a comprehensive development plan. Her role is to oversee each element of the project, ensuring milestones are set and met to ensure that Paulding County's 10-year Comprehensive Development Plan is submitted to the Northwest Georgia Regional Development Council, approved by the Georgia Department of Community Affairs, endorsed by the Paulding County Board of Education and Chamber of Commerce and adopted by Paulding County's four jurisdictions no later than June 30, 2017.

Chris Robinson is identified as the day-to-day "point of contact" for team members.

NEXT MEETING

Thursday, June 11
9am - 12pm

ADJOURN

Ann Lippmann

UPCOMING MEETINGS

Second Thursday, 9am - 12pm
June 11
July 9
August 13
September 10
October 8
November 12
December 10



PAULDING COUNTY

Comprehensive Plan – From the “Bottom Up”

June 11, 2015

Board of Commissioners Conference Room

ATTENDEES: (Bold italics indicates attendance)

Ann Lippman (PC)

Chris Robinson (PC)

Michael Cash (DA)

~~Kendall Smith (DA) – No~~

Richard Fennell (BR)

Helen Waters (BR)

~~Kens Elsberry (BOE) – No~~

~~Brian Otott (BOE) – No~~

Carolyn Wright (CH)

Kevin Kirby (CH) – TBD

Jody Palmer (HI/PC PL C)

~~Robbie Rekevitz (HI) – No~~

Dennis Botts (PC) - TBD

Julie Meadows - NWGaRC

Time: 9:00 – 12:00

Purpose: To discuss how the value of developing the 2017 Comprehensive Plan as a team

Outcomes: Attendees have a fact-based understanding of Comprehensive Planning Process
Sense of how to use facts to plan more intentionally for the future
An increased awareness of the value of planning both separately and as a team
A definition of the role of each partner in the process

AGENDA

REVIEW

Meetings to date

County Workshop

Findings:

Page 1-2/County Workshop

- Strong Team
- Analysis of Paulding’s facts figures and trends nor the outcome of the workshop align with the current Comprehensive Plan
- No long-term vision for the community
- There is no multi-jurisdictional planning process

Challenges to planning for the future Page 2-3/County Workshop

- Prevalence of sprawl
- Zoning ordinance that promotes further sprawl
- Lack of permanent water supply
- No plan to protect or utilize the community's natural resources
- Absence of other jurisdictions in the planning process

Exercise Explanation:

LAND USE

Paulding Consolidated Map

Page 5/County Workshop

List agreed-upon principles

Page 4/County Workshop

PRINCIPLES

Protect/Preserve Natural Resources

Greenspace, Reservoir, Farms

Focus Development

Leverage existing infrastructure

Promote quality of life choices

Maintain wide open spaces

Leverage Existing Assets

Hospital, Reservoir, Airport, Natural Resources

Create Connection

Build corridors

(cars, people, bikes , moms with strollers, other)

Recommendations:

Page 6/County Workshop

CREATE A COLLABORATIVE APPROACH TO PLANNING

1. Co-Op Paulding agencies into process
Schools, Cities, Chamber of Commerce
2. Create a common vision
Decide what you want to be
Inventory assets
Determine assets you most want to build upon
Acknowledge strengths and weaknesses and understand their impact on what you want to be

3. Create a map that reflects the common vision
4. Create a long-term strategic plan (CDP)
Dress is at a priorities/Development principles and a timeline to track progress
Include an annual update all priorities
Adjust timeline and budget family
5. Create a list of strategies for implementation
6. Develop short term work plans to implement each strategy

CREATE ASSET INVENTORY (concentrate on quality of life items)

TANGIBLE

Land Assets

Historic Assets

Recreational Assets

Other Assets

INTANGIBLE

Location/proximity to growth

Results: See attachment 1

PONDERING PAULDING

Data Exercise: County and Cities

Results: See attachment 2

What elements are needed to have a comprehensive economic development plan?

Industry – what types and where

Aerospace, technology, digital (data based vs water based)

Retail study - ditto

Housing study - ditto

Commercial study – ditto

Add education

OTHER

Questions you would pose to Newton County residents

Would you like to fly to destinations of your choice from Paulding County?

What type jobs would like to see come to Paulding County?

Would you like to work closer to home?
Did you grow up here?
Why do you live in Paulding County?

NEXT MEETING

July 9

ADJOURN

BETWEEN JUNE AND JULY MEETINGS

JUNE - JULY

Team: Complete asset inventory DRAFT
Develop E and CD "scope of project"
Industry, Retail, Housing, Commercial and Land Use (add education)
ID potential team of experts
Create a potential schedule and pricing
Create monthly update report
Role up ESRI comparisons
Determine other ESRI info that is of value
Collect reports from NWGaRC

JULY MEETING CONTENT

JULY

Prioritize and finalize asset inventory
Review ED Study Scope of Work
Review assessment of experts (as created by the CD Team)
Discuss Land Use Study (as it relates to the ED Plan)



PAULDING COUNTY

Comprehensive Plan – From the “Bottom Up”

July 9, 2015

Board of Commissioners Conference Room

ATTENDEES: (Bold italics indicates attendance)

Ann Lippman (PC)

Chris Robinson (PC)

~~*Michael Cash (DA) – No*~~

~~*Kendall Smith (DA) – No*~~

Richard Fennell (BR)

~~*Helen Waters (BR) – No*~~

~~*Kens Elsberry (BOE) – No*~~

Brian Otott (BOE)

~~*Carolyn Wright (CH) – No*~~

~~*Kevin Kirby (CH)*~~

Jody Palmer (HI/PC PL C)

Robbie Rokovitz (HI)

~~*Dennis Botts (PC) – No*~~

Julie Meadows – NWGaRC

Ethan Calhoun – NWGaRC

Time: 9:00 – 12:00

Purpose: To continue developing the 2017 Comprehensive Plan as a team

Outcomes: Attendees maintain a fact-based understanding of Comprehensive Planning Process
Attendees use facts to plan more intentionally for the future
Attendees increase their awareness of planning both separately and as a team
Attendees support the process by defining their role and carrying out their responsibilities

- ~~1. Co-Op Paulding agencies into process
Schools, Cities, Chamber of Commerce~~
2. Create a common vision
 - Decide what you want to be
 - Inventory assets
 - Determine assets you most want to build upon
 - Acknowledge strengths and weaknesses and understand their impact on what you want to be
3. Create a map that reflects the common vision
4. Create a long-term strategic plan (CDP)
 - Dress is at a priorities/Development principles and a timeline to track progress Include an annual update all priorities
 - Adjust timeline and budget
5. Create a list of strategies for implementation
6. Develop short term work plans to implement each strategy

CREATE A COMMON VISION

1. Decide what you want to be (Principles)
2. Inventory assets (List Under Development)
3. Determine assets you most want to build upon
4. Acknowledge strengths and weaknesses
5. Understand the impact of each asset on what you want to be

Decide what you want to be

PRINCIPLES

Protect/Preserve Natural Resources
Greenspace, Reservoir, Farms

Leverage Existing Assets

Hospital, Reservoir, Airport, Natural Resources

Focus Development

Leverage existing infrastructure
Promote quality of life choices
Maintain wide open spaces

Create Connection

Build corridors
(cars, people, bikes , moms with strollers, other)

Inventory assets

ASSET INVENTORY (1st draft attached)

Determine assets you most want to build upon

Acknowledge strengths and weaknesses

Understand impact of each asset on what you want to be

JULY MEETING

AGENDA

Prioritize Asset Inventory

Determine assets you most want to build upon
Acknowledge strengths and weaknesses
Understand the impact of each asset on what you want to be
use PRINCIPLES as a start

Brainstorm Asset Inventory Map/Illustration

What is already available
Addresses, photos, description
Uses for the information

Resources

Kennesaw
Georgia Highlands College
West Georgia
Chattahoochee Tech

AUGUST AGENDA (DRAFT)

DRAFT Asset Map or Template
Land Use Proposal Detail from GA Conservancy
Project Schedule
Financial Assessment Tools (TBD)
E and CD "scope of project" (TBD)

JULY - SEPTEMBER

Develop E and CD "scope of project"
Industry, Retail, Housing, Commercial and Land Use (add education)
ID potential team of experts
Create a potential schedule and pricing
Create monthly update report
Develop DRAFT financial assessment tools outline
Develop GA Conservancy Proposal (Land Use Study)

TO DO

Create an asset map illustration for David Austin
Someone sites or id's the addresses for all assets
Kay provide asset inventory spreadsheet for gathering asset site information



PAULDING COUNTY

Comprehensive Plan - From the "Bottom Up"

DATE: August 13, 2015

TIME: 9:00 am - Noon

LOCATION: Board of Commissioners Conference Room

ATTENDEES: (Bold italics indicates attendance)

Ann Lippman (PC)

Chris Robinson (PC)

Michael Cash (DA)

Kendall Smith (DA) - No

Richard Fennell (BR)

Helen Waters (BR) - No

Kens Elsberry (BOE)

Brian Otott (BOE) - No

Carolyn Wright (CH) - No

Kevin Kirby (CH)

Jody Palmer (HI/PC PL C)

Robbie Rokovitz (HI)

Julie Meadows - NWGaRC

Ethan Calhoun - NWGaRC

Robert Reynolds - Economic Development

Time: 9:00 - 12:00

Purpose: Develop 2017 Comprehensive Plan as a team

Maintain a fact-based Comprehensive Planning Process

Use facts to plan more intentionally for the future

Increase awareness of planning both separately and as a team

Attendees support the process by defining their role and carrying out their responsibilities

Outcomes: Map Priority Assets - What does it show?

Review of Precedence Projects

Create a Photo Repository

NOTES

Asset Inventory

Reviewed and approved the assets inventory and priorities

~~Match Assets to Principles~~

TO DO

Continue collecting addresses

Ann Lippman

Add in priority rankings from July MTG

Kay Lee

Asset Inventory Map/Illustration

Reviewed Asset Inventory Map

Brainstormed Outcome

DISCUSSION

Largest percentage of assets and historic markers are located mid-county along the major thoroughfares

TO DO

Mark, please standardize fonts used on the maps and put both maps in PDF format (in order that they may be reproduced in 8.5 X 11 format)

Schedule

Created DRAFT Project Schedule, including choosing a format for communicating the schedule and updates as they occur.

Use the "2016 format" and change to primary colors.

Public Hearing – October 27, 2015

- Purpose: Officially kick off for the comprehensive development planning process
- Attendees: All government agencies, Chamber of Commerce, Economic Development Agency
General public via public notice (Notice to be published in September)
- Location: Hold in conjunction with the County Planning Commission Meeting
- Content: Q. What is the comprehensive planning process?
A. A mandatory planning process
Q. Why is important?
A. 1) maintain qualified local government status
2) well planned communities are better prepared to meet current and future in highly competitive global market
Q. How will the plan it be accomplished?
A. Via a multi-agency process w/a robust community outreach component
- Schedule: Q. What is the schedule?
A. Submittal Deadline = June 2017
- Public Input: Collect public comments as allowed in any public hearing

Community Meeting - November or December

- Purpose: To encourage the general public to engage in the planning process
- Attendees: All citizens via all multiple media outlets
- Invitation: Come participate in the comprehensive development planning process so that your vision is included
- Content: Show the progress to date
Make display posters that reflect a variety of PC assets

Communications

To whom & how often are updates communicated? What is the best communications approach?

DISCUSSION

- Q. Pace of communication?
A. Most workgroup members felt that updates once each quarter would be adequate
For school board, updates are necessary only if there is change
Q. What type communication works best for workgroup members

A. Power Points and handouts work best for all

Q. Who gives updates?

A. Either the workgroup member from the agency or another workgroup member upon request

Next Steps

Land Use Study

Economic Study: Related Presentation

Why simultaneous land use and economic development planning?

Site Visits

Flat Rock, Hendersonville, and Traveler's Rest

Other Notes

Introduction of Robert Reynolds

Robert lives in Douglas County that is a key reason he came to Paulding in his current capacity

Robert has worked in planning and zoning in South Carolina, in economic and industrial

development in Tennessee and in commercial development prior to accepting his current role as

Executive Director of Paulding County Economic Development

Resources

Newspapers

Dallas New Era

Paulding Neighbor

Government Quarterly Bulletins

Hiram Herald

Paulding Post

Social Media

Access Paulding

Facebook/Twitter/Instagram/Email – All governments and Chamber Members

BOE: Suzanne Wooley

Public Access TV

Dallas

Paulding

Publications

Greystone EMC

Farm Bureau

Georgia Power

Carroll EMC

Other

One Call - BOE

Braswell Website – Braswell Mountain Tunnel

Note

Use common SWOT analysis for all studies – have stakeholder groups validate the SWOT content and add missing components

AUGUST - SEPTEMBER

Create monthly update report (monitor project schedule and milestones)

Create/adopt DCA presentation to explain CD process

Confirm community outreach approach and schedule

Chris: Get information from workgroup members as follows

- 1) Get contact information for various PR outlets above
- 2) Check current short and long term work programs for associated dollar amounts
- 3) Send out stakeholder list to workgroup members, requesting they offer names for the various stakeholder groups (have them include the contact information)

Kay: Send Chris spreadsheet for recording work program capital numbers

Create a stakeholder spreadsheet from DCA suggested stakeholder list. Include columns for contact information and attendance record.

DRAFT Land Use Study / Plan "scope of work"

Update the project schedule

Ann: Develop E and CD Study / Plan "scope of work"

Complete the asset inventory addresses

Engage potential team of experts for Land and Economy studies

Slot both studies into schedule

OCTOBER

Public Hearing – Official kick-off of Paulding County Comprehensive Planning Process

Prepare for community meeting in November or December

Create large visuals of PC assets

Identify public outreach opportunities

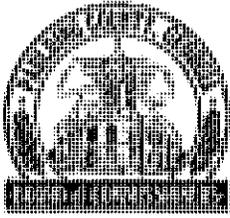
Identify stakeholders for the Economy and Land Use Studies

Complete RFP documentation for studies

NOVEMBER

Issue RFP for study

Consider Georgia Conservancy workshop re: Land Use Study



PAULDING COUNTY

Comprehensive Plan Multi-Jurisdictional Workgroup

Purpose of Workgroup: The Multi-Jurisdictional Workgroup will partner with the Community Development Department to develop the 2017 Comprehensive Plan Update.

Commitments: Maintain a fact-based comprehensive plan process
Use collaboration to plan more intentionally for the present and the future
Increase awareness of planning both separately and as a team
Attendees support the process by defining their roles and carrying out their responsibilities

DATE: *October 8, 2015*
TIME: *9:00 am – Noon*
LOCATION: *Board of Commissioners Conference Room*

ATTENDEES: (Bold italics indicates attendance)

- | | |
|-----------------------------------|--|
| <i>Ann Lippmann (PC)</i> | <i>Carolyn Wright (CH)</i> |
| <i>Chris Robinson (PC)</i> | Kevin Kirby (CH) |
| <i>Michael Cash (DA)</i> | <i>Jody Palmer (HI/PC PL C)</i> |
| <i>Kendall Smith (DA)</i> | <i>Julie Meadows – NWGaRC</i> |
| Richard Fennell (BR) | <i>Ethan Calhoun – NWGaRC</i> |
| <i>Kens Elsberry (BOE)</i> | Robert Reynolds – Economic Development |
| Brian Otott (BOE)- NO | |

Targeted Meeting Outcomes: All Members Up-to-Date on the Projects
Stakeholder List DRAFT is Complete
Public Hearing is Finalized and on Each Member’s Calendar
Community Meeting is Programmed and on Each Member’s Calendar
Communication’s Strategy is Further Developed

NOTES

PROJECT UPDATE

OUTCOMES

Attendees considered and confirmed:

- | | |
|--|--------------|
| • V3 Master Schedule | Attachment 1 |
| • Milestones for 4 th QTR 2015 and 1 st QTR 2016 | Attachment 2 |
| • Public Hearing Date, Details and Program | Attachment 3 |
| • Comp Plan Requirements (Elements) and Approach to Completion | Attachment 4 |

STAKEHOLDER COMMITTEE

OUTCOMES

Attendees identified stakeholder nominees in 20+ categories.

Attachment 5

TO DO

- PCCD creates Stakeholder Committee master list
- Send master list to MJW for missing contact information
- PCCD Geo-Code stakeholders list to ensure representation across Paulding County
- Finalize Stakeholder Committee list in November Meeting
- Schedule first Stakeholder Committee Meeting (Jan or Feb)

OUTREACH

Creating a community plan “through a process of community involvement where individuals, every day citizens, have an opportunity to provide their input at every level of the planning process.”

Source: State of Georgia Department of Community Affairs
PLANNING FOR COMMUNITY INVOLVEMENT
A guidebook for Citizens and Local Planners

Public Hearing: Official “kick-off” of Paulding County Comprehensive Plan Process

OUTCOMES

Workgroup finalized public hearing to “kick off” the comp plan process.

Attachment 6

Community Meeting: Take the Comprehensive Planning Process to the public

OUTCOMES

Workgroup considered how to get the word out about comprehensive planning to the community. The following are possible approaches to be discussed further in the October meeting.

- One of the things to do is use visual aids
- Create a logo for the project
- Consider putting together a you tube presentation
- What about placing public service ads on:
 - Comcast, uverse, other providers
 - Water bills – how many people receive them via mail, via internet
 - Robocalls – what organizations do this and what type permission is needed to use
- Have multiple community meetings
 - Vary the schedule so that everyone has a chance to attend
 - Nights, days, and weekends
- Consider showing some images from the Past and the Present
 - Ask attendees: Do you “remember this”?
 - Do you “like this”
 - Do you like where it is now?
 - What do you want to make sure is here in the future?

- Create a speaker’s bureau with presentation that can be given by MJW members:
 - Chamber meeting
 - Civic organizations
 - Faith-based community
- Create surveys and place them where people can react to them
 - City Halls
 - Libraries
- Set up a kiosk at events or co-op students from high school leadership groups to poll people
 - At events
 - At gathering places around the county
 - At city halls and county offices
- Begin community meetings after the first Stakeholder meeting
 - January, February, March
- Advertise the meetings and continue communicating after the meetings are done
- Create visuals
 - Banners
 - Something that is portable
 - Organizations pay for their own to keep them following the Comp Plan process
- Use a community information approach as opposed to a one way presentation approach
- Have multiple people representing difference aspects of the plan on the outreach team
- Add student leaders to the outreach team
- MJW members commit to attend community outreach meetings
- Consider the Commission posts as a way to target meeting locations
- Make nametags for MJW members (as project steering committee) and stakeholders

COMMUNICATIONS STRATEGY

OUTCOME

A project monitoring tool was reviewed and approved. The monitor will updated and emailed MJW members after each meeting as something they can pass out to their council, commission or board members, should they choose.

The workgroup will be completing the communication’s strategy in the November work session.

Multi-Jurisdictional Agencies

- Monthly project monitor

Attachment 7

ADJOURN

NEXT MEETING

November 12, 2015



PAULDING COUNTY

Comprehensive Plan Multi-Jurisdictional Workgroup

Purpose of Workgroup: The Multi-Jurisdictional Workgroup will partner with the Community Development Department to develop the 2017 Comprehensive Plan Update.

Commitments: Maintain a fact-based comprehensive plan process
 Use facts to plan more intentionally for the present and the future
 Increase awareness of planning both separately and as a team
 Attendees support the process by defining their roles and carrying out their responsibilities

DATE: *November 12, 2015*
TIME: *9:00 am – Noon*
LOCATION: *Board of Commissioners Conference Room*

ATTENDEES: (Bold italics indicates attendance)

Ann Lippman (PC)	Carolyn Wright (CH)
Chris Robinson (PC)	Kevin Kirby (CH)
Michael Cash (DA)	Jody Palmer (HI/PC PL C)
Kendall Smith (DA)	Robert Reynolds – Economic Development
Richard Fennell (BR)	Julie Meadows – NWGaRC
Ken Elsberry (BOE)	Ethan Calhoun – NWGaRC
Brian Otott (BOE)	

Targeted Outcomes: All Members Up-to-Date on the Project – Public Hearing, New Schedule, NWGRC Input
 Stakeholder List DRAFT is Confirmed and First Meeting Scheduled
 Develop Program for Stakeholder Meeting – Consider Workshop-Type Approach
 Communications Strategy Program is DRAFTED
 Community Meeting Program Set, Dates Confirmed, Locations Confirmed

NOTES

Latest Project Schedule: Approved

Land Use Study: Scheduled to begin in January 2016 with Georgia Conservancy in the lead

Economic Development Study:

- 1) RFP to be finalized by Ann Lippmann and Robert Reynolds
- 2) Ann Lippmann will discuss RFP release with finance
- 3) January is target date for assessing candidates

STAKEHOLDER COMMITTEE

Stakeholder List: Almost Complete: Target completion date is December 1, 2015

- 1) Mark Long and Ann Lippmann will partner to geocode stakeholder addresses
- 2) Ann Lippmann and Chris Robinson will review demographics of nominees
- 3) Names will be added to the list as necessary

Stakeholder Meetings:

- 1) Distribute invitations in January to join the committee and attend the first meeting
- 2) Conduct the first meeting sometime in February (TENTATIVE: February 11)
- 3) Confirm first meeting agenda, set up details, secure resources
- 4) Set up field trip to 2-3 locations on the asset list
- 5) Prepare brief presentation: What is the Comp Plan (use Chitwood brief points)
- 6) Develop exercise: SWOT, Community Goals, 2014 Workshop Map reconciliation

COMMUNICATIONS and OUTREACH STRATEGY

Creating a community plan "through a process of community involvement where individuals, every day citizens, have an opportunity to provide their input at every level of the planning process."

Communication's Methods (Priorities):

- 1) Use local resources already in place as much as possible
- 2) Local Access Channels 23 and 22: Work with them to create programs and content
- 3) Logo: Develop a logo for the project
- 4) Kiosks: Design and build movable kiosks to set up at events: sporting, other
- 5) Polls: Create polls that can be conducted at events by students
 - a. Consider using Kennesaw State to conduct a scientific poll
- 6) Social Media - Existing: Provide content for social media outlets already in place
 - a. Websites - link to information, calendars, fun facts, etc.
 - b. Facebook Pages - Channel 23, School System, ?????
 - c. Twitter Accounts - ????????
 - d. Other
- 7) Social Media - New: Are there new social media options that should be developed
- 8) Utility Bill Inserts: Set up schedule, format and content
- 9) Business Cards - Create a small business card with information
 - a. Content
 - b. Design
 - c. Print
 - d. Distribute to Mjworkgroup (steering committee), Stakeholders, Staff, Politicians, Others
- 10) Partnerships: Work with PC other departments doing similar activities (i.e. Reservoir MTGS)

DECEMBER: NO MEETING

ADJOURN

DETAILED NOTES

Economic Development RFP

Robert Reynolds offered a brief overview of the presentation he gave to the Board of Commissioners earlier in the week.

Why you do economic development?

Schools do not teach civics anymore, leading to a general lack of knowledge regarding what makes up a community's tax base

Economic Development is not just about creating jobs, it's all about money, wealth and generating wealth for the government to provide services

A community cannot balance the tax base on residential tax receipts alone

EXAMPLE:

Robert offered the results of a thumbnail calculation he created where he took one subdivision with over 200 homes valued at an average of 150k. He calculated the number of students and cost of providing government services and compared that to the estimated tax generated from taxes.

Robert pointed out that when he was in Douglas County, there was a period of time where the county was growing so fast that even though his group doubled the industrial tax base from 500 mill to 1bil, they fell behind as the residential tax base expanded from 1 - 2 bill.

He gave example of what happens when communities are open to doing economic development differently. (Provided fiber to Google).

Q. How involved should the school board be?

A. Peripherally*

*

It is important to align the school system's curriculum with targeted industries

The school system's involvement in the ED plan is more about staying in the information loop

The more information the better

The sooner the PCSS knows the needs, the sooner they can take action

It can take 3 - 5 years to get curriculum to the point that it matches need

Robert pointed out that he is focusing on entrepreneurship and related opportunities

RFP-Related Timing

Meet with finance

Issue RFP

Accept responses and decide how to assess

January (likely time for assessments)

Stakeholder Committee

LIST:

Is good to go when geocoding is complete and others added as necessary

The target date to complete the list is December 1

Schedule: Issue invitation at the first of the year – January 11 -15
Hold first meeting – February 11 (Tentative Date)

GEOCODING:

Mark will give Ann the format type that is needed to complete the map

Represent stakeholders who live outside the county where the stakeholder has interest

Determine color pallet

Communications and Outreach

Partner with others who have outreach going on

Recreation is a common denominator for citizens

Consider setting up a kiosk right next to the concession stand where people can get information

Have students conduct polls at sporting and other major events

Create legacy items where possible

Posters

Photo library

Videos (assets, other)

Film festival

Agreed-Upon Priorities for Community Outreach

Local access channels

Channel 23 + Facebook page

Channel 22:

Kiosk at the sporting events

Social media

Brochure in the utility bills

How could those who meet with individuals easily mention the planning process

Business cards – will help them – cheat sheet, major points,

Logo is needed

Figure out the proactive ways to attract input



PAULDING COUNTY

Comprehensive Plan Multi-Jurisdictional Workgroup

Purpose of Workgroup: The Multi-Jurisdictional Workgroup will partner with the Community Development Department to develop the 2017 Comprehensive Plan Update.

Commitments: Maintain a fact-based comprehensive plan process
 Use facts to plan more intentionally for the present and the future
 Increase awareness of planning both separately and as a team
 Attendees support the process by defining their roles and carrying out their responsibilities

DATE: *January 14, 2016*
TIME: *9:00 am - Noon*
LOCATION: *Board of Commissioners Conference Room*

ATTENDEES: (Bold italics indicates attendance)

Ann Lippman (PC)	Carolyn Wright (CH)
Chris Robinson (PC)	Jody Palmer (HI/PC PL C)
Michael Cash (DA)	Robert Reynolds (ED)
Kendall Smith (DA)	Jody Martin (PC)
Richard Fennell (BR)	Mark Long (PC)
Ken Elsberry (BOE)	Julie Meadows - NWGaRC
Brian Otott (BOE)	Ethan Calhoun - NWGaRC

Targeted Outcomes: All Members Up-to-Date on the Project - Schedule, ED and Land Use Studies
 Stakeholder Committee List and Invitation Schedule is Finalized
 Stakeholder Meeting is Scheduled, Workshop-Type Agenda is Finalized, Roles Understood
 Community Involvement: Review and Approve
 Workgroup Review: 2008 Goals and Status of Work Plans

NOTES

IN GENERAL

Ken Elsberry Daughter marrying this fall and wants the ceremony to be in Paris
 New City of Dallas Sewer Treatment Facility open yesterday - WHOOPPPEEEEE
Carolyn Wright will be retiring in June

PROJECT UPDATE

UPDATES:

Reviewed Latest Schedule

(Handout 1a and 1b)

- Q4 2015 Status - Actions complete, incomplete and carried over

- Q1 2016 Status – Actions scheduled January – March 2016

2007 Comp Plan: Report of Accomplishments 2012 – 2016

(Handout 2)

Chris Robinson presented a rough draft of the Report of Accomplishments for the 2007 Comprehensive Plan (Work Plan Update 2012 – 2016). Workgroup member Ethan Calhoun developed the template.

DISCUSSION

Ethan Calhoun, NWGaRC, counseled that work programs in the 2017 Comprehensive Plan update need to be more specific than what was included in the 2007 Plan. For example: instead of “maintain roads” point out specific road improvements that are necessary – even if not yet funded.

There is a value in that kind of specificity:

- attracts funding for projects
- has a positive impact on bond ratings
- creates a direct correlation between the community’s needs and opportunities their goals and the associated work plans, thus building a solid case for funding
- creates transparency with the public

Comp Plan and SPLOST

How can the Comp Plan help with SPLOST?

Detailing projects on the community work program indicates a community’s intent and is a precursor to funding by such local funding mechanisms as SPLOST. Instead of starting from scratch to complete a SPLOST project list, consider using projects on the community work program as a place to start the SPLOST planning process.

Example: Dallas CIVIL WAR project that is in the SPLOST needs to be in the Work Plan

Bottom Line: Align the community goals and work plans with SPLOST to create a direct correlation

NOTE

Current PC SPLOST list is due by month’s end and will be voted on May 24

At one point, PC considered placing the jail on the SPLOST

At 95 million, the project would have consumed most of the 6-year SPLOST est. of 99 million

The service delivery agreement is due at the same time as the Comp Plan

ACTION

- Chris will complete the update for the County. He will coordinate the update for Hiram and Dallas with Jody Palmer and Kendall Smith. A report, in the form of a power point presentation, will be given to the MJWorkgroup in June.
- Add the SPLOST information to COMMUNITY MEETINGS held prior to May 24

OTHER

Adding More Detail to City Comprehensive Development Plans

How can the cities get a more detailed outcome from the Land Use and Economic Development Studies?

Though the cities are included in the Comprehensive Plan, the land use and economic development information included are not as extensive as for the county. Would the cities benefit from having more detailed land use and economic development analysis, findings and results from the two studies? If so, what is the additional cost to them for that?

ACTION

Kay Lee will discuss options with MJWorkgroup members from the three cities in the next few weeks.

In General

The MJWorkgroup discussed how to make the Comp Plan the true strategic strategy and go to document for future planning in the county. The 2007 Comp Plan Community Goals are not in alignment with current county policies and regulations (example: zoning).

It is of value to find practical ways to align policies, regulations and community goals to take advantage of community opportunities and meet the community's needs. The work program is the action plan for creating alignment.

Land Use Study – Georgia Conservancy, Georgia Tech

(Handout 3)

- Georgia Conservancy agreement signed in December
- Programming begins immediately
- Chris Robinson is the on-site contact and Kay Lee point
- Jonathan Franklin is the GA Tech graduate student assigned to complete the study

Economic Development Study RFP

(Handout 4)

- The RFP has been issued and responses are due February 5

ACTION

The MJWorkgroup will review responses in the February 11 meeting

A list of final candidates will be notified of their status

Final candidates will offer a verbal presentation during the week of February 15

A firm will be chosen by February 26

STAKEHOLDER COMMITTEE

Stakeholder List

(Handout 5)

DISCUSSION

Geocoding of stakeholder nominees showed a few holes and they were filled

ACTION

MJWorkgroup approved the list of stakeholders

Program

What is the date and format of the first stakeholder meeting?

ACTION

Date: March 15
 Invitations Issued: February 1
 Location: Dallas Civic Center
 Format: Information, Workshop and Field Trip/Tour

AGENDA

Food and Fellowship	Sponsored (Possible ED and Chamber)	8:00 – 8:30
Welcome and Introductions	TBD	8:30 – 8:45
Comprehensive Planning	NWGaRC	8:45 – 9:00
Workshop	Ann, Chris and Kay	9:00 – 11:00
	MJWorkgroup Facilitation	
	Pondering Paulding Quiz	
	Placing People (The Game)	
	Discuss and Confirm Community Goals, and Needs and Opportunities	
	Reconcile the Placing People Combined Group Map	
Tour	TBD	11:00 - Noon
	Downtown Dallas	
	Courthouse, Art Gallery	
	LCI Investments, College, Etc.	

TO DO

1. Create email and hard copy invitations
2. Invitation should be short and sweet with the following message: You have been selected to serve on the Paulding County 2017 Comprehensive Plan Update Stakeholders Committee. Brief statement about the value of planning. Request to attend the first meeting and a request for RSVP via email. Offer names of MJWorkgroup and their contact information in case of questions.
3. Consider using IDES of MARCH theme.
4. MJWorkgroup members choose a list of 10 or so names to call, offering a personal invitation as a follow up to the general invitation.
5. MJWorkgroup prepares for their facilitation role at the March 10 meeting

COMMUNICATIONS and OUTREACH STRATEGY

Creating a community plan “through a process of community involvement where individuals, every day citizens, have an opportunity to provide their input at every level of the planning process.”

Reviewed the Community Involvement approach

The sandwich, The meal, The meal + other goodies

The Workgroup reviewed input a Comp Plan workshop with Paulding County School System high school students held by the Chamber of Commerce in November.

(see handouts for detail)

The MJWorkgroup determined that the first steps were to develop the message and identify the tools to use to deliver the message.

ACTION:

Create a brand to use during from February 2016 – June 2017 (KL)

Create a simple message: what is the comprehensive plan and why is it important (AL/CR)

Create a schedule: use the schedule to show the process PC is using to complete the plan (Team)

Create tools: handouts, an icon for MJWorkgroup websites with to message and schedule (Team)

Create community involvement program: Meetings to collect community input (All)

COMMUNITY INVOLVEMENT PROGRAM

Community Meetings

Date: April or May (schedule meetings close together)

Invitations Issued: No less than 2 weeks prior to first meeting

Locations: 4 – 5 locations throughout the county and cities

Format: Displays, Information collection areas (tended by students and/or MJWorkgroup members)

Other: Giveaways, Snacks, Handouts*

AGENDA

Food and Fellowship

Sponsored (TBD)

Welcome

Map where they can mark their home location in the county

Approach

Interactive and Informative

Results:

Confirmation of Community Goals

Answers to questions such as:

What do you like @ Paulding?

What does PC need? Where should it go?

Where should PC place people? Give a number (TBD)

Validate / add to asset list:

Color dots for priorities

Printable quotes and images

Completed quality development survey

*Giveaways: EXAMPLE - Local business gift cards

*Snacks: EXAMPLE – Cupcakes provided to promote small business

*Handouts: Magnet w/info

Information Kiosks/Exhibits

Create simple information kiosks that can be placed at sporting and other events

Team members attend large events with kiosks, offer handouts and collect input

Create movable kiosks/exhibits: MJWorkgroup orders and fund what is suitable for them

EXAMPLE: cities may have stationary kiosks in high traffic areas, chamber may move the kiosk around to various chamber member businesses

TO DO

Finalize Community Involvement approach, strategy and schedule during February

OTHER

NEXT MEETING

February 11
Review ED Submittals

March 10
Stakeholder Meeting Preparation

ADJOURN**NOTES**

Communications in the county is terrible, no central communications organ
Let's hope we can energize folks to get involved in the Comp Plan process
Contentment vs complacency
"Contentment is good, complacency is evil"

Paulding has got to do something, the effects of what it does or does not do TODAY will shape the community - way out into the future

Some of the development happening currently is worrisome – especially housing

What does the new **cultural demand** mean to planning?

If the demand is for multi-family housing and good multi-family housing is not planned for and allowed, what happens? Developers, who act based upon demand, step in and build subdivisions (because they are allowed) that are intended for rental only

Large developers can do it because they are more flexible

Are historic data and traditional approaches to housing and growth applicable and valid anymore?

Q.

Banks can't do what they used to, who has a message that may be of value to leaders as it relates to what the facts say is happening in the county where housing is concerned.

A.

Robert and Kay recommended John Hunt, founder of Smart Numbers. Robert will talk with John about coming to Paulding to meet with a small group of individuals. The approach is as follows:

Housing: "Let's talk about the past and the future"

Presented by John Hunt, Smart Numbers

Target Time: March or April

Target Attendees: **20 - 50**: ED, Chamber, MJ Workgroup, Who Else

To Do: Robert will contact John and work with Ann Lippmann to set up the meeting

SUMMARY

Government is responsible for infrastructure and services provided in a fiscally responsible way. The kind of infrastructure and services a government delivers is largely responsible for 1) how the county is viewed by those visiting or considering investment in the community and 2) the perceived quality of life offered to its citizens.

In other words, the government can't drive demand.

However, the government can stay focused on delivering what it can control (is responsible for), understanding that, according to how they do it (well or otherwise), the matching demand will follow.



PAULDING COUNTY

Comprehensive Plan Multi-Jurisdictional Workgroup

Purpose of Workgroup: The Multi-Jurisdictional Workgroup will partner with the Community Development Department to develop the 2017 Comprehensive Plan Update.

Commitments: Maintain a fact-based comprehensive plan process
 Use facts to plan more intentionally for the present and the future
 Increase awareness of planning both separately and as a team
 Attendees support the process by defining their roles and carrying out their responsibilities

DATE: *March 10, 2016*
TIME: *9:00 am – Noon*
LOCATION: *Board of Commissioners Conference Room*

ATTENDEES: (Bold italics indicates attendance)

Ann Lippman (PC)	Jody Palmer (HI/PC PL C)
Chris Robinson (PC)	Robert Reynolds (Economic Development)
Michael Cash (DA)	Jody Martin (PC)
Kendall Smith (DA)	Mark Long (PC)
Richard Fennell (BR)	Julie Meadows – NWGaRC
Ken Elsberry (BOE)	Ethan Calhoun – NWGaRC
Brian Otott (BOE)	

Targeted Outcomes: Familiarity w/Logo and Collaterals
 Stakeholder Meeting Personal Phone Invitation Approach Confirmed
 Training for Stakeholder Meeting Complete
 Familiarity w/Community Involvement Plan
 Selection of Community Meeting Sites
 Selection of Community Meeting Dates
 Agreement on Community Meeting Programming
 Land Use Study Update
 Economic Development Study Update

NOTES

PROJECT UPDATE

- Logo and collaterals were reviewed and attendees approved. Those present agreed that the names of BOC members, Mayors and City Council members should be included on the poster.

COMMUNITY INVOLVEMENT PROGRAM

- CIP: A copy of the approved Community Involvement Program (CIP), created from decisions made by the Multi-Jurisdictional Workgroup during 2015, was distributed to MJW workgroup members for their review.
- Stakeholder Committee Meeting – March 15: Reviewed the agenda for the Stakeholder Kick Off Meeting. Attendees agreed to assignments as follows:
 - Assignments – 8:00 AM – 8:30 AM
 - Greeting Michael Cash/Kendall Smith
 - Check In: Chamber Staff
 - Site Map: Ann Lippmann
Attendees apply colored dot to PC map to ID the general location of home/business
 - Breakfast Host: Robert Reynolds
 - Serve as Resource – 9:00 AM – 12:00 Noon
 - Quiz Exercise
 - Asset Exercise
 - Placing People Exercise
 - Community Goals
 - Needs and Opportunities
 - Tour
- Community Meetings: Attendees reviewed a map of possible meeting locations. The list was narrowed down. Dates and times were discussed but no decision was made.

LOCATIONS

- Crossroads Public Library
- City of Dallas Civic Center
- City of Hiram The Events Place
- New Georgia Library

DATES and TIMES

TBD
OUT: First Monday, Wednesday Evenings

ACTION:

1. Confirm space for four meetings
2. Communicate with Georgia Conservancy and Economic Development Study Leads to determine ideal time for them to participate in community meetings
3. Recommend dates and times for four meetings

UPCOMING MEETINGS

March 15	Stakeholder Committee:	Meeting 1
April 14	Multi-Jurisdictional Workgroup	

ADJOURN

NOTES, In General

NOTES

What happens at the table if there are individual objections? Best approach to have the place their input on a card and submit for consideration.

Dallas needs its own Placing People session

In the past governments were just letting things happen, now its important to do more planning Governments worked together in the past, but this process takes that a step further

It is important to plan, create a map that reflects the outcome of tbe planning and then stick with it.

Ethan Calhoun

Problems arise when the community does not create sound and implementable Comprehensive Development Plans that they intend to follow.

Bottom line, if someone decides to take the community to court and litigate, they have the upper hand if the comprehensive plan, the land use map and the zoning ordinances are not aligned.

If the community can show that it has a land use plan and that it goes in conjunction with your comp plan you can defend it in court.

The community meetings are key to getting feedback and getting buy in. How do you prove that the final plan is representative of what the people want?

How about a survey? There is money now that can possibly be used to collect more input. In conjunction with a website, the survey process may mean more input.

Kendall and Robert talked about the fact that the Econ Dev office is changing. Robert sees Dallas as a big part of the change because of the City's position as a key economic feature for the county, both today and into the future.

Robert announced that the Office of Economic Development and the Chamber are being consolidated. Carolyn Wright has retired and Robert has been named interim President of the Chamber, adding to his responsibilities as Economic Development Director.

KS talked about how things are coming together – the stars aligning.

The ED Study is a countywide snapshot and sets a base for the entire county. Each community can then build upon that based on their unique assets and particular interests.

With the changes at the Chamber and ED, the organization can work with Dallas to move the next level of planning.

For instance: Do you want to let colleges that do not pay taxes to continue to grow in Dallas? Yes or No

What is the impact on the downtown?

What, on the surface, may look like a positive, may or may not be.

On the other hand, students in downtown spend money, listen to music, eat out, etc. What are the facts?

Robert sees his roll as slicing and dicing such issues as blending schools, job and work programs, and development to grow the economy, etc. in his new role.

Kendall feels that Dallas needs to go through the process/exercise the county did in 2014. Ann asked Kay if that is something she could do with them? Kay answered in the affirmative. If Kendall wishes to discuss this further, she is available.

ETHAN

Dallas can put something in its comprehensive plan work program that states that Dallas wishes to create a more detailed master plan – that then means the community can then qualify for funds for this purpose.

Herman Cain was singing praises to the City of Dallas – 400 people came to hear his program. We are sorry Kendall has lost his status.

Community Meetings

1. District 4

Where is a neutral location that would draw the diverse and also the people who dominate the northeast corner of the county?

2. Dallas

Dallas Civic Center

3. Hiram

Discuss with Jody

4. New Georgia Library

For the south end of the county

Georgia Association of Zoning Administrators may be able to help Dallas
FOR INSTANCE: Sign ordinance must be removed from the zoning ordinance

Supreme Court decision about signs makes all sign ordinances illegal
Reed vs Town of Gilbert

Wanted to put out directional signs, the City said they could put out directional signs 48 hours before they had an activity

Arizona has a sign law where you cannot regulate political signs

A city should not enforce an illegal state law

Other

Desire for housing and retail downtown in Dallas. The work that was done by the Paulding leadership group had, at the heart of its workshop, an exercise where should people be placed in the future?

Is there an illustration or some drawing or map thing that represents densities?

Ann has something and will have it available at the meeting.

Kay will send logo to Ethan for placement on the "cheat sheet".

Dates and times for community meetings

Send out a calendar request

Kendall asked Ann to also check into dates that works for the Dallas Civic Center



Charting a Course

PAULDING COUNTY

Comprehensive Plan Multi-Jurisdictional Workgroup

Purpose of Workgroup: The Multi-Jurisdictional Workgroup will partner with the Community Development Department to develop the 2017 Comprehensive Plan Update.

Commitments: Maintain a fact-based comprehensive planning process
Use facts to plan more intentionally for the present and the future
Increase awareness of planning both separately and as a team
Attendees support the process by defining their roles and carrying out responsibilities

DATE: *April 14, 2016*
TIME: *9:00 am – Noon*
LOCATION: *Board of Commissioners Conference Room*

ATTENDEES: (Bold italics indicates attendance)

Ann Lippman (PC)	Barry Atkinson (HI)
Chris Robinson (PC)	Robert Reynolds (Economic Development)
Michael Cash (DA)	Jody Martin (PC)
Kendall Smith (DA)	Mark Long (PC)
Richard Fennell (BR)	Julie Meadows – NWGaRC
Ken Elsberry (BOE)	Ethan Calhoun – NWGaRC
Brian Otott (BOE)	Katherine Moore – Georgia Conservancy
Jody Palmer (HI/PC PL C)	Johanna McCrehan

Targeted Outcomes: Community Involvement Plan – Update on Community Meeting Locations
Review work from March 15 Stakeholder Committee Meeting
Outcome of Map Reconciliation Exercise
Marketing the 2017 Comprehensive Plan – ID Places for Collaterals, Determine Approach
Land Use Study Update
Economic Development Update

NOTES

COMP PLAN PROCESS/PROJECT

UPDATE

Reviewed the Master Schedule	H1
Reviewed the Detailed Monthly Schedule	H2

DISCUSSION

- Items on the detailed monthly project schedule were resolved and marked complete.
- Julie Meadows, NWGaRC offered clarification for fulfilling the following requirement:
Certify community's consideration of:

Regional Water Plan
Environmental Planning Criteria

- Ensure there is nothing in the 2017 Comprehensive Plan that is in conflict
- Review the Regional Water Plan and the Environmental Planning Criteria to determine if there is anything in either document that needs to be considered/included in the 2017 PC Comprehensive Plan
- The PC BOC as well as each of the cities must certify in their transmittal letter that the Regional Water Plan and the Environmental Planning Criteria has been considered in the planning process
- To adequately meet this criteria, the fact that certification has occurred must be included in the final presentation

ACTION

1. Julie Meadows confirmed that the Comprehensive Plan Final Draft submittal dates in both schedules allowed adequate time for the DCA review prior to local approval.
2. Katherine Moore confirmed the Land Use Study will consider the Regional Water Plan and Environmental Planning Criteria, meeting the certification requirements.
3. NWGaRC will send a copy of the latest certification letter to Ann Lippmann.

LAND USE STUDY

UPDATE (More Details on [Page 6](#))

Katherine Moore of the Georgia Conservancy presented the workgroup with the Georgia Conservancy's (Conservancy) approach to completing the Land Use Study.

THE APPROACH

Inventory and Research – 90% Complete

Analysis

Recommendations

Work Programs

If PC does not want the end results of the other counties that have grown more ahead of them, what must they do differently?

DISCUSSION (More Details beginning on [Page 7](#))

- KS: Lots are being sold that are platted – not developed but sold outright, growth has returned. Now new green land is being considered for development.
- AL: PC Issued more permits in the first quarter of 2016 – 303 – than any other first quarter in the last 10 years.
- JP: Interested in regulations that address development – how to develop without clear cutting, Rather approach the development where some of the natural assets of the land can be integrated into the development.
- JM: Is there any way to get the subdivisions already platted to develop differently
- AL: Owners have a vested right to develop as permitted. Perhaps, if the Land Disturbance Permit (LDP) has expired, and if there is teeth to do something differently, it could happen

ACTION

1. Ann Lippmann, Chris Robinson and Katherine Moore will discuss other DCA Comp Plan elements to include in the Land Use Study.
2. Kay Lee will send an overview of the optional elements to Ann Lippmann and Chris Robinson to use in their conversations with Katherine on the subject.

ECONOMIC DEVELOPMENT STUDY

UPDATE

Ann Lippmann reported to the workgroup that the ED Study contract is complete and the consultant, Robert Gray, is accumulating data. She reported that Mr. Gray will be meeting with key project individuals during the week of April 25 in his first visit to Paulding County.

DISCUSSION

- What is the economic development value of the trail?
- If there are 600,000 + people that pass through Paulding County on the trail, PC has to have faith in the fact that some of those people will spend money in Paulding County if PC will invest:
 - In infrastructure that connects 600k spenders to places where they can spend (money and time)
 - In services and amenities related to the 600k
 - In a compelling means of inviting the 600k to get off the trail and come into the community (signage and wayfinding)
 - EXAMPLE: Hiram is considering its first overlay district
- The city targeted the LCI for the overlay but there was opposition from those in the broader area. The city decided to concentrate on downtown overlay, believing that when other businesses see the value of the overlay they will be interested. (example: outside dining and consumption of alcohol will only be allowed in the overlay).

ACTION

1. Ann Lippmann will set up meetings for Mr. Gray.

COMMUNITY INVOLVEMENT PROGRAM

March 15 Stakeholder Committee Kick-Off Meeting

UPDATE

MJW offered feedback from the March 15 Stakeholder Committee Kick-Off Meeting

DISCUSSION/FEEDBACK

- Attendees were enthusiastic
- When CR runs into the attendees, they are positive
- Really good mix of people who brought a variety of perspectives
- There were long termers, short termers, variety of ages, demographics and experience
- New info that can be included in the Comp Plan came to light
 - EXAMPLE: The PC Forestry group is finishing up a canopy study
The City of Dallas is conducting a tree inventory along its corridors
- KM noted that the state wildlife action plan is considered in Land Use Study

ACTION

1. CR will contact the Stakeholder Committee member from the forestry commission and connect him with Katherine to ensure the conservancy receives a copy of the Canopy Study

MJW members consolidated the 6 Stakeholder Committee Kick-Off Mtg "Placing People" Maps

UPDATE

MJW members rolled up the results from the Stakeholder Committee map reconciliation exercise. They found that the stakeholder committee teams reconciled approximately 60% of the areas of conflict that existed on the consolidated map.

DISCUSSION

MJW used the following approach in their roll up:

- Where a majority of stakeholder teams chose a certain density for an area of disparity, that density was applied and the disparity (indicated by a white square) was reconciled
- If no majority existed, the disparity (white square) was left intact.
- It is clear that the map may change as the Conservancy applies its research findings

ACTION

1. Mark Long will digitize all maps.
2. Mark Long will send the roll up map from the MJW workgroup session to the Conservancy and to the Core Group.
3. The map will be used as a tool for further reconciliation at the Community Meetings

ID Stakeholder Sub-Committees for Land Use and ED Studies

DISCUSSION

Land Use Study STAKEHOLDER COMMITTEE

- Katherine Moore recommended that it was not necessary to set up a separate stakeholder committee for the Land Use Study. Rather, use the existing process as is.
 - Multi-Jurisdictional Workgroup (Comp Plan Steering Committee) as the vetting group
 - Stakeholder Committee, as a whole, as the Land Use Study Stakeholder Committee
- The Stakeholder Committee is scheduled to meet for its second meeting in August
- Ann Lippmann reminded the Conservancy they are scheduled to speak at August 4 Chamber lunch meeting and asked if that date could be figured into the equation.

FIRST

Can the Conservancy be ready to present findings to the MJW at a July 28 called meeting?

IF NOT

What then? Answer to this question dictates remaining schedule items.

IF SO,

The Chamber luncheon allows for a 20-minute presentation, is that adequate?

IF NOT:

Can the stakeholder meeting be scheduled for before or after the luncheon, allowing time for a detailed presentation to stakeholders and ample time to discuss findings and gather meaningful feedback from members of the stakeholder committee.

NOTE: (Not discussed in the meeting but added by Kay Lee afterward, if the longer session is scheduled for before or after, then perhaps the ED consultant might have an opportunity to offer an update as well).

ACTION

1. Katherine Moore will consider the Conservancy's internal schedule to determine if they can be ready by July 28.
2. Core project team works with Conservancy to identify DRAFT schedule based on KM consideration of internal schedule.
3. MJW scheduled a called meeting for July 28, should it be necessary.

Economic Development Study STAKEHOLDER COMMITTEE

ACTION

1. Ann Lippmann, along with Kay Lee, developed a DRAFT Economic Development Study Stakeholder Committee after the April 14 MJW meeting.
2. KL will transmit cleaned up list to Ann Lippmann to discuss with appropriate others to finalize.

Marketing the 2017 Comprehensive Plan

UPDATE

MJW reviewed a list of high traffic locations, rolled up from past meetings, to place informational material about the 2017 Comprehensive Planning materials

DISCUSSION

- There is a logo and collaterals for marketing the plan
- The cost of each banner is \$275
- Dallas and Hiram both requested displays
- Dallas (12) will place the displays in their offices, recreation facilities and at large events
- Hiram (2) will place the displays in their offices
- Dallas will call FLGraphics to order a banner
- Dallas and Hiram agreed to place posters on bulletin boards
- PCCD will place displays in high volume locations:
 - PC libraries that hosted over 257,000 people in FY 2015
 - PC parks and recreation facilities

ACTION

1. AL will send final banner artwork (noting date change for Community Meetings) to Fgraphics
2. AL to send PDF of posters to Dallas, Hiram
3. AL to discuss opportunities with the Recreation Department Director
4. MJW will review upcoming events and create strategy to market the Comp Plan
5. AL will talk to Ken Elsberry about the approach to marketing the Comp Plan in school system

Community Meetings

UPDATE

Ann Lippmann updated the workgroup with a list of the locations for the Summer 2016 meetings
 Hiram Event Center
 Dallas Civic Center
 Crossroads Library
 School in the lower quadrant

DISCUSSION

- The group discussed holding Community Meetings on Thursday nights @ 7pm instead of the variety of dates and times originally considered.

ACTION

1. AL will confirm location of final site for community meetings
2. MJW will confirm locations, dates and times at May meeting

UPCOMING MEETINGS

April 25 - 28	ED Study Consultant Interviews
May 12	Multi-Jurisdictional Workgroup

ADDITIONAL NOTES

LAND USE UPDATE

The Georgia Conservancy, founded in 1967, is the second oldest conservation nonprofit in the State of Georgia. Facts about the organization:

- The Conservancy is a statewide conservation organization
- The Conservancy is not a state chapter of a national organization
- The Conservancy came about because of concern for toxic dumping
- Early Conservancy projects included the protection of Cumberland Island
- Jim McKay, along with other prominent Georgians, founded The Conservancy

Natural resources are complicated. Over the years The Conservancy has evolved. For instance: The Conservancy has been heavily involved in Panola Mtn, Sweet Water, Arabia Mtn.

Johanna and Katherine are planners. Their responsibility is to look at the built environment, approaching projects from an environmental perspective.

Mrs. Moore complemented Paulding County leader on their decision to set aside 6,000 acres years ago to ensure the history of the community can mean something to the economic development of the community.

She pointed out that the means that Paulding County took action to plan in a way that others have not and are not.

THE APPROACH

Inventory and Research
 Analysis
 Recommendations
 Work Programs

THE TEAM

TEAM

Richard Dagenhart - Advisor
 Jonathan Franklin - Workhorse
 Katherine Moore, and Johanna McCrehan - Planners, Landscape Architect and Master of Landscape Design and Masters of Architecture

INVENTORY and RESEARCH

Maps

Draining basins and Watersheds
 Land Use

Transportation networks – current and planned
 Existing development
 Infill opportunities
 Opportunities to add or expand businesses that currently exists

They have completed 99% of their GIS research

Information and Data

Where the Paulding County Land Use Study is concerned, The Conservancy team will take a look at the watershed, asking and answering such questions as 1) what are the watersheds, 2) what is going on in them and 3) what type development aligns with the capabilities of the individual watersheds.

What kinds of new businesses best suit

Where to locate businesses

What opportunities exist for the school system

The reservoir – how do recommendations for growth fit into the county's investment schedules AND are there appropriate and complimentary land uses around the reservoir land mass

What about wastewater and stormwater

Mobility of people

Demographics

Availability of services in proximity to those who are aging or young

Trends – does PC meet the demands that are now trending for the future

Increasing densities in areas that are already platted and in proximity to services/infrastructure Going beyond that ,what does it look like as far as cost and availability of capacity

Looking at environmental and historic assets – PC has a lot to offer

Capture the answer from PC about what is it they love about Paulding County

And, consider options for how to enhance the items that people love, make them stronger, connect them

How is the above accomplished while accommodating growth?

For instance: Look at underdeveloped parcels as assets

WMA and Silver Comet are great opportunities – how to capitalize

If PC does not want the end results of the other counties that have grown more ahead of them, what must they do differently?

DISCUSSION

KENDALL

This is happening in Dallas

Lots are now being sold that are platted – not developed but sold outright, growth has returned

Now new green land is being considered for development

EXAMPLE: A deal that includes a huge track of land that could be developed using a quality growth approach – conserving land while accommodating density

Some of our creeks are dangerously close to being D listed

If PC creates regulations that don't allow clear cutting, then we can avoid that happening with new development

PC has a very young sewerage system and Dallas has a new 3 million gal per day plant

In the hay day, PC could not keep up with regulating the development – even to meet the current regulations

Now, they are in a different position, we have a chance now to get it right

ANN

PC Issued more permits in the first quarter of 2016 – 303 – than any other first quarter in the last 10 years

JODY

Interested in regulations that address development – how to develop without clear cutting, rather approach development with a commitment to integrating some of the natural assets of the land
PC is a septic tank community with no more than 15% -20% on sewer, what are the ramifications

JULIE

Is there any way to get the subdivisions already platted to develop differently

ANN

They have a vested right to develop as they were permitted
Perhaps, if the Land Disturbance Permit (LDP) has expanded, and if there is teeth to do something differently, it could happen

KAY

Septic quality in the region? Does the Conservancy have feedback on where that stands?

NEXT STEPS

Analysis: What have the inventory and research findings told us

Interviews: Cities, School System - ensure alignments and identify resolutions where necessary

Note: Some decisions may have been made with yesterday's data, can new data be used to bring the decision up to date, reconciling areas where there is misalignment?

Recommendations: Craft early thoughts and recommendations

IN SUMMARY

After inventory, research and analysis, determine the following:

What to conserve and preserve?

Where can growth continue to occur?

Where and what does added growth look like?

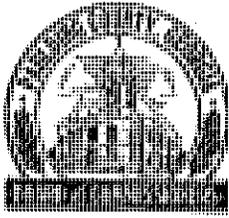
Layer the above with the economic development study.

OTHER CONSERVANCY WORK

School Siting: How location/placement of schools can affect the achievement of community goals

Conservancy works with school systems to help them plan for the siting and development of new schools, taking the multiple layers of complexity into account.

Small Towns Work: 92% of the state of Georgia are classified as rural or "NOT" urban. The Conservancy offers multiple services, including downtown redevelopment.



NOTES

May MJW Work Session

PAULDING COUNTY

Comprehensive Plan Multi-Jurisdictional Workgroup

Purpose of Workgroup: The Multi-Jurisdictional Workgroup will partner with the Community Development Department to develop the 2017 Comprehensive Plan Update.

Commitments: Maintain a fact-based comprehensive planning process
Use facts to plan more intentionally for the present and the future
Increase awareness of planning both separately and as a team
Attendees support the process by defining their roles and carrying out responsibilities

DATE: *May 12, 2016*
TIME: *9:00 am - Noon*
LOCATION: *Board of Commissioners Conference Room*

ATTENDEES: (Bold italics indicates attendance)

- | | |
|---------------------------------|---|
| Ann Lippmann (PC) | Robert Reynolds (Economic Development) |
| Chris Robinson (PC) | Jody Martin (PC) |
| Michael Cash (DA) | Mark Long (PC) |
| Kendall Smith (DA) | Julie Meadows - NWGaRC |
| Richard Fennell (BR) | Ethan Calhoun - NWGaRC |
| Ken Elsberry (BOE) | Brice Wood - NWGaRC |
| Brian Otott (BOE) | Katherine Moore - Georgia Conservancy |
| Jody Palmer (HI/PC PL C) | Johanna McCrehan - Georgia Conservancy |
| Barry Atkison (HI) | |

Targeted Outcomes: ~~Land Use Study Updated~~
~~Economic Development Study Updated~~
Stakeholder Committee Approach Identified
Community Involvement Program Updated
~~Stakeholder Committee - Communications Schedule and Content~~
General Public - Community Meeting Programming is Confirmed
Meeting Locations, Dates, Times, Marketing and Announcements

PLANNING PROCESS

UPDATE

Kay Lee

- The project is on schedule
- The Master schedule will be reviewed when there are changes
- A detailed monthly schedule is available upon request

ACTION

1. A called work session for the MJW workgroup is confirmed for Thursday, July 28

LAND USE STUDY

UPDATE

Katherine Moore

- Data collected and analyzed so far is in the attached document
- NOTE: The Comprehensive Planning group has been great about providing information and data. Because of the quality of existing data, the Land Use team won't necessarily build new maps, rather they will use existing data, maps and information in their research and assessment
- Phone interviews held or in progress are identified in the attached document
- Additional details on the phone interviews is below.

DNR: Conversation with Steve Friendman

The Conservancy is trying to understand the character of the county

DNR manages land that is not protected but important, long term, to the county's water quality

City of Atlanta: Conversation with Stephanie Stuckey Benfield

Ms. Benfield indicated she would share information from the City of Atlanta assessment, conducted in 2015, of property the City holds in Paulding County

ARC: Chris Faulkner

Mr. Faulkner applauds anything that includes water conservation and indicated it will be looked upon favorably - not only hardscape investments but also thoughtful land use regulations. He recommended Paulding County officials take a look at the Douglas County Dog River Reservoir protection regulations.

Katherine Moore will secure that information

KM asked if anything had been done to protect the Paulding County reservoir property.

Chris responded that what has been done is not official - meaning regulatory actions have not been officially put in place

PATH Foundation: Ed McBrayer

McBrayer relayed there are no regulations regarding directional signage on the Silver Comet. He added that:

Rockmart is the precedence for kiosk signage

There is not a formal agreement between GDOT and PATH

The relationship between GDOT and PATH is strong

If a community submits signage to GDOT for consideration, GDOT is likely to involve PATH

Should a community be considering signage, it may want to bring ideas to PATH in advance

- In Summary
 - The Land Use Study team is reviewing all available information and data available
 - The team is layering the data and information via GIS
 - They are diving more deeply into areas that are key to eventual findings such as:
 - How do governments provide infrastructure and pay for it?
 - The WMA land that is important to water quality

DISCUSSION

- Kendall told the group how important the key areas above are to the City of Dallas, especially given the request they have received from Sheffield Highlands/Sheffield Park (Pine Hill)

Investment) to sign a guarantee to supply sewer to a very big development that was not taken into consideration with the latest sewer system upgrade.

ACTION

1. KM confirmed that the Land Use Study team will present the preliminary findings and recommendations to the MJW at a called meeting on July 28
2. Hold a Stakeholder Committee Update after July 28 and prior to the Chamber Forum
3. Set up a work session between the Land Use Study team, the ED team and the core group to achieve the following:
 - a. Identify findings and recommendations
 - b. Overlay recommendations with the CTP
 - c. Identify alignments, issues and conflicts
 - d. Determine approach for resolving issues and conflicts

NOTE: Kay Lee will discuss the work session with Ann Lippmann

4. Kay Lee requested the following items be added to the Land Use Study "Work Products":
 - a. Work Program based on findings and recommendations (using an agreed-upon template)
 - b. A statement noting that the study's findings and recommendations are consistent with the Regional Water Plan and Environmental Planning Criteria

ECONOMIC DEVELOPMENT STUDY

UPDATE

Chris Robinson

- Reviewed Bob Gray's work and meeting schedule while in Paulding County
- Summarized the presentation given by Mr. Gray to the PC Board of Commissioners and noted that commissioners indicated they were committed to putting the ultimate recommendations into place
- The cities gave an overview of their meeting with Bob Gray
 - HIRAM – Jody Palmer
Good meeting and especially appreciated the discussion related to zoning around the hospital
 - DALLAS – Kendall Smith
The conversation revolved around the Downtown area, especially housing and how the reanimation of the DDA can be of help in that

DISCUSSION

- Jody Palmer suggested that immediately after the 2017 Comp Plan is confirmed, it would make sense for Hiram to move into development of a 25 master plan and corresponding work program that could be added to the Comprehensive Plan during the 2022 update

ACTION

1. Decide on a Stakeholder Committee approach for the ED Study (will it be the same model as the Land Use Study)

COMMUNITY INVOLVEMENT PROGRAM

UPDATE – Stakeholder Committee

- Ann Lippmann sent the Stakeholder Committee a March Kick Off meeting follow up email

- Other emails will be sent with general updates, surveys and related information

DISCUSSION – Stakeholder Committee

- Its time to schedule the next Stakeholder Committee update
- MJW members agreed the next Stakeholder Committee meeting should occur prior to the Georgia Conservancy's August 4 Chamber Forum presentation about the Land Use Study
- Members want to make sure banners and poster displays are at the Stakeholder meetings

ACTION – Stakeholder Committee

1. AL contact Michael Justus to see if the Stakeholder Committee Update meeting can be held from 8:15 AM – 10:15 AM prior to and at the same location as the August 4 Chamber forum.
2. If not, AL to decide whether to hold the meeting elsewhere, ending the meeting in time for stakeholders to attend the Chamber Forum (KS offered the Civic Center and needs to know as soon as possible)

UPDATE – Marketing the Comprehensive Planning Process

- A set of marketing tools with the Comp Plan logo has been designed to market the process
- A PDF file to use to print posters is available via email
- The banners are available at FL Graphix
- PC Community Development has the information cards

ACTION – Marketing the Comprehensive Planning Process

1. Information cards were distributed to Hiram and Dallas along with a sample poster display
2. Kay Lee sent the poster template to Kendall Smith and Jody Palmer
3. Kendall and Jody will purchase plastic displays and add the poster and info cards
4. Kendall and Jody will distribute the displays to their locations, refreshing displays regularly
5. Kendall Smith is ordering a banner to use at City Hall and places such as Food Truck Friday
6. PCCD will deliver 2 displays to Ken Elsberry for the Board Office and Central Registration
7. Ann Lippmann will coordinate other BOE marketing support through Suzanne Wooley

UPDATE – Community Meetings

- Ann Lippmann has identified 3 of the 4 locations for the meetings
- The Community Meeting dates and times is TBD (likely to be held in August and September)
- The DCA requires that the public be heavily involved in creating the Community Goals Element and Needs and Opportunities Element

ACTION – Community Meetings

1. The MJW to receive dates, times, locations for community meetings when they are available
2. The agenda for the Community Meetings will be finalized at the June MJW meeting

UPCOMING MEETINGS

June 9

Multi-Jurisdictional Workgroup

ADJOURN



Charting a Course

PAULDING COUNTY

Comprehensive Plan Multi-Jurisdictional Workgroup

NOTES

June MJW Work Session

Purpose of Workgroup: The Multi-Jurisdictional Workgroup will partner with the Community Development Department to develop the 2017 Comprehensive Plan Update.

Commitments: Maintain a fact-based comprehensive planning process
Use facts to plan more intentionally for the present and the future
Increase awareness of planning both separately and as a team
Attendees support the process by defining their roles and carrying out responsibilities

DATE: *June 9, 2016*
TIME: *9:00 am – Noon*
LOCATION: *Board of Commissioners Meeting Room*

ATTENDEES: (Bold italics indicates attendance)

Ann Lippmann (PC)

Chris Robinson (PC)

Michael Cash (DA)

Kendall Smith (DA)

Richard Fennell (BR)

Ken Elsberry (BOE)

Brian Otott (BOE)

Jody Palmer (HI/PC PL C)

Barry Atkison (HI)

Robert Reynolds (Economic Development)

Jody Martin (PC)

Mark Long (PC)

Julie Meadows – NWGaRC

Ethan Calhoun – NWGaRC

Brice Wood - NWGaRC

Katherine Moore – Land Use Study

Jonathan Franklin – Land Use Study

Johanna McCrehan – Land Use Study

Bob Gray – Economic Development Study

Targeted Outcomes: ~~Land Use Study Updated~~
~~Economic Development Study Updated~~
~~Stakeholder Committee Approach Finalized~~
~~Community Involvement Program Updated~~
~~Stakeholder Committee – August 4 Update Meeting Finalized~~
~~General Public – Community Meeting Programming Finalized~~
~~Meeting Locations, Dates, Times, Marketing and Announcements~~

PROJECT

UPDATE

Kay Lee reviewed the master schedule, explain that, from now on, the schedule would be handed out only if there was a change and the change would be highlighted for easy identification and discussion.

LAND USE STUDY

UPDATE

Katherine Moore reviewed the steps the Conservancy is taking to complete the study and the status of each.

She made the point that the Conservancy is looking at all requirements and nuances around the use of land in Paulding County.

Katherine asked for help from the MJW as follows:

Boundaries around the DEEP DIVE areas

In particularly around cities and access points to the Silver Comet

WMA

Airport

Hospital

Jonathan Franklin, Georgia Tech student working with the Conservancy on the Land Use Study, asked the workgroup to review a series of maps to answer questions and offer needed input:

MAPS

1. Top 13 Property Owners
2. Existing and Proposed Fiber Network
3. Dallas
4. Hiram
5. Braswell
6. Hospital District
7. Dallas Trailhead
8. Tara Drummond Trailhead
9. Rambo Road Trailhead
10. Hiram Trailhead
11. Raccoon Creek
12. Reservoir and Drainage Basin, Proposed Dam and Preliminary Plant

TOP 13 PROPERTY OWNERS MAP

ACTION

AL/CR to KM:

Owner legend for the "Top 13 Property Owners" Map

CITY MAPS

MJW members gave input to Land Use study team on the following:

Visually ID each city's areas of concentration on the respective city maps

Report anything about the areas the Conservancy should know as they develop the study

HIRAM MAP

Need the study to point out appropriate connection points between Silver Comet and Hiram

Access is a limitation to the industrial park

BG

In his PC ED interviews, he is hearing "green" in two contexts

1. Green = environmental
2. Green = undeveloped but likely to be developed land

KM

There are a couple of items that are trending big

1. Health
2. Authenticity of place

Taking advantage of your lowest hanging fruit is a tool to leverage the community

HOSPITAL DISTRICT MAP

BG

Medical is the fastest growing economic growth engine in the US

How to use the Comp Plan process to support that current industry in Paulding

BG

Wellstar Data

Opening 2 more floors with 56 beds this year

Adding 3 more floors _____

The complex has approached expansion in an environmentally astute way:

Geothermal: complete complex

Life cycle water system

Run the whole thing at the same cost of the old hospital

Current breakdown of those being served by the hospital:

60% Local

30% W Cobb

10% Other

ALL

Set up a medical district

Associated issues:

Need a key piece of property south of the hospital to complete the district area

Given the land can't be purchased, consider getting an overlay in place ASAP

ACTION

R Reynolds: Contact hospital owners to secure a digital copy of the hospital's master plan

K Moore: Call Perkins + Will @ possibility of developing a document from the master plan

To Consider: Appalachian Regional Commission: \$300,000 planning grant (50% match

Pre-application round is coming up

Consider application for PC projects today or in the future

BG

Data is showing growth trends

Two growth nodes now

Deep urban – like around beltline – empty nesters and millennials

Suburban is coming back

Paulding is growing and will continue to grow, how does it grow in the right way?

RACCOON CREEK MAP

There is a rail line, is there developable land = Aerotropolis

ACTION:

AL/CR to KM:

Gas line map

ECONOMIC DEVELOPMENT STUDY

UPDATE

Bob Gray summarized is conducting a SWOT analysis via data analysis, surveys with targeted stakeholders and one-on-one interviews.

The following is a list of points BG shared from his analysis:

- Picking up two distinct groups using a similar term for opposite purposes
 - Green = environmental
 - Green = undeveloped but likely to be developed land
- PC has no interstate access and transportation will increasingly become a problem
- PC, on the other hand, has lots of corridors
 - Highway 92 to an area
 - ED Dallas and east
- Dallas needs signage
 - Can't find your way to Downtown Dallas if you don't know where to go
 - Hiram has a sign, Dallas is invisible
- Parks as Economic Development Engines
 - County has gone through the development of a Park System = Park in each district
 - Current parks, when summed, do not attract tourism
 - Needed for ED: A 500 acre park specifically for soccer and lacrosse (both growing in popularity)
 - A 500 acre park is a different animal. It does attract tourism by offering enough volume to host large events
 - EXAMPLE: Bartow has Lakepoint
 - Designed for baseball and will be heavily baseball in the future
 - Currently hosts multiple sports as they grow
 - Bartow has agreements to use Paulding parks as overflow sites for large events
 - PC can capture soccer market from Bartow facility as it migrates to baseball
 - There may be limited areas of flat land, limiting potential

- No Recreation Master Plan is the bigger comp plan issue
- PC has existing cultural capability for tourism, especially tying to Silver Comet Trail
- Downtown Dallas is phenomenal
 - When you get to the “dive deeper” area be mindful of educational institutions siting in downtown
 - Consider how colleges and churches can work together to address downtown parking issues
 - Look for additional funding, such as what can be raised through a Tax Allocation District (TAD)
 - Number 1 use of TAD funds in the US is parking
 - The TAD dollars can be used to bond
 - Educational institutions can be in partnership, even fiscally, with the government where there are mutual needs

COMMUNITY INVOLVEMENT PROGRAM

UPDATE

Stakeholder Committee

Communications: Community Development sends out 1 email per month
 Next Update Meeting: Confirmed for August 4 @ the Senior Center
 Topic: Land Use Study

ACTION

Ann Lippmann to send out Stakeholder Email w/Conservancy Newsletter Article
 SAVE THE DATE: August 4

General Public

Community Meeting Announcements

In July and August water bills

Send to Jody Martin for distribution to media

Paulding County Library system

Art contest for students K-Grade 5 August 15-26.

Winners will be recognized at the last Community Meeting at the Crossroads Library

Community Meetings Program (Locations, Dates, Times and Content)

Locations/Dates and Times

- | | | |
|-----------------------|--------------|-------|
| • Hiram Event Center | August 11 | 4 - 7 |
| • Dallas Civic Center | August 18 | 4 - 7 |
| • New Georgia Library | September 8 | 4 - 7 |
| • Crossroads Library | September 15 | 4 - 7 |

Content

DISPLAY 1

Where do you live?

Large county map used at Kick-Off meeting of the Stakeholder Committee

- Community Meeting 1 Blue Dots
- Community Meeting 2 Red Dots
- Community Meeting 3 Yellow Dots
- Community Meeting 4 Green Dots

DISPLAY 2

What do you know about your community?

Schoolroom set up

Take test, 10 questions on cards, Submit answers

Add name and email, place answers in box

Draw winner from box

Notify winners, send prize

DISPLAY 3

What do you love about Paulding County?

Large asset map with specific assets and added photos

Ballot of places – check favorites, add others and submit with name and email

Drawing from submittals

Notify winners

DISPLAY 4

What are Paulding’s greatest needs and opportunities?

Large list of Needs and Opportunities – mark favorites with dots

Add others on a card and submit

Drawing for prizes from the submittals with names and emails

DISPLAY 5

Do you see any community goals you can support?

What other community goals would you propose?

Large list of community goals – mark favorites with dots

Add others on a card and submit

Drawing for prizes from the submittals with names and emails

UPCOMING MEETINGS

July 28

Multi-Jurisdictional Workgroup
Land Use Study Presentation

August 4

Stakeholder Committee Update
Chamber Forum

ADJOURN



Charting a Course

PAULDING COUNTY

Comprehensive Plan Multi-Jurisdictional Workgroup

NOTES

July MJW Work Session

Purpose of Workgroup: The Multi-Jurisdictional Workgroup will partner with the Community Development Department to develop the 2017 Comprehensive Plan Update.

Commitments: Maintain a fact-based comprehensive planning process
Use facts to plan more intentionally for the present and the future
Increase awareness of planning both separately and as a team
Attendees support the process by defining their roles and carrying out responsibilities

DATE: *July 28, 2016*
TIME: *9:00 am – Noon*
LOCATION: *Board of Commissioners Meeting Room*

ATTENDEES: (Bold italics indicates attendance)

Ann Lippmann (PC)

Chris Robinson (PC)

Michael Cash (DA)

Kendall Smith (DA)

Richard Fennell (BR)

Ken Elsberry (BOE)

Brian Otott (BOE)

Jody Palmer (HI/PC PL C)

Barry Atkinson (HI)

Robert Reynolds (Economic Development)

Jody Martin (PC)

Mark Long (PC)

Julianne Meadows – NWGaRC

Ethan Calhoun – NWGaRC

Brice Wood - NWGaRC

Katherine Moore – Land Use Study

Jonathan Franklin – Land Use Study

Johanna McCrehan – Land Use Study

Bob Gray – Economic Development Study

Richard Dagenhart – Land Use Study

Special Guest: Chairman David Austin

Targeted Outcomes: Public Outreach
RSVP of MJW Members
Offer Personal Invitations
Update on Meeting Programming
Land Use Study – Initial Recommendations and MJW Feedback
Stakeholder Committee – August 4 Update Meeting Program

LAND USE STUDY

UPDATE

Katherine Moore and Richard Dagenhart presented the Land Use Study update – additional notes are below and attached.

ECONOMIC DEVELOPMENT STUDY

UPDATE

Ann Lippmann let the group know that Bob Gray would be in Paulding County at some point in the next 2-3 weeks.

Katherine Moore reported that the Land Use Study workgroup has worked closely with Bob Gray as they compiled their conclusions and recommendations.

COMMUNITY INVOLVEMENT PROGRAM

UPDATE**Stakeholder Committee**

Kay Lee reminded the workgroup that the next stakeholder meeting is scheduled for August 4 at the Senior Center from 8am – 10 am, followed by a presentation at the Paulding County Chamber of Commerce Georgia Power luncheon.

General Public

The workgroup discussed the upcoming community meetings schedule for August and September.

Announcements and Publicity: July and August water bills

Media: Jody Martin is handling

Art Contest: Paulding County Library system is sponsoring a related art contest on August 15 – 26 with winners of the contest to be announced during the community meeting at Crossroads Library on September 15 at 6:30PM

Locations/Dates and Times

- Dallas Civic Center August 11 4 - 7
- Hiram Community Center August 18 4 - 7 (Confirmed for the Hiram Event Place)
- New Georgia Library September 8 4 - 7
- Crossroads Library September 15 4 - 7

ACTION

Add Conservancy/Land Use Study to the Community Meeting Interactive Displays

Add Richland Creek Reservoir to the Community Meeting Interactive Displays

UPCOMING MEETINGS

August 4	Stakeholder Committee Update & Chamber Forum
August 11	Community Meeting - Dallas
August 18	Community Meeting - Hiram
September 8	Community Meeting – New Georgia Library
September 15	Community Meeting – Crossroads Library

ADJOURN

MORE DETAILED NOTES FROM THE JULY 28 MEETING

COMMUNITY INVOLVMENT PROGRAM

RSVP

MJW members indicated they would be attending all meetings with the exception of Robert Reynolds who is only available for the August 11 meeting at the New Georgia Library.

DISPLAYS

Richland Creek Reservoir requested a display for the reservoir to community meeting
 Conservancy requested a display at each meeting and will get back to Kay with details
 August 11 may be a tough date for the Conservancy

INVITATIONS

So far, invitations and information about the community meeting have been included in the following:

Water bill

Schools – at the main office and at the office where students register for school

Libraries

Website – Paulding County

TV Channels – Jody Martin will supply the details

ACTION

Cards – Kay will provide a one-page handout that includes the community meeting dates

Individual MJW member Prep – Kay will prepare information for MJW member volunteers to prep them for the community meetings

LAND USE STUDY

NOTE: Below is what Kay Lee was able to capture in the meeting. The Georgia Conservancy provided a more detailed review of each slide that was compiled for the updated presentation given at the Stakeholder Committee Update Meeting on August 4. Those more complete notes are attached.

BACKGROUND

RD

All bodies of water have a designated use

EPA does monitoring to assure the quality of the water meets designated use requirements

If testing results indicate the quality is compliant with its designated use, all is well

If not, the body of water is assigned an “impaired streams” designation and a restoration plan must be created, the nonpoint source pollution identified and repair undertaken

KM

The recommendations will keep the county on a financial and environmentally sustainable track

RD

Paulding's subdivision ordinance setback requirements exceed those of the state of Georgia today
The consideration may include expanding those setbacks where there is a need
Just based on the facts related to water – ½ the county is conservation and ½ is development

Road network

Road network needs intense consideration in the transition from rural to urban
How to look more carefully at the network of roads
Consider reversing the map to determine what is controlled by the non-private owner
Public rights of way and land

Silver Comet Trail

US Bike Route tie in through the NWGaRC is in place

Fiber Network

Of major importance to real estate development is the availability of fiber
The State of Alabama has a map of fiber network, Georgia does not
As a matter of fact, in Georgia, the information is closely held and that needs to change
Robert Reynolds let the group know that the West Georgia Development Authority through Carroll EMC is doing a Broadband Study – Robert is attending the first meeting July 28 after the MJW workgroup meeting

Sanitary Sewer and Suburban Development

Small plants

Small one at Bakers Bridge

Big issue in Paulding is how scattered the development is currently

What is the mismatch between development and sewer?

Demand for sewer by individual development requests is a problem and needs to be addressed because the cost of supplying sewer based on what developers want and what the community can afford may not align

This is especially necessary in a county that is to remain residential such as Paulding will because of the likelihood of limited likelihood of traditional large ED and potential for ED based on the community's assets

Cannot sustain* sprawling development with residential

On the flip side compactness and some higher density is more sustainable

There is a real threat on the horizon from the above

*Sustain – afford

Schools

Influence growth in a big way

Co-planning between the county and the school system will lead to wise decisions by all

Infrastructure Assessment

A Black line on the map identified, roughly, where sewer currently exists

Question: Where sewer is concerned, why extend it south in the near term when there is so much available sewer and developable land north

ACTION

Add airport trunk line addition to the sewer map

SUMMARY

Character Area Identification

Question is how to satisfy DCA character area requirements with the above information

Answer is to match character areas logically with the idea of infrastructure and natural resources

These different character areas would have different regulations to match

Conservation 1

Conservation 2

Rural Residential

Community Residential

Crossroads Centers

Conservation 1, Conservation 2 and Rural Residential

These CHARACTER AREAS are not currently served by sewer, rather septic tanks

IE: Regulate toward larger lot sizes

KS

This is really what we have needed all along

KM

Position of power: Helping counties determine for themselves the character that is important to their future development and how to maintain and enhance that so that it is attractive to a segment of the population

It is not necessary to be the place that supplies all things to all people

Think of your community as a product. What is the Paulding product? (lifestyle that is livable and sustainable)

Community Residential

Sewer is available

May add municipal boundaries as a place that may allow for more interconnectivity

It is very good that the current subdivision ordinances now have roads abutting boundaries to connect to future development

Crossroad Centers

Concentrate development at designated and planned crossroads center will limit strip development
Can't happen overnight and won't be easy

Consider finance rationale: Developers can write down their investment for 15 years, after that, what might the county do to offer incentives - in other words, create the crossroad center regulations to encourage the outcome the community wishes to develop over time
Elastic land subdivision process – currently a hunk is bought and then sold off to create multiple owners – change that with crossroad center regulations

Corridors

Could have more recommendations than the Area A and Area B outlined on SLIDE 30

There may be certain roadways; because of the land disturbance consequences to water that need special attention

The goal: NO MORE STRIP DEVELOPMENT

Goal is to find an approach to a theme of “redevelopment” vs. “discard and move to the next”

Though hard to achieve, it is worth the effort

Challenge: How to do the above and preserve retail that is an important tax source

DISCUSSION

Going west from Dallas is very scenic – what can be done to preserve the view shed

Driving development is a The \\financial change from depreciating buildings over 40 years changed that was changed to 15 years drives development decisions

Target Areas

2 things that are the worst enemies of good development

Churches and Hospitals

Reservoir

Protect the land around it

Cities

Plan for walkability

Hospital area

Particularly needs a sub area plan that organizes what is inevitable development

Trailheads

Design attention is important for each of the trailhead sites in Paulding County, paying attention to connecting the trail to the resources that bikers may wish to access in Paulding

Airport

What is going to happen, to do nothing leaves the decision to others

Opportunities

Four directions to go

Conservation is the biggest economic development driver in Paulding County

Historic downtowns are PRIME revitalization opportunities

If they are built out and made into attractive places, there is economic development benefit

Small business development is more likely to occur in Dallas and Hiram than along the highway – that is good for tax purposes for the town

Again, fiscal sustainability is an important consideration

Needs

1 Biggest threat and problem is the subdivision of land in Paulding County

Zoning should be done by district – district = character or target area

Desired results can be achieved via zoning – not subdivision regulations applying across the county

Therefore, recommend taking up the changes bit by bit rather than across the entire jurisdiction

2 Hospital Area

Create regulations for the hospital area

Incent those who follow the regulations by approving their development request quickly

Require a longer approval time to those who wish not follow the plan

Communities **“cannot regulate it to work well, must be designed to work well”**

DISCUSSION

Current demand is very intense in places that are identified in the Land Use Study as key/important

ACTION

Consider targeting areas to apply a moratorium area.

Take immediate action to resolve issues in the targeted moratorium area to limit the time of the moratorium.

3 Historic Areas

Good urbanism 101 is a way to communicate the value of the preservation of historic areas

Public education on how to design well

Get those involved in the public education that is stakeholders

Historic people

DDA

Property owners

Business owners

Consider using the Woodstock model where there has been a positive surprise as to what has happened there with retail

4 Reservoir

There is a drafted requirement to preserve the land adjacent to the reservoir, however the draft requirement have not been adopted and but in place

5 Silver Comet Trail

Wrap into downtown plans – connect the trail to the downtowns and to services
Address trailhead designs and quality and add signage

6 Airport

Create a framework that will be logical for any number of uses

7 Schools

Whole school issue needs to be thought about
The Conservancy is a very good resource for schools

More detail will unfold as agreement to the components in the presentation are confirmed

JM

Basic components are there
Start with one character area
Steps
Part 1
Adopt
Part 2
Change

KS

Continuing the meetings between all entities could perhaps bring about results that take all entities into consideration and where all entities take each other into account versus the individual outcomes that have happened in the past

AL

As an example of how meeting, planning and working together can be beneficial and can come, Ann offered the following:
Ann compiled a report on residential building permits. She was curious how the information matched up with the various school districts. Once complete, she supplied the information to the BOE– they were very grateful.

ACTION

JM recommendation

Place the MJW meetings into the 2017 Comprehensive Plan work program to ensure they happen because planning and monitoring together and at the same time is key to success and fiscal sustainability.

PRESENTATION INPUT

Character area names
Change the emblem at the airport



Charting a Course

PAULDING COUNTY

Comprehensive Plan Multi-Jurisdictional Workgroup

Purpose of Workgroup: The Multi-Jurisdictional Workgroup will partner with the Community Development Department to develop the 2017 Comprehensive Plan Update.

Commitments: Maintain a fact-based comprehensive planning process
Use facts to plan more intentionally for the present and the future
Increase awareness of planning both separately and as a team
Attendees support the process by defining their roles and carrying out responsibilities

DATE: *October 13, 2016*
TIME: *9:00 am – Noon*
LOCATION: *Board of Commissioners Meeting Room*

ATTENDEES: (Bold italics indicates attendance)

- | | |
|---|---|
| <i>Ann Lippmann (PC)</i> | Jody Martin (PC) |
| <i>Chris Robinson (PC)</i> | <i>Mark Long (PC)</i> |
| <i>Michael Cash (DA)</i> | <i>Julianne Meadows – NWGaRC</i> |
| Kendall Smith (DA) | Ethan Calhoun – NWGaRC |
| Richard Fennell (BR) | Brice Wood - NWGaRC |
| <i>Ken Elsberry (BOE)</i> | <i>Katherine Moore – Land Use Study</i> |
| Brian Otott (BOE) | Jonathan Franklin – Land Use Study |
| <i>Jody Palmer (HI/PC PL C)</i> | Johanna McCrehan – Land Use Study |
| Barry Atkinson (HI) | <i>Bob Gray – ED Study (via phone)</i> |
| <i>Robert Reynolds (Economic Development)</i> | Richard Dagenhart – Land Use Study |

Guest: Cherry Waddell

Targeted Outcomes: ~~Community Involvement Program~~
~~Land Use Study and Economic Development Study~~
~~Findings and Recommendations~~
~~Reconciliation of Outstanding Issues~~
Input From MJW Members
Community Goals, Needs and Opportunities, Work Programs

PROJECT

UPDATE

Schedule

Handout 1

Kay Lee reviewed the master schedule noting that, for the most part, the project is on schedule. She noted that The Report of Accomplishments (ROA) due in the second quarter, is nearing completion.

Document Preparation

Version 1 of the document outline has been reviewed and will be modified based on input to date. The Jekyll Island Master Plan was presented as an example of a potential design standard.

STUDIES

UPDATE

Economic Development Study

Findings and Recommendations (SWOT Analysis)

Handout 2

Bob Gray reviewed the SWOT analysis results.

In General: Growth will continue. What type of growth do you wish to have in Paulding?

Bob will create a list of "Themes" from his research and the SWOT analysis from which findings and recommendations will be compiled.

EXAMPLES:

1. Medical
 - a. Continue expansion of medical
2. Employment Centers
 - a. Targeted to product development
3. Geo-thermal technology
 - a. A possible niche market
4. Tourism
 - a. Sports and Recreation
 - b. Silver Comet
 - i. Redevelopment of Dallas and Hiram
 - c. Natural Resource and Historic Tourism
5. Post-Secondary Education
 - a. In particularly in Dallas
6. Branding
 - a. The need to define the Paulding "product"
 - b. Creating a welcome mat, perhaps in area of the County, for Dallas
7. Connecting People to Places
 - a. Continuation of 92
 - b. Completion of the Third Army Interchange
 - i. Imperative for connecting people to jobs

Land Use Study

Reconciliation Meeting Outcome

Handout 3

Katherine Moore reviewed the outcome of the Studies' Reconciliation Meeting, held October 4 at the Georgia Conservancy.

Purpose: To assess the ED and Land Use Studies' findings and recommendations
 To identify alignments
 To identify and resolve disparities

Results: Alignment: The studies were, in large part, aligned
Disparity: No critical disparities

What's Next: Challenge: Creating clarity of nomenclature, recommendations and detail
Example: Developing character area boundaries that respect the environmental and current land use realities

Collect MJW Input

RR
QUESTION

How does Bob recommend handling the business of economic development in PC, seeing as how "overall organizational structure" is pointed to as a top threat by both the SWOT interviewees and community outreach meeting attendees?

BG
ANSWER

At a Macro Level
Paulding County is being hurt by perception of divisiveness – primarily by the airport but actually goes further

At a Micro Level
There is no clarity about who and how Economic Development is managed in any of the areas most important to compete – policy, governance, funding

- RR
1. Where do you have infrastructure and access
 2. Where do you have people
 3. Where do you have land

BG
Southeast quadrant of the county is under pressure as the higher growth area
A Master Plan for the hospital is necessary

RR
QUESTIONS
Does BG agree that, for the purpose of ED, these transportation access points are key?
Thornton Road
Highway 92
Seven Hills – Service Industrial
Third Army Interchange

BG
ANSWER

Yes

Bottom Line: Part of the responsibility of the 2017 Comp Plan is to look beyond the current expansion of highways (such as 92) to what will need to be next, based on the land use plan.

QUESTION

How will the Land Use and Economic Development Studies be aligned with the CTP?

ANSWER

Following the MJW meeting was another working session to begin assessing the alignment between the CTP (developed in 2015) and the Water and Sewer Master Plan (underway).

QUESTION

Should the east boundary line in the Conservancy Character Area map be moved west from where it is to Highway 62

ANSWER

Still under consideration

QUESTION

KL to BG

Will the ED Study offer a fiscal rationale for adopting tourism as a key priority for economic development? In other words, everyone understands or has a perception of traditional ED (building industrial parks and buildings to attract manufacturing etc.). Will you be offering information about the validity and value of other industry types – such as medical and tourism?

ANSWER

BG

Yes

Example: What is ED? ED is, basically, bringing money from the outside in
From that rationale – tourism and medical are ED

JP to BG and KM

The council in Hiram is very interested in a theme of enhanced quality of life

Create Partnerships

Infrastructure, Land Use and ED

Now that recommendations are in development it is key to align the goals of infrastructure, land use and ED between organizations with responsibility for each

Develop Inventories

Fiber Network

Fiber is key to competing. There is no definitive understanding of the current availability of fiber nor is there a published fiber network strategic plan.

Who has fiber in the ground, where is it, what is the potential

Where are permits for what is there now? Is that the DOT

Key users: Schools, Hospital, Industry, Library System (via Parker through West Ga Regional)

SG: Would you be willing to request the easements

TO DO: Create a "Fiber Case Study" from the Development Authority of Douglas (in partnership with Greystone Power)

Inventory the fiber in the state

NOTE: Regarding experience of supplying fiber to the libraries: "It gets a little muddy, the relationship between the state and the county" Cherry Waddell

Scott Greene is doing the road and fiber work and will be in the afternoon's infrastructure meeting

Fiber network expansion is funded in both in the last and current SPLOST

Develop Master Plans

- WMA
- Dallas
- Hiram
- Hospital Area
- Parks & Rec

Align Existing Master Plans

- Water System
- Sewer System
- Transportation Plan
- Library
- OTHERS

COMMUNITY INVOLVEMENT PROGRAM

Handout 4

UPDATE

General Public

Community Meetings – Highlights

Handouts 5, 6a, 6b

Kay Lee reported on the outcome of the Community Meetings

- Attendees have a sense of what is happening in their community
 - Exceptions: Education (perceived to be lower than it is)
 - Household Income (perceived to be less than it is)
- Citizens are most interested and most emphatic about Quality of Life, in particularly
 - The Silver Comet Trail and related land masses
 - County's Park System
 -

Art Contest

Handouts Additional

Cherry Waddell, Paulding County Library System Coordinator gave an overview of the art contest, sponsored jointly by the library and the Community Development Department. More than 75 entries, reflecting future hopes and dreams of students age 5 through grade 5, were judged. Over 150 students and parents attended and participated in the final Comprehensive Plan Community Meeting held at Crossroads Library. Commissioner Tony Crowe presented awards to 23 winning entries (20 honorable mention and 1st, 2nd and 3rd place winners).

UPCOMING MEETINGS

November 10

MJW Meeting

ADJOURN



AGENDA

December MJW Work Session

Charting a Course

PAULDING COUNTY

Comprehensive Plan Multi-Jurisdictional Workgroup

Purpose of Workgroup: The Multi-Jurisdictional Workgroup will partner with the Community Development Department to develop the 2017 Comprehensive Plan Update.

Commitments: Maintain a fact-based comprehensive planning process
Use facts to plan more intentionally for the present and the future
Increase awareness of planning both separately and as a team
Attendees support the process by defining their roles and carrying out responsibilities

DATE: *December 8, 2016*
TIME: *9:00 am – Noon*
LOCATION: *Board of Commissioners Meeting Room*

ATTENDEES: (Bold italics indicates attendance)

<i>Ann Lippmann (PC)</i>	Jody Martin (PC)
<i>Chris Robinson (PC)</i>	Mark Long (PC)
<i>Michael Cash (DA)</i>	Julianne Meadows – NWGaRC
Kendall Smith (DA)	Ethan Calhoun – NWGaRC
Richard Fennell (BR)	<i>Brice Wood - NWGaRC</i>
Ken Elsberry (BOE)	<i>Katherine Moore – Land Use Study</i>
Brian Otott (BOE)	<i>Jonathan Franklin – Land Use Study</i>
<i>Jody Palmer (HI/PC PL C)</i>	<i>Johanna McCrehan – Land Use Study</i>
Barry Atkinson (HI)	Bob Gray – Economic Development Study
Robert Reynolds (Economic Development)	Richard Dagenhart – Land Use Study

Targeted Outcomes: Status of a Vision Statement
 MJW Member Work Program Content: "Musts" / "Druthers"
 Master Schedule Confirmed: Presentations/Final Public Hearing
 Comp Plan Approval
 Production of Submittal Letters
 Adoption of the Comprehensive Plan
 Presentation Format Finalized: Individual Agency Presentations
 Joint, Presentation
 Format: Content and Speakers
 Submittal Letter Approach Finalized
 Final Document Design Confirmed

PROJECT

STRATEGIES and SCHEDULE to COMPLETE PROJECT

Discuss and finalize strategy for the following:

Final Presentation – By Agency or Jointly?
Presenters and Locations?

DISCUSSION

Consider taping the presentation so that it can be played on the TV

The group discussed whether the agencies want to hear the presentation individually or jointly and decided on the following:

ACTION

- Presentation of the 2017 Comprehensive Plan will be made at a Public Hearing to be held at the February 28 Planning Commission meeting.
- Presentation Outline and presenters will be considered in further detail, general outline as follows:

INTRO of process	Ann Lippmann, Chris Robinson
Land Use	Katherine Moore
ED	Bob Gray
Summary	Ann Lippmann, Chris Robinson
- Length of Time 45 minutes

They also discussed the details of the letters of transmittal that must accompany 2017 Paulding County Comprehensive Plan.

Transmittal letters requirements are as follows:

Printed on official letterhead of each City and the County

Signed by Chief elected official in each of the four submitting governments

Submitted to Julieanne Meadows at the NWGaRC electronically

ACTION

- After the February 28 Public Hearing, each government will manage its individual approach to collecting the appropriate signature for the transmittal letter and submit the completed transmittal letter to Ann Lippmann.
- Julianne Meadows will send a copy of the transmittal letter following today's meeting.

SCHEDULE

Handouts 1a, 1b, 1c

Confirm realistic dates for the following:

DISCUSSION

Various items related to the schedule and items that may effect it were discussed:

30 days review period for NWGaRC and DCA

Should there be a Resolution of Adoption

May want the governments to vote on transmitting it

Regional Commission in-house review

Would you not want tepid endorsement by each government body before submittal

Public Hearing and the presentation

ANN: 2017 presentation

Presentation and Public Hearing – Joint – February 28

Each government signs separate transmittal letters signed by their chief elected officer

What form to transmit – electronic

Transmitted to RC approximately March 15

To DCA April 1

May 1

On to Adoption

Resolution of Adoption based on each government's own approach to such actions

Once resolutions are complete, transmit the resolution to Ann Lippmann who will transmit to

Julianne Meadows.

ACTION

- Julianne Meadows to send a check list

STUDIES

UPDATE

Land Use Study

Handout 2

Katherine Moore

The story of Paulding told itself

Assets

Interest

Development

Multi-hour alignment session with Bob in October

Very nice synergy between the Land Use and ED Study findings and recommendations (work program items)

They are nuances of what is in ED in addition to the specifics of the

Nomenclature will be hashed out in war room session between team members

Format, look, clean, award-winning

Want to have a "FEW" themes that align with Bob's that will naturally translate to COMMUNITY GOALS

Cross referencing with ED

GREENSPACE

Have some

Protect it – Watershed management, Character and quality of the county, Differentiation for PC Silver Comet Trail

ED Opp, Quality of Life, Marketing (difference maker)

Tremendous opportunity for Hiram and Dallas downtown by tying their businesses to a highly visited and known asset

JM – Input: Refer to the asset as many times as is necessary

Should the document work program be put into order by heading, by community goal, how?

To track progress – use community goals

To assign responsibilities – use departmental divisions, such as land use, transportation

NOTE: During presentation KM will, PERHAPS, hit hard on the points made in ED where there is REAL economic impact in drawing people from outside – people who spend money but do not require on-going infrastructure (therefore each dollar spent is higher margin of profit for the county)

POSSIBILITY: Get tourist here – they will spend money and then head home

UPCOMING FROM ANN: Silver Comet Trail crossings

Bike racks and physical items that should be considered

Signage on the trail, including sketches

Advertise for you on the trail

PATH to say yes, JF will provide potential design

Joint use – Lots of things being done but not necessarily in a formal way

EXAMPLE: BOE involve city and county leadership in school planning to compare opportunities for partnership

To identify places where a single facility may meet multiple needs across MJW member organizations and others

EXAMPLE: Parks may be a prototype

Gently introduce these concepts

PRECEDENCE: These exist for projects such as these

Wildlife Management

WMA talks to some of the community agencies but doesn't seem to talk to Community

Development

What type recommendation would get a WMA collaboration started and maintained – be specific
Point out that community input gathered during the public outreach process substantiates the recommendations

ACTION

- Consider transportation opportunities that may tie into joint use of facilities – connect a school to a library, for instance
- Create action items in the work program that are specific such as: Schedule Georgia Conservancy workshop on small town development
- Share information more specifically between organizations to ensure implementation – PUT THE IMPLEMENTATION PROCESS SPECIFICALLY IN THE WORK PROGRAM in order to ensure it is budgeted (see below in italics)
- Ann will search the airport study that was done in the past and provide that information to KM and BG

- What kind of study was it? Should a statement be included that says “implement the plan” (CHECK CONTENT FIRST)
- Include language in the work programs that emphasizes the need for Community Development to be integrated into planning for water and sewerage decisions and vice versa
- KL – Send the REPORT OF ACCOMPLISHMENTS TO Julianne and then to CONSERVANCY
- Consider OTHER partners who need to be added to the MJW to ensure implementation of the 2017 Comprehensive Plan. Determine whether the additions should be full time or on a targeted bases.

A good way to ensure that collaboration continues is to PUT IT INTO THE WORK PROGRAM:

- 1) *Include collaboration as the means to implementation in the WORK PROGRAM*
- 2) *Use the MJW approach, beefed up to best meet the potential outlined in the 2017 Comprehensive Plan (MJW recommended in the past few months continuing interacting in some formal and with a consistent schedule – may just use this approach, beefed up to meet the*
 - a. *Same schedule with content that is pre-determined based on subject area, hot topic, etc.*
 - b. *Plan well, Inviting a disparate group to the table based upon the specific projects to be implemented*
 - c. *Consider adding the transportation and water and sewerage leads to the MJW implementation process*
- 3) *Consider writing collaboration into the job descriptions of those who are key to continuing the process and who are responsible for implementing the Comprehensive Plan*

Economic Development Study
Review Final Report

Handout 3

DISCUSSION

ED looks good

KL: In the spreadsheets there is no cost figure assigned. It is required.

AL: Do not want to ask the consultant to alter their study which will be an appendix. So, is cost information necessary?

JM: Yes. There are 5 criteria that must be in the work program document

- 1 Description of the activity (including a reference to the rationale for the work program)
- 2 **Legal authorization for the activity (if applicable) – Is that the reference back to Comp Plan work program? If there is a state laws but is rate**
- 3 Timeframe for initiating and completing the activity
- 4 Estimated cost (if any) of implementing the activity
- 5 Funding sources (s), if applicable

ACTION

- Ann will provide FEEDBACK to Bob and request that cost estimates be assigned by him for the projects in his spreadsheets

- JM/KL: Create a thumbnail of the value to the economy of recreation tourism using NWGaRC #s
- Determine how much money is being left on the table by not aggressively marketing the trail and tying the trail to the local assets that are added value – Use Silver Comet as an example
- Ask NWGaRC if visitor numbers available for any other asset
- Create a clear link between the quantifiable value of the asset that is recreation tourism and the investment in asset revitalization
- Collect numbers From NWGaRC 2013 numbers
- Create an equation
- Riders on the trail expended X: Distribute this mathematically over some agreed-upon measure (miles, counties, etc).
- Point out that this is left on the table each year by Paulding County

DOCUMENT PREPARATION

VISION STATEMENT

Have One? Greenspace, Development, Infrastructure, Health, WHAT

DISCUSSION

Does it make sense to have a vision statement.
The group decided that it did.

ACTION

- The new chairman has been working on one and Julianne and Ann are meeting with him this afternoon and will bring back information for use in considering how to proceed

OUTLINE AND DESIGN

Review DRAFT Outline

Handout 4

DISCUSSION

AL: Break out Transportation from Land Use
LAND TRANSPORTATION ECONOMY

JULIANNE: Approve the work program template

JM – Pull out Character areas as a chapter

AL – Transportation should be separated from Land Use

JM – Report of Accomplishments need to be called out

KM – Could be a Segway to the new needs, opportunities etc.

Review Design Elements

Handout 5

CONTENT

MJW Members: Approach to Work Program Document (See Handout 6 – Page 24)

In the past, each government has a separate work program document
What is the approach for the 2017 Comprehensive Plan Document
What is the list of "Musts" the agencies currently see including the work program?

DISCUSSION

Each government will have a separate work program that should, if possible, be aligned as closely as possible to the ED and Land Use Study and Transportation

ACTION

- In Table of Contents, ensure the following are broken out:
 - Transportation
 - Report of Accomplishments
 - Character Areas
- Kay will send out request to each government for a list of items they wish to ensure are included in their work programs
- Kay will provide work program DRAFT once approved by NWGaRC

COMMUNITY INVOLVEMENT PROGRAM

Stakeholder Committee

Next Update Meeting: Confirm date and location for next meeting

DISCUSSION

Would be good to get them together one more time
February 2 Chamber meeting speaker may be Bob Gray. If so, use the Land Use Study approach to hold the final Stakeholder Meeting.

ANN

Confirm Bob for February 2 meeting

General Public

Final Public Hearing: Confirm date, location and content

ACTION

- Determine possibility of a final Stakeholder update for February 2
- Finalize Public Hearing for February 28 Planning Session
- Julianne will send Public Notice Template to Ann Lippmann

UPCOMING MEETINGS

January 12

MJW Meeting

ADJOURN**QUOTES**

Ann named her cat after Roger Federer, calling him Roger Furrier

First time we have looked at WHAT THE COUNTY IS

"This process has been an educational process for everyone involved and I feel like it accomplished something that will benefit all" J Palmer

It's all about the kids



AGENDA

January MJW Work Session

Charting a Course

PAULDING COUNTY Comprehensive Plan Multi-Jurisdictional Workgroup

Purpose of Workgroup: The Multi-Jurisdictional Workgroup will partner with the Community Development Department to develop the 2017 Comprehensive Plan Update.

- Commitments:
- Maintain a fact-based comprehensive planning process
 - Use facts to plan more intentionally for the present and the future
 - Increase awareness of planning both separately and as a team
 - Attendees support the process by defining their roles and carrying out responsibilities

DATE: *January 12, 2017*
TIME: *9:00 am - Noon*
LOCATION: *Board of Commissioners Meeting Room*

- ATTENDEES: (Bold italics indicates attendance)
- | | |
|--|---------------------------------------|
| Ann Lippmann (PC) | Jody Martin (PC) |
| Chris Robinson (PC) | Mark Long (PC) |
| Michael Cash (DA) | Julianne Meadows - NWGaRC |
| Kendall Smith (DA) | Ethan Calhoun - NWGaRC |
| Richard Fennell (BR) | Brice Wood - NWGaRC |
| Ken Elsberry (BOE) | Katherine Moore - Land Use Study |
| Brian Otott (BOE) | Jonathan Franklin - Land Use Study |
| Jody Palmer (HI/PC PL C) | Johanna McCrehan - Land Use Study |
| Barry Atkinson (HI) | Bob Gray - Economic Development Study |
| Robert Reynolds (Economic Development) | Richard Dagenhart - Land Use Study |

Targeted Outcomes:

- Schedule: Actions and Deadlines for MJW Members Clarified and Agreed
- Vision Statement: Status and Course of Action Determined
- Document: Status is Clear
- 2017 MJW Member Work Programs: FIRST Draft Complete

PROJECT SCHEDULE

<u>Confirm the MASTER Schedule</u>		Handout 1
February 2	Stakeholder Meeting	
	Economic Development Chamber Presentation	
February 28	Final Public Hearing @ Planning Commission Meeting	
February 28 - March 15	MJW Agencies Prepare Transmittal Letters	Handout 2
March 15 - 30	2017 Comp Plan Submitted to NWGaRC	
April 1	2017 Comp Plan Submitted to DCA	

May 1-May 15	2017 Comp Plan Approved
May 15 - June 15	MJW Agencies Adopt Plan via Resolution
Jun 15 - June 30	Resolutions Submitted to NWGaRC
July 1	Implementation Begins

Review and Confirm the DETAILED Schedule Handout 3
 (including responsibilities and deadlines of MJW members)

STUDIES

UPDATE
Economic Development Study
 Status of Work Program Details

DOCUMENT PREPARATION

VISION STATEMENT
 Status and Course of Action Handout 4

OUTLINE AND DESIGN
 Review UPDATE Handout 5

WORK PROGRAM
 Create FIRST DRAFT of Work Programs - Dallas, Hiram, Braswell Handouts 6a, 6b
 Confirm BOE and Economic Development Organization Work Program Elements

- Divide into teams with facilitators for each team
- 1) Dallas Facilitator: Johanna McCrehan
 - 2) Hiram Facilitator: Kay Lee
 - 3) Braswell Facilitator: Julie Meadows
 - 3) BOE Facilitator: Katherine Moore
 - 4) Economic Development Facilitator: Ann Lippmann

UPCOMING MEETINGS

February 2 Stakeholder Meeting
 Chamber Presentation
 Economic Development Study
 Bob Gray

February 9 MJW Meeting

February 28 Public Hearing

ADJOURN

PUBLIC PARTICIPATION

C. Stakeholder Committee

1. Members
2. Meeting Details



Charting a Course

STAKEHOLDERS

Agriculture

1	Mary Carol Sheffield	Paulding County UGA Cooperative Extension
2	Susan Pullen	Rolling Hills Resource Conservation & Development Council
3	Nora Goodman	Paulding County Farm Bureau
4	Sam Rambo	Rambo Nursery
5	Sam Elrod	Elrod Garden Center
6	Ken McMichen	Paulding Woodyard
7	Joe Burgess	Georgia Forestry Commission
8	Tom Liles	Paulding County Future Farmers of America

Large Land Owners/Land Trusts

1	Judd Alden	Inland
2	Josh Baxter	Forestar Group
3	Barrett Howell	Pinehill Investments, LLC
4	Justin Park	Georgia Land Trust
5	Scott Leonard	Ironstob LLC

Business: Bankers, Business Owners, Business Managers, Entrepreneurs, Insurance Companies, Mayor Employers

1	Ford Thigpen	Westside Bank
2	Matt Buzzelli	Interstate Battery
3	Brian Stovall	BLD Rolloffs
4	Genevieve Cole	Georgia Heritage Bank
5	Art Ragsdale	Ragsdale Heating & Air
6	Justin Fuller	Hardy Family Automotive Group
7	Adam Grizzle	Aerospace Fabrications of Georgia
8	Charles Brock	Brock Investments, Inc.
9	Greg Perry	American Family Insurance
10	Devan Seabaugh	Metro Atlanta Ambulance Service
11	Judy Bagby	Bagby Law Office
12	Donnie Glass	ALL Print Marketing and Media Solutions, LLC

Residents

1	Josh Lawson	Paulding County resident
2	Angelia Farries	Paulding County resident
3	Jade Parker	Paulding County resident
4	Daniel Nguyen	Paulding County resident
5	Harold Linnenkohl	Paulding County resident

6	John Hyden	Paulding County resident
7	Loran Wills	Paulding County resident

Churches, Service Organizations, Non-Profits

1	Nina Lauter	Paulding Family Connection Children's Cabinet
2	Jeffrey Morris	Rotary Club of Paulding County
3	Teri Chambers	Paulding County Lion's Club
4	Linda Vercharen	Family Alliance Paulding
5	Beverly Casstevens	Bethel Methodist Church
6	Johnny McBurrows	Shiloh Missionary Baptist Church
7	Charles Rachal	World Ministry Christian Church
8	Jamie Benson	Benson Funeral Home
9	Terrance Coursey	United Way of Paulding County
10	Melodie Smith	CASA of Paulding County
11	Brian Kase	West Ridge Church
12	Ruby Griffith	Holiness Church

Developers and Home Builders

1	Mark Taglieber	Realtor and Developer
2	Griffin White	Griffin White Development Co
3	Jerry Bullock	
4	Jeff Stevens	United Development
5	Jerry Johnson	Perspective Engineering

Downtown Business Owners

1	David Wilkes	
2	Alan Bullock	Bullock Mannelly Parters, Inc
3	Teresa Atsilas	Olive Tree Restaurant
4	Jackie Crum	The Ragsdale Inn

Environmental Organizations

1	Brent Womack	Georgia DNR
2	Katie Owens	Nature Conservancy
3	James Touchton	Council for Quality Growth
4	Johanna McCreehan	Georgia Conservancy

Government

1	Scott Greene	Paulding County Department of Transportation
2	Patrick Vickers	DCA Region One
3	Stephanie Searce	GA Department of Economic Development
4	Laurie Ashmore	Paulding County Water System
5	Cherry Waddell	Paulding County Library System
6	Bruce Coyle	Paulding County Engineer

News Media

1	Richard Grant	Dallas New Era
2	Tom Spigolon	Paulding Neighbor
3	Chris Barker	Hiram Herald
4	Jody Martin	Channel 23 PC/Paulding Post
5	Tina Clark	Channel 22 Dallas
6	Suzanne Wooley	Paulding County School System Director of Communications
7	Jason James	City of Hiram Website/Facebook/Twitter
8	Stormy Curtis	Paulding Uncensored

Homeowners' Associations

1	Tom Morris	The Georgian HOA
2	Terry Johnson	Vista Lake HOA

Historic Preservation Organizations

1	Joan Battle	Rosenwald School Board
2	Jon Tripcony	Surveyor/Historian

Education: Public, Private, College

1	Connie Watjen	Georgia Highlands College
2	Anita VanBrackle	Kennesaw State University

Utilities: Board Members, Local Representatives

1	Rosa Marroquin	Georgia Power Company
2	Christine Mullinax	Cobb EMC
3	Nadia Faucette	Georgia Power Company
4	Ed Cahill	Greystone EMC

Health: Public and Community Health Officials

1	Chris Collier	PC Health Department
2	Mark Haney	Wellstar Paulding Hospital
3	Guy Scull	Carelink of Northwest Georgia

Public Safety Officials

1	Gary Gullede	Paulding County Sheriff
2	Joey Pelfry	Paulding County Fire Chief
3	Wayne Barron	Paulding County Fire Inspections Division
5	David Mumford	Paulding County E 9-1-1 Director
6	Scott Halter	City of Dallas Police Chief
7	Todd VandeZande	City of Hiram Police Chief
8	Chad Hunton	Paulding County Sheriff's Office
9	Christina Cooper	Paulding County E 9-1-1

Real Estate Professionals

1	Wendy Turnbull	The Realty Group
2	Brenda Leslie	Paulding County Board of Realtors

Recreation

1	Michael Justus	Paulding County Parks & Recreation
2	Kathy Stancil	Hiram Ruritan
3	Kevie Dixon	Paulding County Boys and Girls Club

PUBLIC PARTICIPATION

C. Stakeholder Committee

2. Meeting Details

Meeting #1 – March 15, 2016

Dallas Civic Center



Charting a Course

STAKEHOLDER COMMITTEE

Kick-Off Meeting

March 15
8:00 AM – 12 Noon
Dallas Civic Center
208 Main Street
Dallas, GA 30132



Charting a Course

AGENDA

Food and Fellowship Sponsored by the Paulding County Office of Economic Development		8:00 – 8:30
Welcome Introductions	Ann Lippman	8:30 – 8:55
Legalities	NWGaRC	8:55 – 9:05
Why should we plan?	Ann Lippmann	9:05 – 9:15
How should we plan?	Chris Robinson	9:15 – 9:30
Workshop	Kay Lee	9:30 – 11:00
Tour	Boyd Austin	11:00 AM

PARKING

From Main Street, turn onto Griffin Street,

- Turn onto E Griffin (adjacent to theater)
- Parking is on the right and behind Dallas First Methodist Church



Charting a Course

Sign-In Sheet
 Stakeholder Committee
 Kick-Off Meeting

March 15, 2016 at 8:00 am
 Dallas Civic Center

Name	Address	E-Mail	Phone/Fax
1 Cheryl Waddell	683 Crimson Dr. Dallas, GA 30132	Waddell.Cherry@gmail.com	770-596-1836
2 Leonard Wicker	360 Wintersboro Way Dillon, GA 30113	lwaddell@comcast.net	770-465-3811
3 Wayne Barco	2335 Senoal Ave. Hiram, Ga. 30141	Wayne.Barco@parking.gov	678-322-3426
4 Tom Liles	St. James West Court Rockmart, GA 30153	tfile@expanding-usa.gov	205-757-6765
5 Dina Clark	374 Lane Rd Dallas, Ga 30157	tclark@dallas-ga.gov	678-449-5474
6 TOMMY MARRIS	16 DORCHESTER WAY VILLA RICA 30180	tommy@marris.com	678-692-9275
7 Chris Robinson	240 Guistinton Blvd Dillon, Ga	crobison@parking.gov	770-443-7601
8 Scott Hiltner	120 Main St Dillon, GA	shiltner@dallas-ga.gov	4-446-8460
9 Joey Pelletier	535 Seaboard Ave. Hiram, Ga 30141	j.pelletier@parking.gov	678-383-3428



Charting a Course

Sign-In Sheet

Stakeholder Committee
Kick-Off Meeting

March 15, 2016 at 8:00 am
Dallas Civic Center

	Name	Address	E-Mail	Phone/Fax
10	John Hydon	413 Powder Mill Ln Dallas 30157	Mj550413@ATT.net	7) 366-1552
11	Brice Wood	204 Howe Drive Roscoe GA	bricewood@ingrc.org	706 676-0600
12	Robert Reynolds	166 Confederate Ave Dallas, Tex.	Reynolds@pauldingdevelopment.com	770-371-3894
13	Devan Scarpino	530 TOWNSHIRE LANE MARIETTA 30064	devan-scarpino@mcas911.com	678-794-8232
14	Ante Vukobratovic	566 Cedarwood Dallas GA 30157	anabrav@kennecw.edu	678-946-1047
15	Nina Lauter	3236 Atlanta Hwy Dallas, GA	nlaute@paulding.k12.ga.us	770-445-8003 X10211
16	Priscue Carter	240 Kensington Buck	bcarter@paulding.ga.gov	770-445-8003 X10211
17	Jason James	1022 Old Mill Rd Dallas, GA	james@hiram.ga.gov	678-414-9869
18	PATRICK VICKERS	PO Box 670 Garrison, GA 30137	patrick.vickers@daa.ga.gov	404 695 2043

Sign-in Sheet

Stakeholder Committee
Kick-Off Meeting

March 15, 2016 at 8:00 am
Dallas Civic Center



Charting a Course

Name	Address	E-Mail	Phone/Fax
19 <i>Stanny Curtis</i>	<i>407 Heritage Club Circle Dallas, GA 30132</i>	<i>paul.dingcountycouncil.com @gmail.com</i>	<i>702998575</i>
20 <i>Guy Seull</i>	<i>504 W. Memorial Dr. OKLA</i>	<i>GuySeull@aol.com</i>	<i>7537-4540</i>
21 <i>Chad Houston</i>	<i>247 Ind. Way N. Dallas GA</i>	<i>chouston@pmbus.gov</i>	<i>71443-3017</i>
22 <i>David Mumford</i>	<i>25 Industrial Way 30114 Account</i>	<i>DavidM@pmbus.gov</i>	<i>71443-7645</i>
23 <i>Jerry Johnson</i>	<i>31 Westwood Dr 30101</i>	<i>jjohnson@pmbus.gov</i>	<i>678 507 1203</i>
24 <i>Mark Long</i>	<i>104 Cichouse Dr.</i>	<i>marklong@pmbus.gov</i>	<i>71445-8392</i>
25 <i>Scott Battle</i>	<i>33 Spring Rd Durham</i>	<i>scottbattle@pmbus.gov</i>	<i>71445-7472</i>
26 <i>Kathy Smith</i>	<i>27 Willow St</i>	<i>KathySmith@pmbus.gov</i>	<i>71445-7632</i>
27 <i>Wynne Smith</i>	<i>530 W. Memorial Dr Dallas, GA 30132</i>	<i>wynnesf@pmbus.gov</i>	<i>770-530-3110</i>



Charting a Course

Sign-in Sheet

Stakeholder Committee
Kick-Off Meeting

March 15, 2016 at 8:00 am

Dallas Civic Center

	Name	Address	E-Mail	Phone/Fax
28	Joel Alden	Dallas 255 W Memorial Dr.	ironstob@bellsouth.net	770 770-4627
29	Scott Greene	2100 CONSTITUTION SW DALLAS 75213	sgreene@paulding-sw	678- 224-4000
30	Suzanne Woolley	3036 ATLANTA HWY. DALLAS, GA 75238	swoolley@paulding.k12.ga.us	770-443- 8000
31	Christina Kelly	20 Industrial Way N Suite 10 Dallas, TX 75201	christina.kelly@paulding-sw	770-443 7629
32	Mark Flaner	751 Stone Bridge Run Marietta, GA 30064	mark.flaner@wellstar.org	470-644 5012
33	Michael Justus	775 Industrial Blvd N. Dallas GA 75201	mjustus@paulding.gov	774-8065
34	John Parker	44 Leyland Crossing Dallas, GA 75202	John.parker@yaleo.com	678-215- 4327
35	Deborah Assister	1430 Beyer Church Rd Marietta, GA 30067	deborah.assister@paulding-sw	770-8033- 325
36	Johanna McCreehan	500 PINE ST. NE 5912 ATLANTA, GA 30308	jmcreehan@gawsonsenarey	240 999 0050

Sign-In Sheet

Stakholder Committee
Kick-Off Meeting

March 15, 2016 at 8:00 am
Dallas Civic Center



Charting a Course

	Name	Address	E-Mail	Phone/Fax
37	Lawrie Ashmore	240 Constitution	LAshmore@paulding.gov	404 433 4468 678-513-9397
38	Josh Lawson	89 Pine Trail	joshua.10978@jdnco.com	
39	Ross Marroquin	165 Grifederate	RJ.MARROQ@SOUTHERNCO.COM	
40	Michael Cash	8199 Carterville Hwy	m.cash@dallas.gov	
41	Matt Moore	817 W. P. Lee St. Suite 200 Atlanta	V.moore@g2consensus.org	170-535-3195
42	Joe Burgess	675 South Cobb Dr 3006	T.Burgess@GFC.SOC.SX.US	
43	Ethan Callous	21 John Hill Drive Reno	e.callous@ny.gov	678 627 6620
44	Greg Perry	102 Leaning Pointe Dallas GP	g.perry@campan	716 512-4750
45	Linda Verschuiven	P.O. Box 1088 Hiram 30141	LindaV595@comcast.net	



Sign-In Sheet

Stakeholder Committee
Kick-Off Meeting

March 15, 2016 at 8:00 am
Dallas Civic Center

Charting a Course

	Name	Address	E-Mail	Phone/Fax
46	Tom Spigolon	4471 J.L. Smith Pkwy. Ste. 221, Hiram	tspigolon@neighbornewspaper.com	775-428-9411 x-760
47	Jasper Crum	103 Regatta Pl. W	thecassidewilliams@aol.com	(7) 43.3440
48	Barnett Chitwood	NW6RC	bchitwood@nugrc.org	706-272-2300
49				
50				
51				
52				
53				
54				



Charting a Course

Sign-In Sheet
 Stakeholder Committee
 Kick-Off Meeting

March 15, 2016 at 8:00 am
 Dallas Civic Center

	Name	Address	E-Mail	Phone/Fax
55	Erico Parish	207 Postell Rd Dallas GA 30157	eparish@parishsgroup.com	(770) 445-4755
56	James Touchton	204 Ashley Lane Sumner GA 30080	STECouncil@QualityImprovement.org	7822-0741
57	Bryan Graft	3236 Applebark Dallas, TX	botth@pivlog.biz.ga.us	7-403-8888
58	MARK TAGLIESSER	238 MAGNELIA PATH HIGHWAY 301A1 HIGHWAY GA 30141	MARKTAGLIESSER@MCCOM	7-880-4576
59	Jody Fauce	217 MARK ST DALLAS GA 30141	jpehner@kirkman-ga.gov	74453726
60				
61				
62				
63				

STAKEHOLDER COMMITTEE

Kick-Off Meeting
March 15
8:00 AM - 12 Noon
Dallas Civic Center
208 Main Street
Dallas, GA 30132



Charting a Course

AGENDA

Food and Fellowship Sponsored by the Paulding County Office of Economic Development		8:00 - 8:30
Welcome Introductions	Ann Lippman	8:30 - 8:55
Legalities	NWGaRC	8:55 - 9:05
Why should we plan?	Ann Lippmann	9:05 - 9:15
How should we plan?	Chris Robinson	9:15 - 9:30
Workshop	Kay Lee	9:30 - 11:00
Tour	Boyd Austin	11:00 AM

PARKING

- From Main Street, turn onto Griffin Street,
- o Turn onto E Griffin (adjacent to theater)
 - o Parking is on the right and behind Dallas First Methodist Church

STAKEHOLDER COMMITTEE

Kick-Off Meeting
March 15
8:00 AM - 12 Noon
Dallas Civic Center
208 Main Street
Dallas, GA 30132



Charting a Course

DETAILED AGENDA

Format: Introduction, Workshop, Walk About

Food and Fellowship 8:00 - 8:30
Sponsored by the Paulding County Office of Economic Development

Welcome and Thank You Ann Lippmann 8:30 - 8:40
• Thank you to the Paulding County Office of Economic Development for Breakfast
 ◦ Introduce Robert Reynolds
• Thank you to the Host City, Dallas
 ◦ Introduce Boyd Austin or Kendall Smith

Introductions 8:40 - 8:55
• Have all attendees stand, give name, affiliation
• 1 sentence description "What I love about Paulding County"

INTRO BARNETT

I would like to thank the Northwest Georgia Regional Commission for working with Paulding County on this project to ensure we dot every I and cross every T. Perhaps point out the members who are in the audience once again.

Legalities Barnett 8:55 - 9:05
Handout: *Provided by NWGRC
Ethan is formatting with PC 2017 Comp Plan Logo*

BACK TO ANN

QUOTE: "You miss 100% of the shots you don't take"

Why should we plan? Ann Lippmann 9:05 - 9:10

Before I offer answers to the question "Why should we plan?"
I want to pose a question for you to consider. A question that may best be answered at the end of the day today.

QUESTION: Do we want to continue to grow the way we have grown the last 20 Years?
If YES, raise your hand
If NO, raise your hand

Why should we plan?

First

We benefit from planning that is required. Meeting those requirements means Paulding County retains Qualified Local Government status (QLG).

Currently and in the recent past, funding available because of Paulding County's Qualified (QLG) status has totaled over \$111,500,00.

\$111,876,860

Reservoir, Downtown Dallas revitalization and new sewer treatment plant

Second

We benefit from the planning process itself – based on HOW we plan and WHAT we learn as we go through the planning process.

Community Planning is not just about legalities. It's about.... YOUR WORDS, ANN)

Preparing for the future and bringing a quality of life to our residents requires we look outside our day to day world – seeking to understand what is going on around us so that the plans we create are relevant to what is happening today AND what is likely to happen tomorrow.

Today, you will have some of the experience we have had in our planning thus far and my hope is that you see learn some interesting facts about your county that will be of benefit.

Specifically, I would like to offer you a few realities that set the stage for the environment in which the 2017 Comprehensive Plan is begin developed.

QUESTION TO THE AUDIENCE

- When Nathan Deal became governor in 2011, where did Georgia rank amongst all other states by population?

SHOW RESPONSE

- 2011
10th

QUESTION TO THE AUDIENCE

- Where does Georgia rank today?
- 2016
8th

QUESTION TO THE AUDIENCE

- Where is projected to rank in 2040?
- 2040
5th
- How many new Georgians is that?
- 4,000,000

Third

We benefit from doing our own planning, a goal for the new planning format, implemented by the Georgia Department of Community Affairs (DCA) in 2014.

The new format offers communities flexibility, thus encouraging them to think for themselves while creating implementable, relevant plans for their unique and special community.

For more about the planning process , I would like to turn it over to Chris Robinson.

INTRO CHRIS

Chris developed the 2007 Comprehensive Plan and has a unique perspective when comparing the way the plan was completed in the past vs how it will be completed for submission in 2017.

QUOTE: "Alone we can do so little, together we can do much."

Helen Keller

How should we plan?

Chris Robinson

9:10 – 9:30

The goal, as you can see on the logo created for the 2017 Comprehensive Planning process, is to chart a course.

How, EXACTLY, do we do that? How do we create a quality, implementable Comprehensive Plan?

I can tell you some of the ways we **DON'T WANT** to do it.

- YOUR WORDS HERE CHRIS BASED ON YOUR EXPERIENCE IN 2007

AND

I can tell you some of the beliefs that led us to how we **DO WANT** to do it.

- Growth is upon us
- You can't have a great county without great cities, and you can't have great cities without a great county
- Knowledge and teamwork will make for a better plan

The approach that seemed to cover the bases is, I guess, best described as **A collaborative, data and fact-driven, planning process**

Who is collaborating? We all are.

Go through the Planning Process Organization Chart

Government Agencies:

BOC, PCSS, Cities of Dallas, Hiram, and Braswell, Regional Commission

Business Agencies:

Chamber of Commerce and Office of Economic Development

Ask members of the Multi-Jurisdictional Workgroup to stand

Why collaborate? We all have something in common, though our roles are diverse

AND, that includes you. Citizens: Stakeholder Committee and the Community at Large

SO

What is a collaborative, data and fact-driven process? How about we show you, rather than tell you, the answer.

INTRO KAY

Kay Lee was asked in March 2014 to develop a 2-day workshop for PC BOC Leadership. It was 2 days of learning, negotiating and compromising. The findings were blunt and eye-opening. The recommendations were rational and achievable.

**QUOTE:
Workshop**

**Kay Lee
MJ Workgroup Facilitators**

9:30 – 11:00

How does planning really work and why are you here?

10 minutes

Step 1: Great planning begins with decision makers

Government agencies who collect and spend a common tax dollar for infrastructure, services and a quality environment for the citizens of the community

AND before you ask, yes, there are state and federal dollars directed to particular governments for particular projects. But, don't the decisions by government agency affect all other government agencies?

Business agencies who represent current and recruit potential businesses who are or may make investments in the community based on infrastructure, services and quality of life

Their purpose is to agree upon a common process

After all, QLG is important, as was discussed before.

Just to confirm again, QLG is

Step 2: Once there is agreement and commitment to the process, decision makers spend time researching data, information, realities and trends that guide them as they develop schedules, roles and responsibilities, resource requirements, action steps, and milestones.

Step 3: Decision makers create a framework designed to involve and inform citizens – citizens whose input frames the outcome of the comprehensive planning process. After all, isn't that the way it should be for those who pay the bill and enjoy the results?

My thoughts: These people, decision makers need you, the Stakeholders. Many communities take the easy route – check the box, post the notices, conduct the cattle call, etc. This community, these decision makers want to do it right and BELIEVE ME, it is hard.

That's where you come in.

So, let's see if we can't give you a dose of collaborative data and information-driven planning. These folks want to know what you think of what they have discovered so far. They want to show you're their discoveries, the results of their research and activities so far and get your input.

What is left out?

Where do you agree and disagree?

What are your solutions and suggestions?

How to get citizens at large to offer their input, running over complacency?

How to receive and record and communicate input?

How to end up with a successful implementable plan built within a transparent, collaborative data and information-driven process?

QUOTE

Pondering Paulding

Format: QUIZ

Content: All sorts of facts and figures related to Paulding County

Individual attendees take test

Divide into teams,

Discuss individual answers

Collaborate to create team answers

Share collective answers

Discuss the outcome

Format: Asset List and Map

Content: Paulding County Assets created by the MJ Workgroup

Teams review asset list

Add to and modify list

Share team work

Point out importance of 1) knowledge based decision making and 2) building a future on current unique assets

NEEDED:

Quote

Quiz—#-TBD

Quiz-Answer-Key—1

Flip Charts and Markers

Asset-List

Asset-Map—Complete

Colored Pens

PICTURES: Of people in the room when they were young

Placing People

Format: The Game

Content:

Reconcile the WHITE squares on the Reconciled map

BACKGROUND

2014 Leadership Work Session

Outcomes: Needs and Opportunities (SWOT Analysis), Community Goals

2015 MJ Workgroup

Outcomes: Needs and Opportunities (SWOT Analysis), Community Goals

Intro Zoning Calculations

Explain Game Rules

Divide into teams

Complete the Game

Report Findings

ID Progress Toward Reconciliation

Discuss, Expand/Revise, Confirm "Needs and Opportunities"

Discuss, Expand/Revise, Confirm "Community Goals"

NEEDED:

~~MAPS-FOR-EACH-TEAM—reconcile-map~~

Squares to fill in the white squares

Reconcile and then review

Photos of people in the room as youngsters

~~Zoning-calculations~~

~~Community-Goals-Worksheet—Mark-Large-Scale-Illustration~~

~~Needs-and-Opportunities-Worksheet—Mark-Large-Scale-Illustration~~

QUOTE: Wayne Gretsky

What is your role

Format: Flip Chart

Content: Q and A

Ask them: Why they think they were chosen

What, after today's work session, they feel is their role

Stress to them: Who they are and why they are important?

Conscious of the community

Collectively they represent the community
Leaders in the community
Give Input and Advice
Invite friends and neighbors to Learn and Participate
Promote - And here is how
List ways

QUOTE: When you plan.....

Boyd Austin

11:00 AM

Tour

Format: Slides Before and After

Content: Downtown Dallas

Before and After

Tie to QLG funding and commitment to quality living environment

LARGE SCALE ILLUSTRATIONS

PROCESS

1. Project Logo
2. Map for marking where live or work
3. PC Comp Plan Process
4. PC Comprehensive Plan Stakeholder Committee - Geocoded by location
5. Community Goals
6. Needs and Opportunities
7. Schedule
8. PC Consolidated Map - 2014 Reconciled

ASSETS

9. Asset and Attractions Map

INFRASTRUCTURE

Land

10. PC Civic Buildings Map - DATE of Map
11. PC Future Land Use Map - 8.2007
12. Dallas, Hiram and Braswell Future Land Use Maps - 8.2007
13. PC Zoning Map - 2008

Education

14. PC Education System Building Map - 3.2014

Auto, Bicycle and Pedestrian Corridors

15. PC 2015 CTP New Roadways 2015
16. PC Bicycle and Pedestrian Facilities - Existing 2015
17. PC Bicycle and Pedestrian Facilities - Recommended 2015

~~18. PC Trails and Greenways Master Plan 2007~~

Water and Sewer

~~19. PC Existing Service Areas—2006~~

SPLOST

~~20. SPLOST Project List~~

~~21. SPLOST Projects Map~~

HISTORY

~~22. Historical Markers Map~~

POLITICS

~~23. Paulding County District Commissioner Map w/cities~~

COMMUNITY

~~24. Comp Plan Community Meetings~~

~~a. Update, plot and mount - Mark Long~~

~~25. PG Tapestry Map~~

OTHER: Mark out what is already included and add what has not.

Ann and Chris More Detail

What has been done to date?

1

Leadership Workshop: March 2014

in anticipation of an update of the 2008 Comprehensive Plan

Findings: SWOT, Community Goals

Recommendations: Collaborative planning approach

Resources: March 2014 report and DCA presentation

2

Multi Jurisdictional Workgroup: March 2015

to ensure a collaborative planning approach

SWOT and Community Goals: Reviewed, updated, confirmed

3

Schedule

4

Community Involvement Plan

Will they help – sponsor kiosks and displays

Handouts at their place of work

Attendance at community meetings

Input and wisdom to ensure the planners are informed

EXPECTATIONS OF THE STAKEHOLDERS

Honest input

Promote the Public Policy Process

5

OTHER

NOISEMAKERS

EXPECTATIONS OF THE STAKEHOLDERS

Honest input

Promote the Public Policy Process

MAGNETS - Price

Door prizes - handful - Ask Carolyn of Wednesday March 1

Recognition of TEAM effort

COMMUNITY MEETINGS - TBD

"Atlanta will be truly swamped if some of the growth doesn't go elsewhere."

Paulding will get its share.

EXAMPLE:

Current generation is moving out of city back to the burbs. What!!!!?

Yes, they are.

Do they want to? No!

Why are they moving?

Big cities are not affordable for young families

Where are they moving?

To affordable suburban communities

Which suburban communities?

The suburban communities with urban amenities

Illustrations

Terms DCA

PAULDING COUNTY & CITIES
JOINT COMPREHENSIVE PLAN
10-YEAR FULL PLAN UPDATE

DUE DATE: JUNE 30, 2017



Charting a Course

A fundamental responsibility of local government is the preparation of plans to guide growth and development. Under the Georgia Planning Act of 1989, local governments must prepare and update the local comprehensive plan to maintain Qualified Local Government Status (QLG) by following Department of Community Affairs planning standards.

Required Elements

- 1) Community Goals
- 2) Needs & Opportunities
- 3) Community Work Program
- 4) Land Use Element
- 5.) Transportation Element
- 6.) Report of Accomplishments (Previous 5-year work program)

Optional Elements

- A) Econ. Develop. Element (Tax Credit-Tier 4)
- B) Housing Element
- C) Others (Natural Resources, Public Facilities, Target Areas, etc.)

The Process

- A) The First Required Public Hearing talks about the process and timeline -- *October 27, 2015.*
- B) Each Element of the Plan is Developed with Public Participation. Paulding County and the participating cities are creating a Stakeholder Committee that meets as often as needed; each meeting is open to the public. The planning staff works with the Steering/Stakeholder Committee and the public to prepare the plan elements.
- C) Once the Draft is Complete, a Second Required Public Hearing is Held.
- D) Local Governments Prepare a Transmittal Letter to Send the DRAFT to the Regional Commission.
 - 1) must certify that the Regional Water Plan was considered;
 - 2) must certify that Rules for Environmental Planning Criteria (water supply watershed protection; wetland protection; groundwater recharge area protection; river corridor protection; and mountain protection).
- E) RC notifies Interested Parties
 - 1) Surrounding governments;
 - 2) Local Authorities, special districts or others involved with govt. coordination;
 - 3) Regional Commissions which are contiguous to or likely to be affected by the plan.
 - 4) Affected state agencies -- GDOT; DNR; Ga Env. Facil. Auth.; & DCA.
- F) RC Reviews all Paperwork for Compliance with Planning Rules.
- G) DCA Reviews all Paperwork for Compliance with Planning Rules.
- H) RC prepares a Findings and Recommendation Report and sends to local government.
- I) Adoption Resolution is Executed By the Local Governments; the Plan is Publicized- *June 30, 2017.*

2014 PAULDING COUNTY ZONING ALLOWABLE DENSITY BREAKDOWN				
	Max DU*/ acre	Total Acres Zoned	Total DU's Allowed	Total Population Allowed ***
A-1	0.2	11,424.29	2,284.86	6,717
R-2 ****	2	130,421.63	260,843.26	766,879
R-2	2.9	147.33	427.26	1,256
W/ SEWER	2.9	91.39	265.03	779
R-3	5	435.39	2,176.95	6,400
R-4	2	43.05	86.10	253
R-5	6	0.00	0.00	0
R-6	4	115.50	462.00	1,358
R-7	3	15,297.15	45,891.45	134,921
PRD	3	0.00	0.00	0
OSRD	2.6	42.56	110.66	325
LDQRD	2	0.55	1.10	3
MH	N/A	33.20	0.00	0
LRO	N/A	85.48	0.00	0
O-1	N/A	60.38	0.00	0
NB	N/A	1,612.98	0.00	0
B-1	N/A	102.55	0.00	0
PSC	N/A	1,787.25	0.00	0
B-2	N/A	2,004.60	0.00	0
I-1	N/A	144.19	0.00	0
I-2	N/A	1,096.25	0.00	0
SUP	N/A	164,945.72	312,548.66	918,893
Sub-Total		37,097.05		
Gov.Owned + City Limits Sub-Total		202,042.77		
TOTAL ACRES IN COUNTY ****				

PAULDING COUNTY GOVERNMENT OWNED PARCELS	
Owner	Acres
Assoc of Co Commissioners of GA	3.15
City of Atlanta	9,753.78
City of Braswell	1.06
City of Dallas	267.25
City of Hiram	35.08
Cobb Co	3.97
GDOT	65.24
Paulding Child Advocacy Center	2.69
Paulding Co Airport Authority	587.50
Paulding Co BOC	5,590.34
Paulding Co BOE	1,285.89
Paulding Co IBA	401.27
Paulding Co Sheriff Office	55.28
Polk Co	0.05
State of GA	9,805.91
University System Board of Regents	32.59
US Government	81.41
USPS	11.13
COUNTY TOTAL	27,983.59
COUNTY TOTAL LAND MASS	202,042.77
COUNTY OWNED % OF TOTAL LAND MASS	13.9%

*DU - Dwelling Unit
 ** Population multiplier came from average house size (2.94) from 2010 Census
 *** From GIS County Boundary (may or may not include Right of Way)
 **** Acreage is total R-2 minus Government Owned Parcels and City Limits Acreage
 NOTE: Paulding County 2010 Census Population is 126,855 (without Dallas (11,544), Hiram (3,546), Braswell (379))

1	Land Mass in square miles?	a.	298.7 square miles	c.	315.06 square miles
		b.	345.9 square miles	d.	450.00 square miles
2	Land Mass rank in Georgia (1-159)?	a.	83rd	c.	112th
		b.	108th	d.	95th
3	Population in 2014?	a.	120,325	c.	156,723
		b.	148,987	d.	176,342
4	Population Rank in Georgia 2014?	a.	10th	c.	15th
		b.	19th	d.	7th
5	Population Growth Rank since 2000?	a.	2nd	c.	6th
		b.	10th	d.	12th
6	Demographics in 2014? (nonwhite = NW) (White = w)	a.	46.5% NW and 53.5% W	c.	42.6% NW and 47.4% W
		b.	31.5% NW and 68.5% W	d.	21.6% NW and 78.4% W
7	PC Educational Attainment? (HS=High School) (AD = Associate Degree)	a.	87.6% HS+ / 30% AD +	c.	60% HS+ / 10% AD+
		b.	80% HS+ / 20% AD+	d.	94.9% HS+ / 27% AD+
8	Number of Housing Units in 2014?	a.	45,678	c.	39,121
		b.	53,105	d.	65,760
9	Owner Occupied Housing Rate?	a.	50%	c.	80%
		b.	40.00%	d.	90%
10	Median Value Owner-Occupied Housing Units (2010 - 2014)?	a.	\$156,434	c.	\$135,242
		b.	\$124,323	d.	\$131,800

11	Median Household Income (2010 - 2014)?	a.	\$62,010	c.	\$61,153
		b.	\$44,800	d.	\$55,600
12	Per Capita Income (2010 - 2014)?	a.	\$20,700	c.	\$26,300
		b.	\$24,868	d.	\$32,200
13	PC Industry Employing the Most Workers as of 2014?	a.	manufacturing	c.	construction
		b.	services	d.	healthcare
14	Occupation That Employs the Most PC Residents?	a.	construction	c.	white collar: professional
		b.	services	d.	healthcare
15	Percent of Paulling Workers Employed Outside Paulling County - Commuting	a.	62%	c.	54%
		b.	75%	d.	34%
16	Avg # of Hours Annually Spent by a Commuting Paulling Resident?	a.	160+ hours	c.	96 hours
		b.	120+ hours	d.	180 hours
17	County Median Disposable Income?	a.	\$28,800	c.	\$39,900
		b.	\$34,100	d.	\$44,857
18	Total Retail Demand vs Supply (PC resident spending / PC resident spending in PC)	a.	\$1.3 bil / \$1.1 bil	c.	\$1.9 bil / \$2.3 bil
		b.	\$900 mil / \$600 mil	d.	\$1.9 bil / \$1.5 bil
19	2 Highest Categories of Consumer Spending for PC Residents	a.	retail goods	c.	shelter
		b.	food at home	d.	health care

20	Annual: Users of Silver Comet Trail / Users of Silver Comet Trail in Paulding County	a.	300k / 50k	c.	1.2 mil / 300k
		b.	1.9 mil / 665k	d.	4 mil / 2 mil
21	Annual number of Visitors: Atlanta Zoo?	a.	800k	c.	400k
		b.	1.5 mil	d.	650k
22	Economic Impact: Silver Comet Trail (Direct + indirect economic benefit for every \$1 in capital investment)	a.	\$1/\$2.15	c.	\$1/\$3.01
		b.	\$1/\$1.56	d.	\$1/\$4.64
23	Number of students in the PC School System	a.	35,387	c.	28,847
		b.	22,432	d.	40,126
24	Population of Dallas (1990/2013)	a.	6,630 / 11,546	c.	8,321 / 12,445
		b.	4,321 / 8,445	d.	11,554 / 13,123
25	Population of Hiram (1990/2013)	a.	4,001 / 7,663	c.	2,031 / 3,843
		b.	1,009 / 2,679	d.	6,912 / 9,332
26	Population Braswell (1990/2013)	a.	160 / 376	c.	327 / 668
		b.	237 / 442	d.	290 / 356
27	Median Household Income Paulding, Dallas, Hiram, Braswell (Circle correct answer for each city)	a.	\$56,202	c.	\$37,388
		b.	\$47,316	d.	\$61,153

Paulding County Assets



ASSET NAME	LOC RNK	
LAND		
Topography		
Trees		
Reservoir		
Silver Comet Trail		
Park System		
Agricultural Land		
Trout Streams		
Pumpkinvine Creek		
Raccoon Creek		
Sweetwater Creek		
HISTORIC		
Pickett's Mill Battlefield Historic Site	Dallas	
New Hope Church	Dallas	
Orphan's Brigade		
Trenches at Sara Babb Park	Dallas	
The Little Red Schoolhouse	Dallas	
Old Paulding County Courthouse	Dallas	
First Sears Roebuck Manufactured House (Bult In 1920)	Dallas	
JF Welch & Son	Dallas	
Dallas New Era		
Dallas Hosierey Mill ????	Hiram	
Rosenwald School Museum	Hiram	
Hiram Railroad Depot		
Faith-Based Historic Buildings		
Confederate Tomb of the Unknown Soldier		
Judge Bartlett's Mausoleum	Temple	
Allgood Methodist Church (first church in PC est 1833)	Dallas	
Bullock's Department Store		

Paulding County Assets



ASSET NAME	LOC RNK	
RECREATION AND CULTURE		
Burnt Hickory N Paulding - Active	Dallas	
Earl Duncan Park @ Paulding Meadows – Passive (Site of SORBA mountain bike trail)	Dallas	
Mt Tabor – Active (Site of SORBA mountain bike trail)	Dallas	
Samuel Braly Sports Complex - Active	Dallas	
Silver Comet Trail – Passive (Chamber, Rambo Nursery, Tara Drummond Park, Homer Leggett Park)	Dallas	
Tara Drummond – Passive (Silver Comet Trailhead)	Pvdr Sprgs	
Taylor Farm Park - Active	Dallas	
Veteran's Park - Passive	Dallas	
White Oak – Passive	Dallas	
Elizabeth McKoon Memorial Park – Passive	Dallas	
Sara Babb Park – Active	Hiram	
Ben Hill Strickland Park –Passive	Hiram	
Homer Leggett Park –Passive: Site of Hiram Silver Comet Trailhead and SORBA mountain bike	Hiram	
The Frog Golf Course (Hotel and Conference Center -Planned not yet constructed)	Villa Rica	
Creekside Golf and Country Club	Hiram	
Bentwater Golf Club	Acworth	
Burnt Hickory Youth Association	Dallas	
Dallas Youth Association	Dallas	
East Paulding Your Association – California Park Cowboys	Dallas	
Hiram Ruratan	Hiram	
New Georgia Youth Association	Dallas	
New Hope Youth Association	Dallas	
Ridge Road Youth Association	Hiram	
Union Youth Association	Temple	
Yorkville Youth Association	Rockmart	
Senlor Citizen's Center	Dallas	
655 West	Hiram	
Bullock Springs Manor	Dallas	
Indigo Falls Events	Dallas	
The McGarity House	Temple	
Che'ne Rouge	Hiram	
Rose Hall	Dallas	
High Shoals Water Fall – Passive	Dallas	
Dallas Theater-Civic Center	Dallas	
Events Place in Hiram	Hiram	

Paulding County Assets



ASSET NAME	LOC RNK	
EDUCATION (Secondary)		
Kennesaw State University – Third Largest University In Georgia	Dallas	
Georgia Highlands Junior College - Nursing	Dallas	
Chattahoochee Tech – Largest in Georgia	Dallas	
ECONOMIC		
Silver Comet Field at Paulding Northwest Atlanta Airport	Dallas	
Atlanta Film Studios	Hiram	
Wellstar Paulding Hospital	Hiram	
Industrial sites with potential rail access		
Rail line access		
Vacant land for development		
TOURISM		
The Genealogical Center	Dallas	
Home of Travis Tritt		
Home of Patty Loveless		
Various Movie Locations		
Associated w/Recreational and Historic Assets		
EVENTS		
Paulding Meadows Festival – 2 days, weekend after Labor Day	Dallas	
Air Show		
Raccoon Creek Music Festival	Dallas	
Savage Race: Moon Farm	Dallas	
Dallas Christmas parade	Dallas	
Dallas Car Show	Dallas	
Paulding Fine Arts Association Annual Arts and Crafts Fair	Dallas	
Food Truck Friday		
July 4 Celebration		
Hiram Car Show	Hiram	
Hiram Tree Lighting	Hiram	
Taste of Hiram	Hiram	
Downtown Hiram Music Events	Hiram	
Movie in the Park		

STAKEHOLDER COMMITTEE

Kick-Off Meeting
March 15
8:00 AM - 12 Noon
Dallas Civic Center - Theater
208 Main Street
Dallas, GA 30132



Charting a Course

GENERAL OVERVIEW AND OUTCOMES

OVERVIEW

Every ten years, community governments throughout Georgia must submit an update to their 20-year comprehensive plan in order to receive funding from the State of Georgia. Once submitted and approved, communities meeting the criteria are granted Quality Local Government (QLG) status.

Over the last 8 years, Paulding County has had over \$110,000,000 in QLG-related funds at work in the community on a variety of projects including the Richland Creek Reservoir and revitalization of both downtown Dallas and Hiram.

The Paulding County Comprehensive Plan (Comp Plan) is due to be updated in 2017. To ensure there is robust community input to the plan, over 100 Paulding County citizens from diverse backgrounds were asked to serve on a Stakeholder Committee.

The kick-off meeting, conducted as a planning workshop, was held on March 15 and 50+ Stakeholders attended. Stakeholders walked away with a sense of the need for and complications associated with planning for the future. And, they left behind information that will be extremely valuable to the planning team working on a daily basis to complete and submit the plan by the first quarter of 2017.

THANK YOU

Thank you to the City of Dallas for hosting the Kick-Off Meeting and to the Paulding County Office of Economic Development for sponsoring the breakfast.

AGENDA

Mix and Mingle Breakfast
Stakeholder Committee Members Self-Introductions via "Why I Love Paulding County"
Project Legalities, Context and Process
Workshop: Pondering Paulding (Data Quiz)
Placing People (Creating a Sense of Place)
Tour of Downtown Dallas

OUTCOMES

What do we love about Paulding County?

When asked to answer this question as part of their personal introduction, attendees spoke from their hearts and included the following as list of reasons why they love Paulding County:

People	Clean Air
Proximity to Atlanta	Greenspace
Neighborhoods	Leadership
Small Town Feel	Architecture
Natural Surroundings	Potential

Do we want to continue to grow the way we have grown the last 20 Years?

Ann Lippmann asked for a show of hands to answer this question and the result was:

1 YES
50+ NO

Do we know what we need to do know to plan for the future?

Attendees were given a quiz, containing specific facts about Paulding County. Once each attendee answered the questions, a team of attendees consolidated their individual answers into one set of answers for the team. Of the 208 possible correct answers, the teams identified 68.

Surprises From the Pondering Paulding Data Quiz

Retail sales are much higher in Paulding than thought
Disposable income is higher compared to what was generally assumed
Rate of owner occupied housing is beyond what many of the audience perceived it to be
Population growth since 2000 is a stunner – 2nd highest rate in Georgia
Employees working outside Paulding County is so high, never dreamed such a high %

How do we plan so that we keep what is important to us and grow at the same time?

Collaborative fact-based planning is critical to achieving a realistic outcome.

A multi-jurisdictional team that includes all Paulding County governments and the business community has been working together for over a year to develop and follow a process to plan for the future. The research and analysis conducted by that team is dense. To begin the robust community input phase of the project, their work has been translated into maps and other large scale visual displays for community-based information and input meetings.

Where do we place people?

Deciding where to place people in advance of their arrival is a “no brainer.”

Six teams, using identical maps, had a 60% rate of similarity in their perceptions of where to place people.

DETAIL OF PROCEEDINGS

NOTES – Complete edit of this section (4 20 2016)

Ann Lippmann

When asked the following question, the audience answered:

QUESTION: Do we want to continue to grow the way we have grown the last 20 Years?

ANSWER: 1 person responded YES
Majority responded NO

Why should we plan?

1. To Qualify for Funding
\$111,876,860 in funding available for projects in Paulding County's

2. To Make Better Decisions
Facts, Data, Trends and Realities = Information = Better Decisions

Growth in Georgia is a REALITY
Ranking of 50 states by Population, Where is Georgia?

- 2011
10th
- 2016
8th
- 2040
5th

- How many new Georgians is that?
4,000,000

3. To Protect and Preserve What is Special About PC as It Grows

QUOTE: "Alone we can do so little, together we can do much."

Helen Keller

How should we plan?

Chris Robinson

You can't have a great county without great cities, and you can't have great cities without a great county

1. Together, In a Fact-Based Collaborative Planning Process
That includes the government and business agencies of PC, stakeholders and the public
2. To make sure everything that needs to be included is included
To make sure we have not left something out
3. To ensure that the final plan is a living document

QUOTE: "Let us stand by what is good....and try to make it better."
Atticus Haygood

What is Fact-Based Collaborative Planning?

Kay B. Lee

Great planning outcomes from trust, knowledge and commitment - and takes time

- 1. Build a Strong Team and Create an Agreed-Upon Process**
With schedules, roles and responsibilities, resources, action steps and milestones
- 2. Research, Research, Research**
To grow knowledge based on facts, information, realities and trends and to identify assets
- 3. Collect Public Insight and Experience**
By creating a program to involve citizens whose input frames the outcome

Pondering Paulding

FACTS

If you don't know the numbers 1 through 10 how can you add 2 + 2?
How much do you know about the facts of your community?

QUIZ

A twenty-six question quiz was taken by each stakeholder. Eight Stakeholder member teams collaborated to agree upon 1 set of answers per team.

68 of 208 Possible Correct Answers

Biggest Surprises:

Retail sales are much higher:

Disposable income is higher:

Rate of owner occupied housing higher: 80%

Population growth is a stunner: 2nd in State 2000 - 2014

% PC residents employed outside Paulding:

ASSETS

Assets in # categories have been identified as important to the future. To keep them requires planning.

Placing People

- o Intro Zoning Calculations
- o Explain Game Rules
 - o Reconcile the map - fill in the white square where there was the greatest disparity
- o Divide into teams
- o Complete the Game
- o Report Findings

- ID Progress Toward Reconciliation

What is your role

What do you think?

Ask stakeholder: After today's work session, what do they feel is their role

Ask commitment: Give Honest solutions

Invite friends and neighbors to Learn and Participate

Promote the process

And here is how

Sponsor kiosks and displays

Have handouts at their place of work

Attend at least 2 community meetings

The folks working on this project on a day to day basis want to know what you think of what they have discovered so far. They want to show you're their discoveries, the results of their research and activities so far and get your input.

- What is left out?
- Where do you agree and disagree?
- What are your solutions and suggestions?
- How to get citizens at large to offer their input, running over complacency?
- How to receive and record and communicate input?
- How to end up with a successful implementable plan built within a transparent, collaborative data and information-driven process?

Tour

Boyd Austin

11:00 AM

Format: Slides Before and After

Content: Downtown Dallas

NOTES

The meeting was called to order by Ann Lippmann the Paulding County Community Development Director.

Introduction (caught only about 1/2 the responses)

WHY DO I LOVE PAULDING COUNTY?

Glad I don't have to ride to downtown Atlanta

The mix of having a short drive restaurants, park greenspace

People

Born and raised here, love to travel, close to many things I want to see and the airport PC is on the side of Atl that will deal with issues last, meaning we have a chance to learn from the mistakes of others and do a better job

Openness of the air, from Moultrie, a small town and appreciate the friendliness of people and the hometown feeling

Work and home are within a few minutes of each other

Greenspace, remaining farm land, small town feel
Leadership, Dallas, Hiram and other places that have retained their character have done so because of strong leadership
Natural and beautiful
Love the traffic (not too much) and the weather
The potential
Great leadership and community engagement
Exceptional leadership
Lots of volunteer opportunities, the architecture – especially the historical buildings
Genuinely friendly people, everything is out here - natural resources, wildlife area and reservoir area – not typically found in the metro area
Reminds me of a small community I grew up in
Pulling together as a team member has made the hospital a success
“I do not see where you can work here and go somewhere else”
Loren Wills – retired in 1992 from Georgia Power
The room is full of a who’s who of Paulding County

Legalities

Barnett Chitwood
Complimented the crowd, reminding them that a Plan is no better than the people that put it together
Requested that those present PLEASE RETURN, as it is important for Ann Lippmann and her team to have the consistency of a team of stakeholders during the process
1989 – The State of Georgia encouraged communities to plan
Planning is voluntary
However, there is incentive to do so
The state dangles a little bone in front of communities – Money
If you don’t plan, no money
Money comes in the forms of grants, permits and loans
The process for planning is a 10 year comprehensive plan update
The process is promulgated by the Georgia State Department of Community Affairs (DCA)
One of the requirements of the Comprehensive Plan is a Work Program
If you want state money, the best way to get it is to align the work program with your community’s goals and needs and opportunities
If the community’s request for money aligns with the comprehensive plan, it gives you a leg up in getting the funding
Communities will be asked: Does this funding request align with your plan?
Communities that answer YES and point to the page in the Comp Plan that backs up the answer have a better chance at securing the funding
Quality Local Government status or QLG is what you are trying to achieve with the comprehensive plan
Achieving QLG status means you have complied with the state’s requirements

March 1 2014 – new requirements were put in place
There had been several renditions between 1989 and 2014
Rules are considered to have been simplified in the 2014 update as compared earlier

REMINDER

Align Needs and Opportunities with Work Program Line Items

If you identify NEEDS AND OPPORTUNITIES (SWOT), you MUST have a work program line item that addresses that NEED or OPPORTUNITY – how you plan to fill the need and/or take advantage of the opportunity

Create a Report of Accomplishments

Take activities from last work program and notes whether they have been 1) completed, 2) are underway, 3) postponed, or 4) dropped?

This may be very first thing you do in the current plan – or at least it should be done in the front end of your planning process

Hold an first public hearing to let the community know you are starting the process

Create a list of stakeholders that you can count on and hold Stakeholder Meetings

Involve the general public through Community Meetings

Hold a second public hearing toward the end of the process to introduce a DRAFT of the plan to the general public

David Austin: See people here whose names should be on a ballot

Ann Lippmann

Question:

Hold your hand up in answer to the following questions:

Do you wish to grow the way we have in the last 20 years?

1 person raised their hand

Do wish to grow in a different way than we have in the last 20 years?

Majority of additional attendees raised their hands

Offered a context for the environment in which the plan is being created.

Chris Robinson

Offered overview of how planning was conducted in the past and the rules then in place

Criteria PC had to follow did not allow us to get as far out of the box as would have liked

Braves are starting from scratch, but we aren't

A collaborative planning process will be used to build the 2017 Comprehensive Plan

That includes the government agencies of PC, stakeholders and the public

To make sure everything that needs to be included is included

To make sure we have not left something out

To ensure that the final plan a living document that is easy to understand, can be implemented and can be revised as times change

Kay Lee

Introduction to how comprehensive planning requires not only collaboration, but data and information

What facts do you know about your community.

Quiz

1. BCCCCBB	C	5	
2. AAABAAAD	D	1	
3. BBBBCBBB	B	7	
4. AAACABCA	C	2	
5. CCCAAAAC	A	4	
6. DBDBDDDB	D	5	
7. CCBBBCAB	A	1	
8. DBCBDABB	B	1	
9. ACAACCCC	C	5	
10. BDDBCCCB	D	2	
11. CBABBBBC	C	2	
12. BBCCDDDD	B	3	
13. BBDBDBBB	B	6	
14. BDBDCBBB	C	2	
15. BBABBBBB	C	0	
16. AACAAADB	A	5	
17. ABAAAAAA	D	0	
18. BBBBBA	D	0	
19. c/d b/c b/c a/c a/c b/c b/c b/c	a/c	2	
20. CCCACBCC	B	1	
21. ABBBABBB	A	2	
22. BCBBADAD	D	2	
23. CCAADACC	C	4	
24. AAAACDC	A	4	
25. BACAACCC	B	1	
26. AAAAAAAD	D	1	

68 out of 208 possible correct answers

- What did you learn about your community that surprised you?
- Retail sales are much higher than every dreamed
 - Disposable income is high compared to what I would have thought
 - Rate of owner occupied housing is beyond what I would have guessed
 - Population growth, at 2nd in Georgia since 2000, is a stunner
 - Employees working outside Paulding County is so high

Placing People

Get a thumbnail of what white blocks may have been reconciled in order to report back to stakeholders

Boyd Austin

Tour

Importance of an integrated plan is obvious
Bringing everyone together to plan as a team so that the plan is cohesive just makes sense
Gwinnett is one of those counties where growth planning is integrated and is an example of what planning can do

Big thank you to David Austin, Ann Lippmann and the County staff for setting up this type of planning process for the benefit of Paulding County citizens
And, as you have been hearing, the planning process is what builds the conduit to state money

David chairs the GEFA Board (body that approves loans) and made the move to ensure that local governments applying for water, sewer and land grants held QLG status
Dallas has used QLG funding for the following projects:

Brand new waste water facility (that replaced two 50 year old plants)
Downtown redevelopment

The courthouse square was a solid concrete parking lot

The downtown had concrete sidewalks and power poles and lines everywhere

NOTE: Did make one guy mad who was going to miss the power lines was "no big deal" -
We created a system that encourages walking by relieving traffic on mainstreet

The changes have allowed for festivals and fun events in the heart of Dallas
Hundreds, if not thousands, of people come in to these events - creating a sense of community

It has created a "place" where students attending the downtown colleges can congregate
And, it has given downtown Dallas a foundation that is attracting new businesses

In the future we would like to see infill housing, lofts, fit into the design scape downtown, bringing and keeping more people downtown in order to expand that sense of community

The process you went through today is exactly how what we want to go through - a process in Dallas to achieve outcomes such as a "strong sense of place" with a strong commercial and retail base

What we have found in recent years with the presence of the colleges in downtown is that younger clientele bring a different demand. Private investors are responding to that demand. Example: A brew pub and restaurant are on the horizon and retail is evolving.

Some unintended but terrific results: Herman Cain has a nationwide audience and his show in Dallas has aired more than once, bringing great publicity to the community.

Many in the audience attended the tour.

Ann Lippmann is collecting feedback from attendees.

PUBLIC PARTICIPATION

Stakeholder Committee

Meeting Details

- Meeting #2 August 4, 2016 at the Paulding Senior Center



Charting a Course

PUBLIC PARTICIPATION

C. Stakeholder Committee

2. Meeting Details

Meeting #2 – August 4, 2016

Paulding Senior Center



Charting a Course

STAKEHOLDER COMMITTEE

Update Meeting

August 4

8:00 AM – 10 AM

Paulding County Senior Center

54 Industrial Way N

Dallas, GA 30132



Charting a Course

AGENDA

WELCOME

Ann Lippman

8:00 – 8:05

- Thank you to the Paulding County Recreation OR WHOMEVER HELPED SET UP

INTRODUCTIONS

8:05 – 8:15

- NEW attendees stand, give name, affiliation, "What I love about Paulding County"

WHY SHOULD WE PLAN?

8:15 – 8:25

- Ann reinforces message from March Kick-Off Meeting (ANN, see content page 3)

PROGRESS TO DATE

- MILESTONES AND PROGRESS
 - Land Use Study
 - Economic Development Study
 - Other

WHAT'S NEXT

8:25 – 8:35

1. GATHER COMMUNITY INPUT VIA COMMUNITY MEETINGS
2. RECONCILE FINDINGS AND RECOMMENDATIONS FROM STUDIES and COMMUNITY INPUT

COMMUNITY MEETINGS

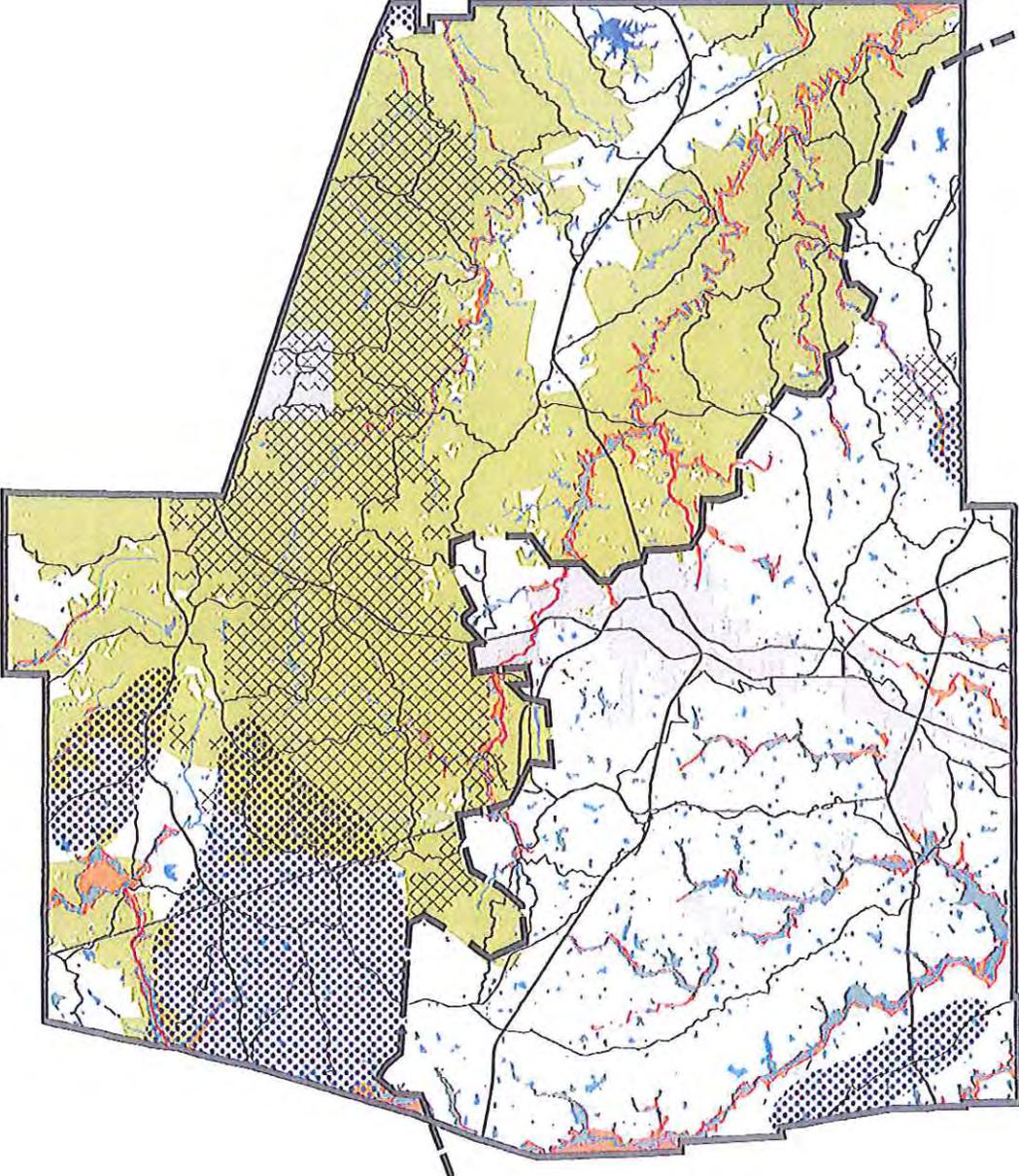
- WHAT, WHEN, WHERE
 - Interactive format
 - Meetings scheduled for a variety of locations

A number of stakeholders have expressed an interest in getting more involved, here are some ways you can do that – hands on and/or in your day to day routine

- WHAT CAN STAKEHOLDERS DO?
 - Volunteer for a Community Meetings

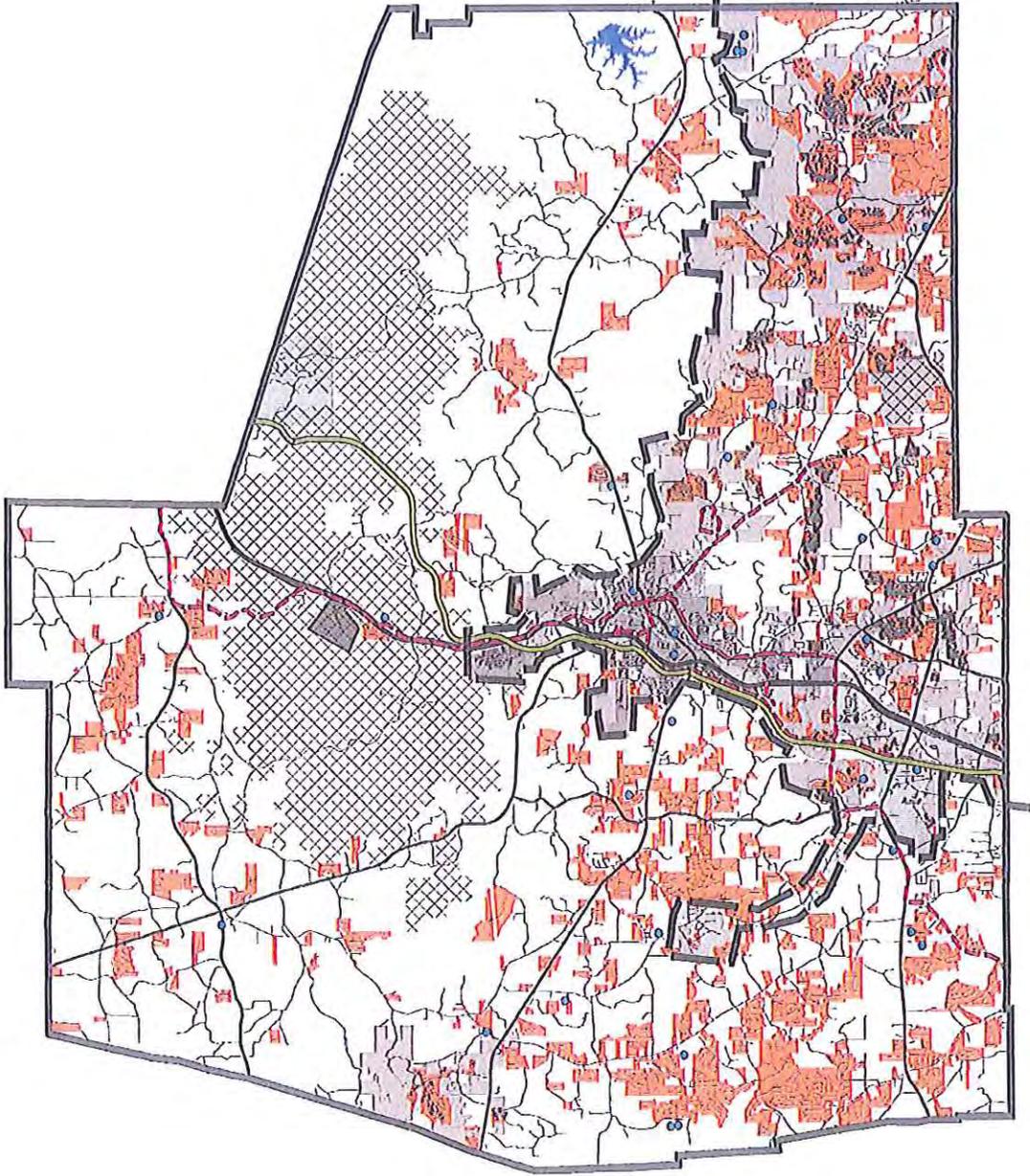
ENVIRONMENT

EXISTING CONDITIONS



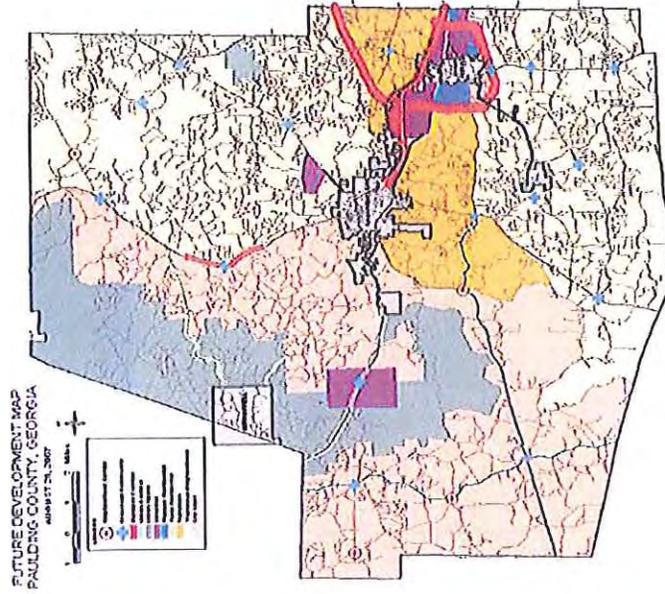
-  HYDROLOGY AND WETLANDS
-  IMPAIRED STREAMS
-  GROUNDWATER RECHARGE
-  FEMA FLOODPLAINS
-  PRIORITY ECOLOGICAL AREAS
-  WMA / PAULDING FOREST
-  MUNICIPALITIES

INFRASTRUCTURE EXISTING CONDITIONS



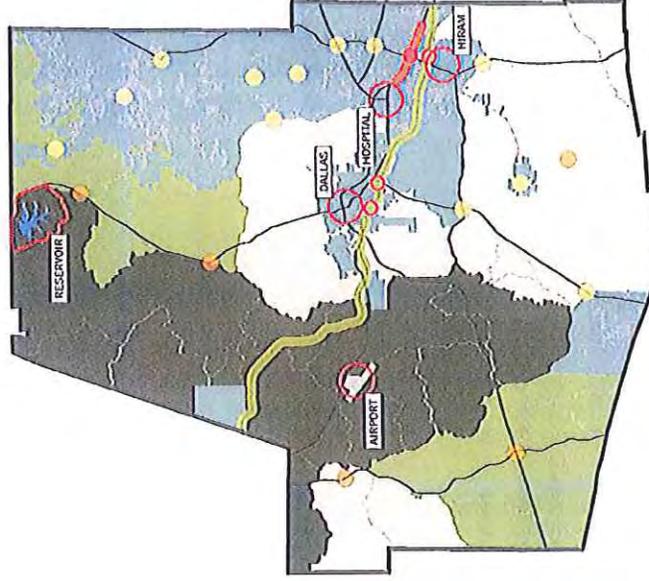
- ROAD NETWORK
- SILVER COMET TRAIL & PARKS
- FIBER NETWORK
- PARCELS SERVED BY SEWER
- SUBURBAN DEVELOPMENT
- SCHOOLS
- WMA / PAULDING FOREST

CURRENT AND EXISTING PLANS



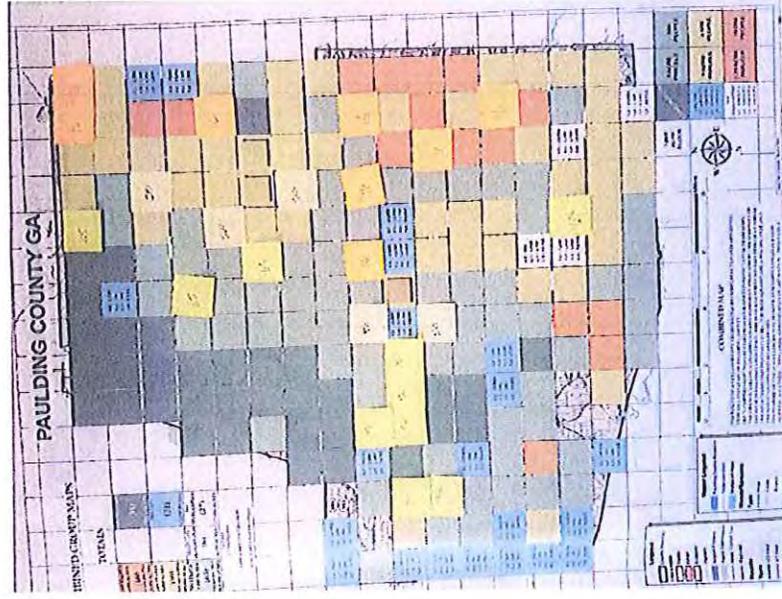
2007-2027

CHARACTER AREAS



2016-2036

CHARACTER AREAS



PLACING PEOPLE



Charting a Course

PAULDING COUNTY LAND USE PLAN

Paulding County, Georgia



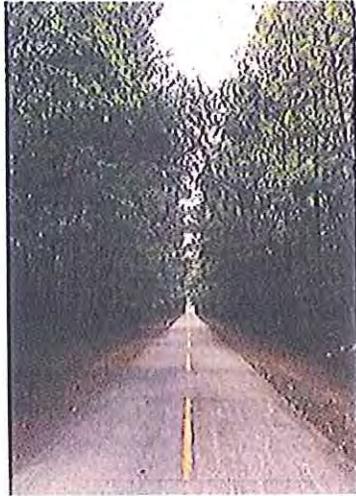
PROJECT TEAM

GEORGIA CONSERVANCY
Katherine Moore, AICP
Sr. Director of Sustainable Growth

Johanna McCrehan, AICP
Urban Design Lead

GEORGIA TECH
Richard Dagenhart, RA
Professor Emeritus

Jonathan Franklin
Graduate M.ARCH Student



OUTLINE

CONTEXT

EXISTING CONDITIONS

- Environment
- Infrastructure
- Summary

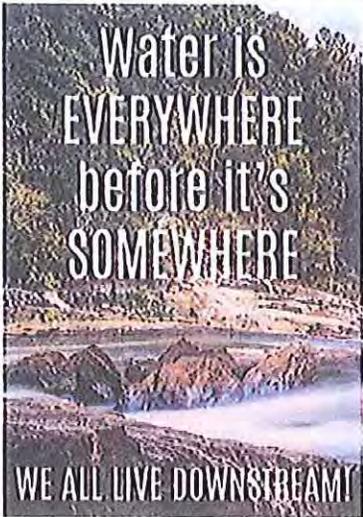
DCA REQUIREMENTS

CHARACTER AREAS

OPPORTUNITIES & NEEDS

© 2015 by Metropolitan Washington Council of Governments

CONTEXT | Water | 4



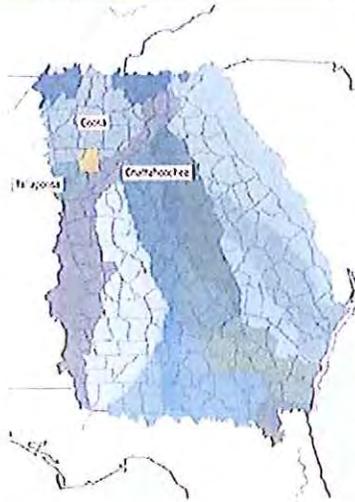
Water is EVERYWHERE before it's SOMEWHERE

WE ALL LIVE DOWNSTREAM!

WHAT IS A WATERSHED?

A watershed is simply the geographic area through which water flows across the land and drains into a common body of water, whether a stream, river, lake, or ocean. The watershed boundary will more or less follow the highest ridgeline around the stream channels and meet at the lowest point of land where water flows out of the watershed.

Water effects everyone – quality and quantity. This land use study focuses on the larger watersheds within Paulding County, and the smaller sub-drainage basins within the county. Watershed boundaries tend to be designated by topography and ridgelines, meaning that if a drop of water lands in this area, it will stay within the defined area. Development patterns within these areas affect the water quality, adding to impervious surface area which causes water to run more quickly off surfaces into creeks and rivers, causing potential erosion and sediment issues. Paulding has experienced significant flooding issues in the past, and understanding how to live and work with water is critical to understanding how to manage the land.



WATERSHEDS ARE IMPORTANT

Much of the water in a watershed comes from rainfall and stormwater runoff. The quality and quantity of stormwater is affected by all the alterations of the land—mining, agriculture, roadways, urban development and human activities.

Watersheds are important because the surface water features and stormwater runoff within a watershed ultimately drain to other bodies of water. It is essential to consider these downstream impacts when developing and implementing water quality protection and restoration actions.

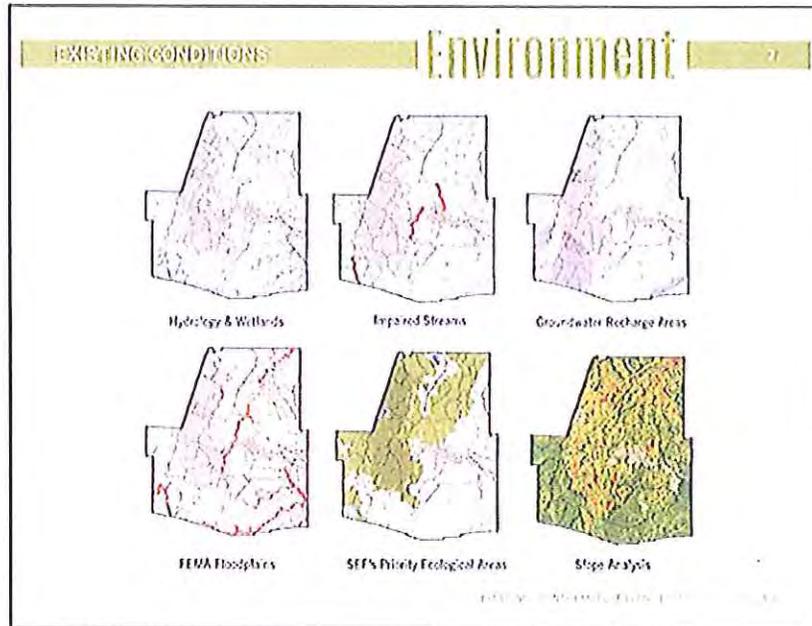
© 2008 THE GEORGIA DEPARTMENT OF NATURAL RESOURCES



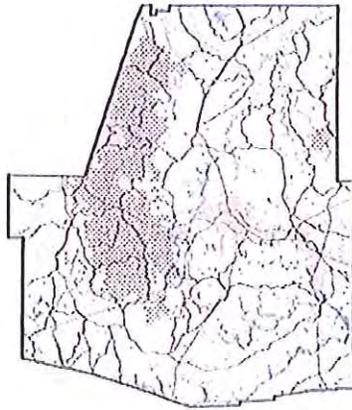
PAULDING COUNTY INCLUDES THREE MAJOR WATERSHEDS

- Chattahoochee / Flint
- Coosa
- Tallapoosa

There are 46 sub-drainage basins in Paulding County that feed the larger watershed and are impacted by human developments.

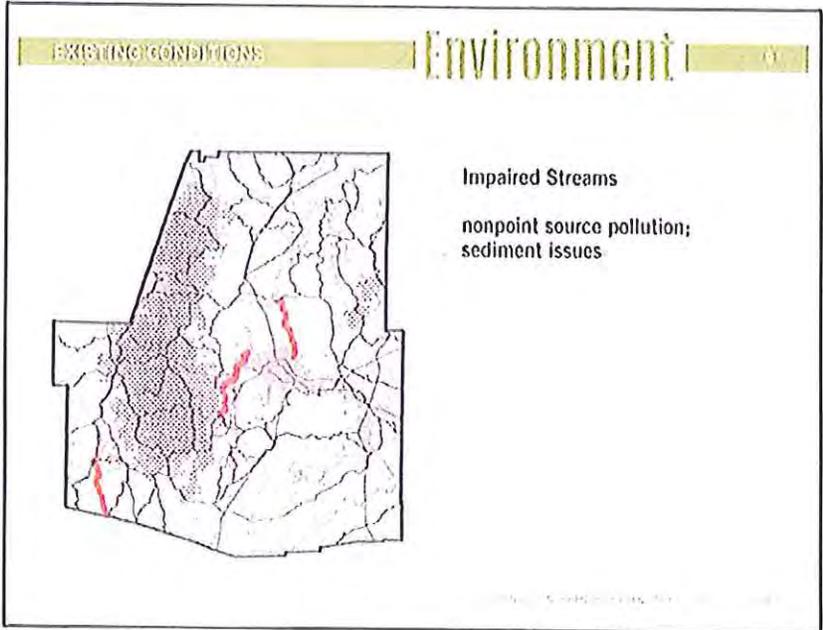


In order to build the framework for the land use study, it is critical to look at the ecological components of the county, including Hydrology and Wetlands, Impaired Streams, Groundwater Recharge Areas, FEMA Floodplains, SEF's Priority Ecological Areas, and Slope Analysis.

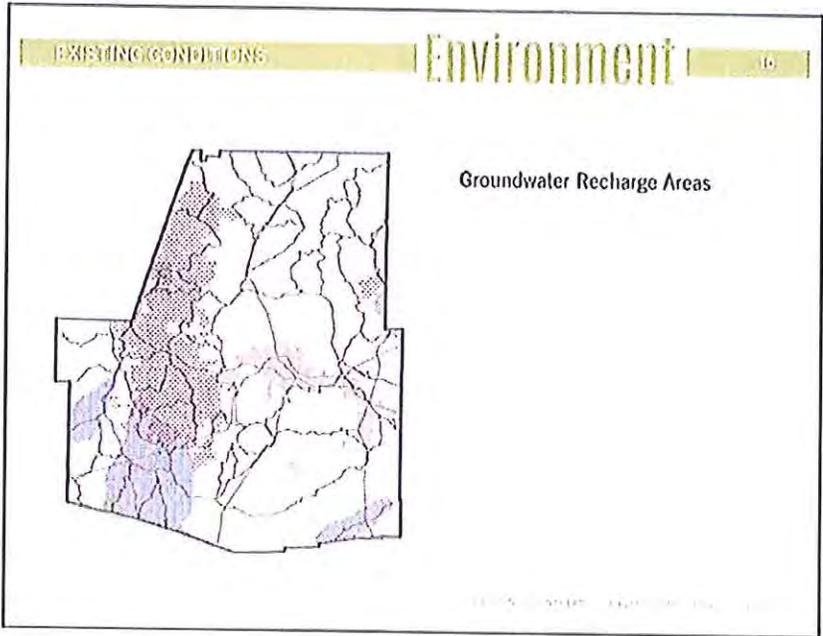


Hydrology & Wetlands

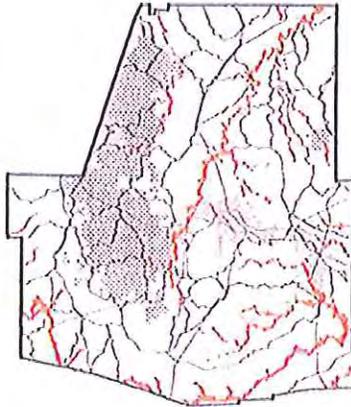
U.S. Army Corps of Engineers, 2002



These impaired streams are due to sediment issues and nonpoint source pollution issues from surface runoff.

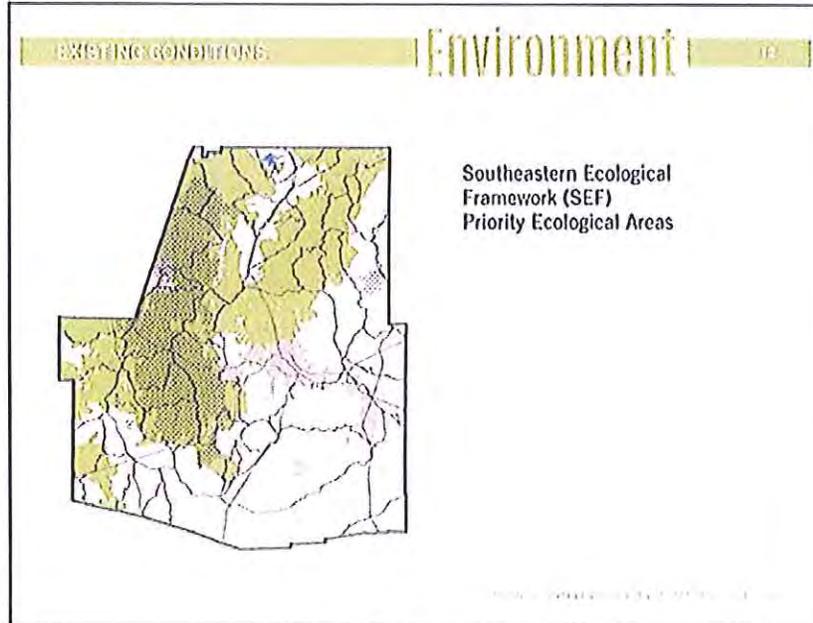


Groundwater recharge is where water actually can seep back into the aquifer, so protecting these areas from intense development is important.

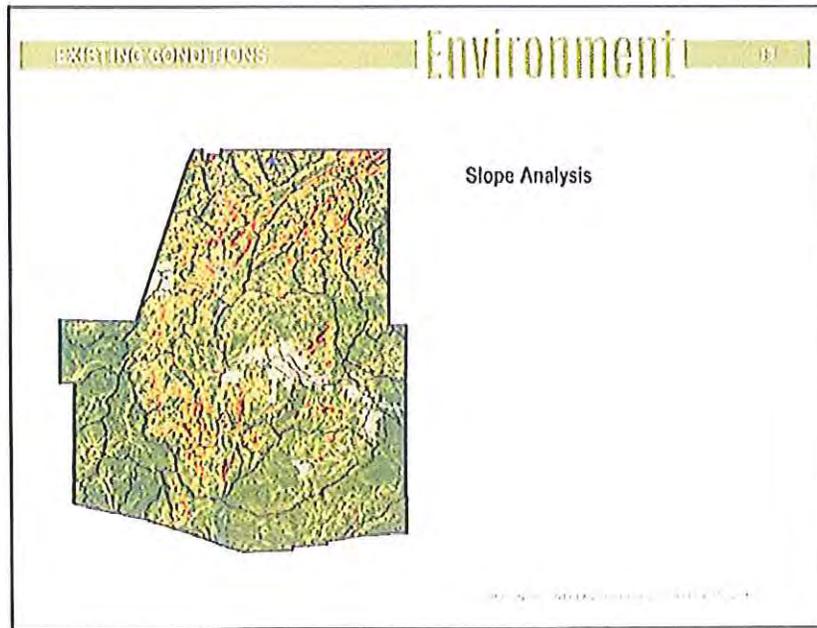


FEMA Floodplains

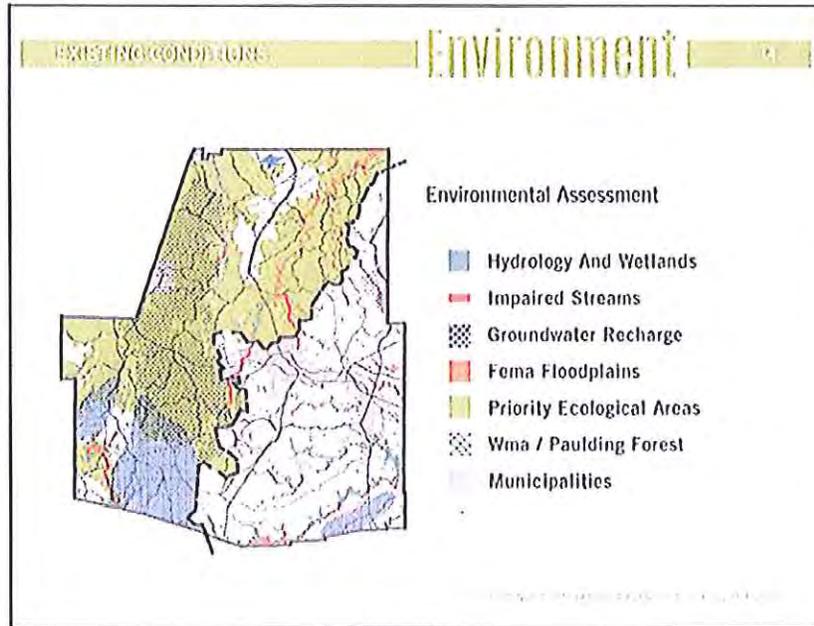
U.S. DEPARTMENT OF COMMERCE



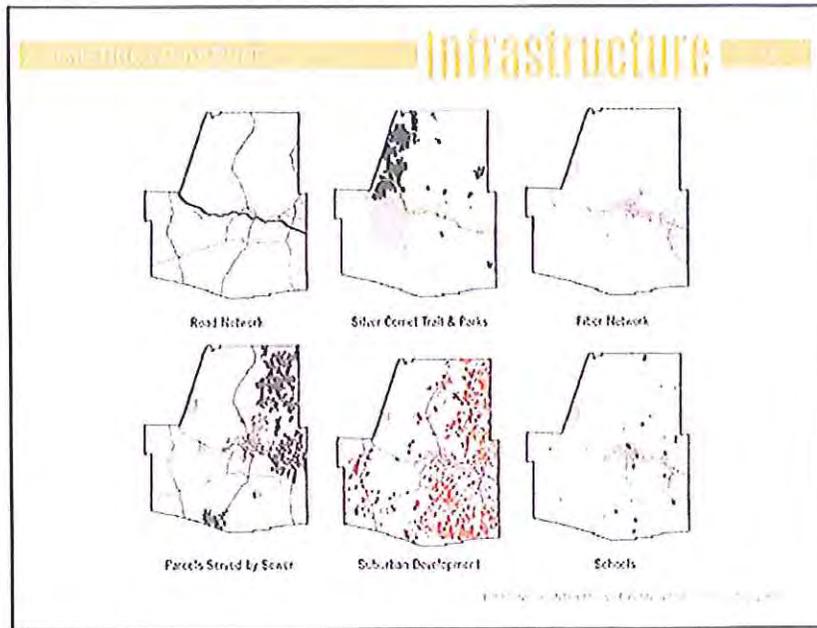
The Southeastern Ecological Framework is part of larger EPA work, but is also utilized by Georgia DNR to dictate our Priority Ecological Areas within the State Wildlife Action Plan (SWAP)



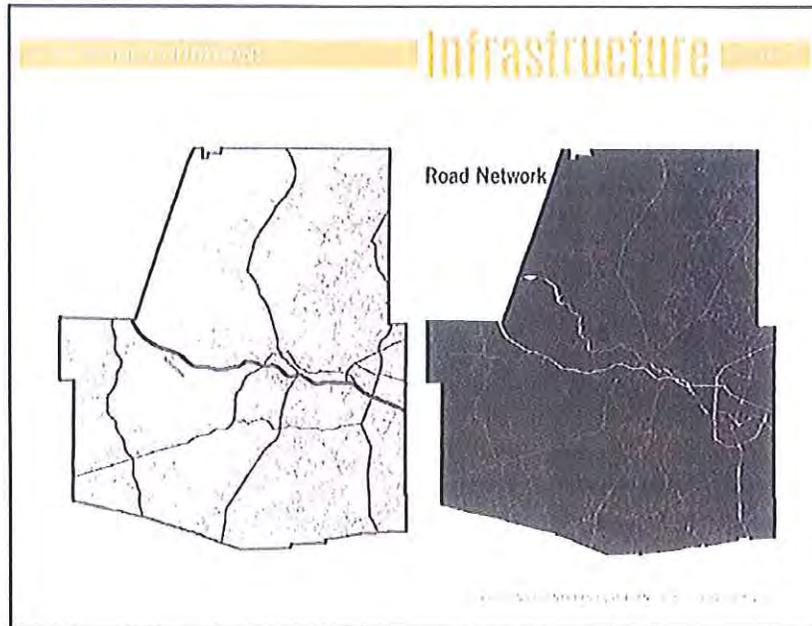
Slope analysis helps show us what may or may not be easier to develop on. There's significant terrain change in Paulding County, as evidenced by many of the corridors that are protected from development because of their topography.



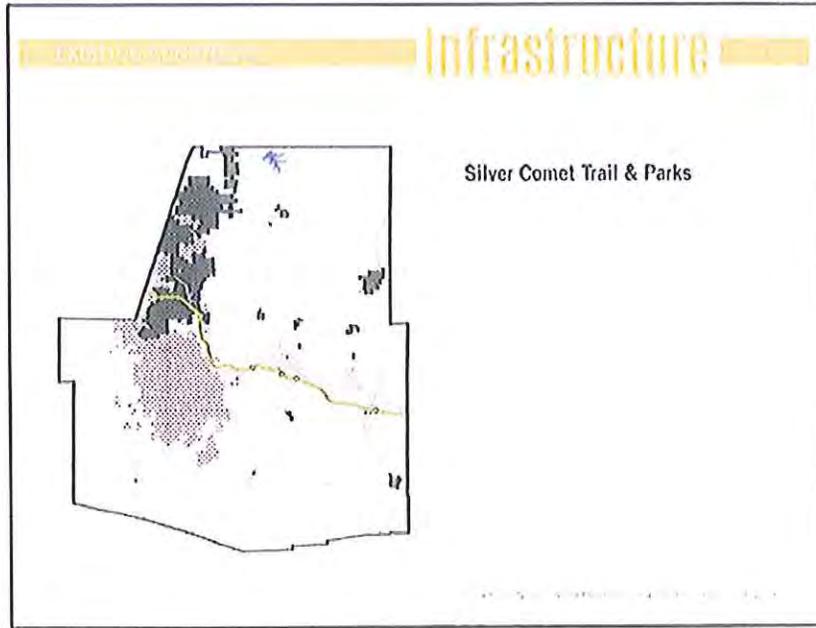
The western side needs to be put under various conservation regulations and shouldn't be developed. The big black line says, 'on that side, you really shouldn't be building very much'. On the other side is the territory that can be built on. So it really makes the first major conclusion that says half the county is fine to continue to grow, half the county needs to be protected and development should be very limited.



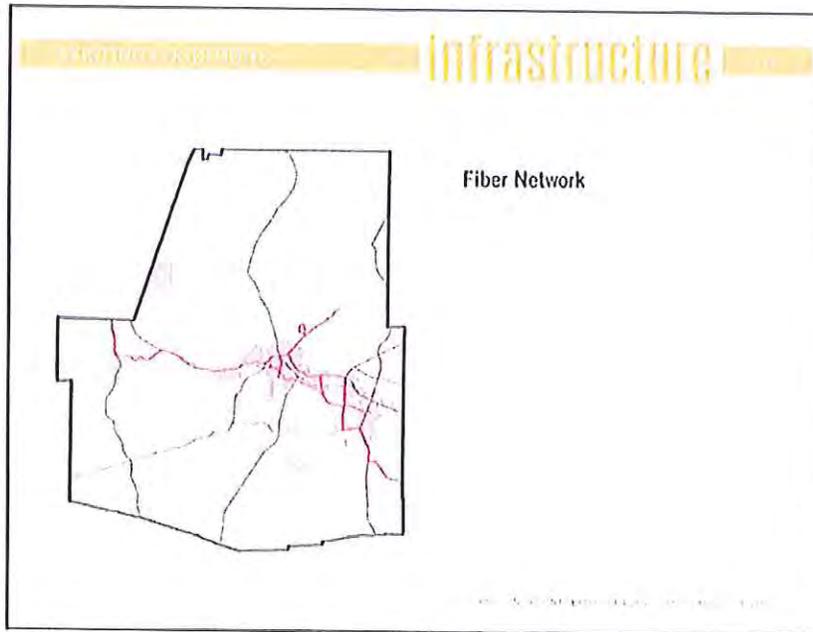
Then we go to infrastructure. Infrastructure is all the stuff that provides the framework for development then to occur. So we look at several things: the road network, silver comet trail, fiber, parcels served by sewer (where are the sewer connections), schools, and then all of that has resulted in this – the located of new development over the past 20 years.



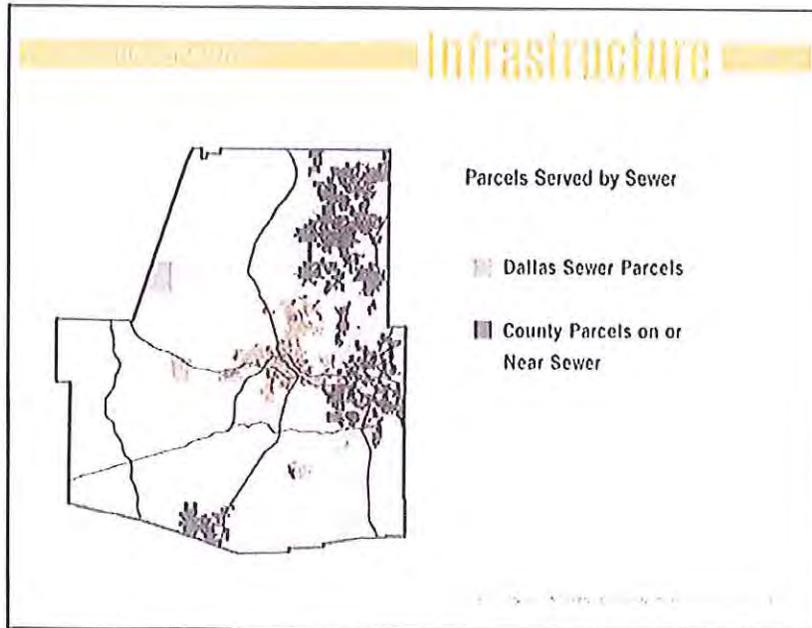
The road network includes all of the state and county roads, and also includes all the little roads and paths that lead to subdivisions and within subdivisions. That's all the road network that's occurring. And that's a concern because that's how things are linked together. That's how you get from place to another. Which, as you know, and other parts of the metro area, that road network is so sparse and so disconnected that you can't get anywhere, because everyone's trying to get on the same road to get to the same place.



The Silver Comet Trail is a major resource, just because it's there and also because it's small but important economic development and tourist opportunities that go along with it.

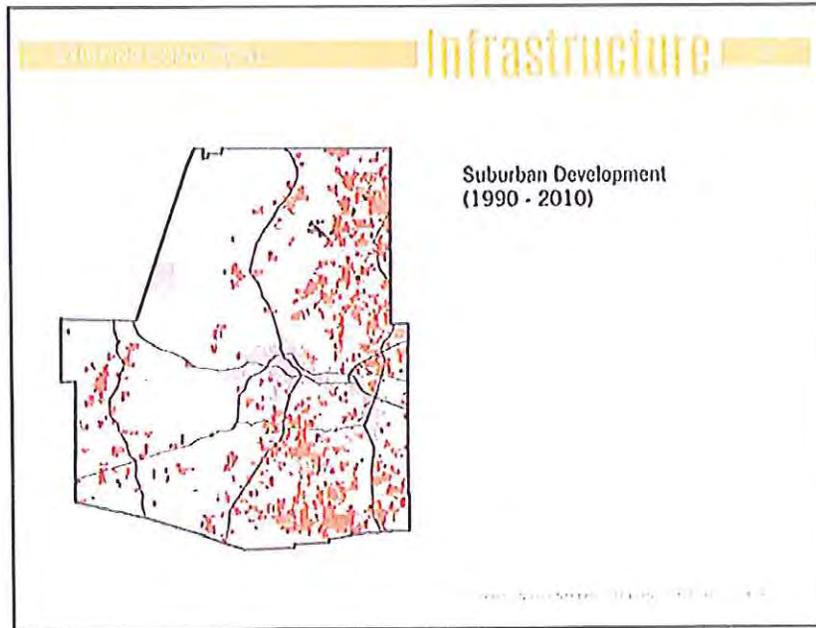


The fiber network begins to tell us where development is likely to occur in the future. Major developments dependent on information technology will begin to cluster along those areas.

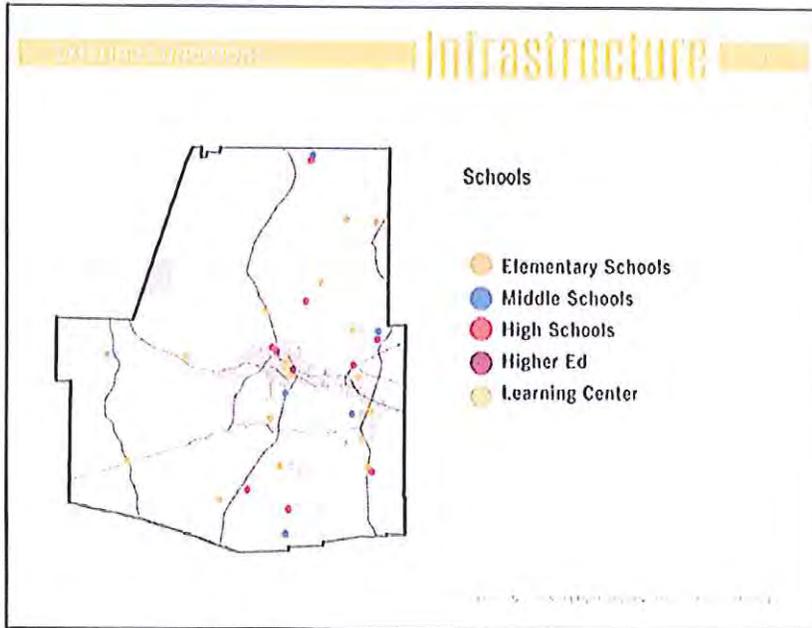


Sewer – this is probably the most important one within the plan. These are the areas currently served by sewer. The parcels served by sewer. And you look at the map and you say – um, that looks like there’s a problem, because it’s so scattered. There’s a lot of sewer lines going through vacant parcels, detached from one another. So what has been occurring in Paulding County is building sewers on demand. Somebody buys a piece of land, says the want a sewer, and sewer is extended, whether the developer pays for it, or the county pays for it, or the City of Dallas pays for it. It’s all related to where people are moving and where they’re developing.

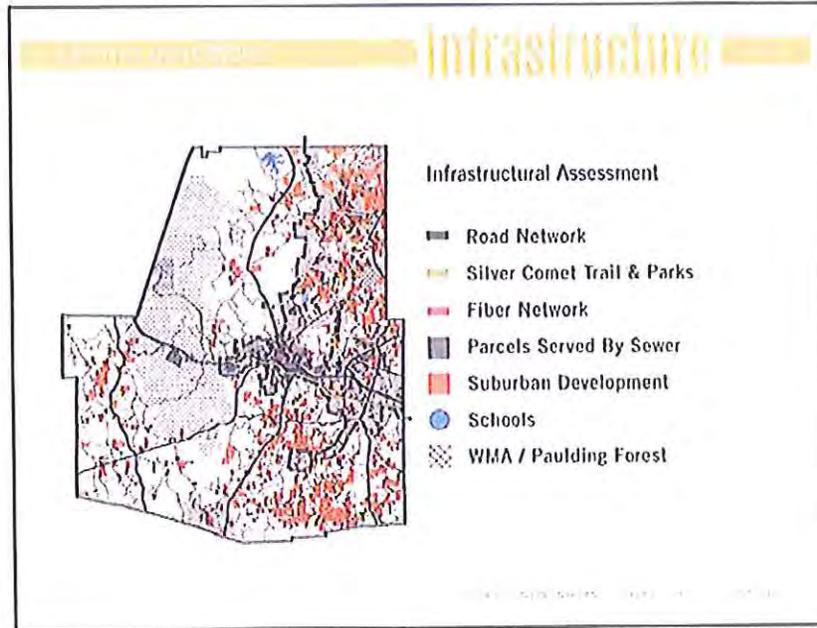
So what is a concern there is how much that is scattered and what the consequences may be in the future.



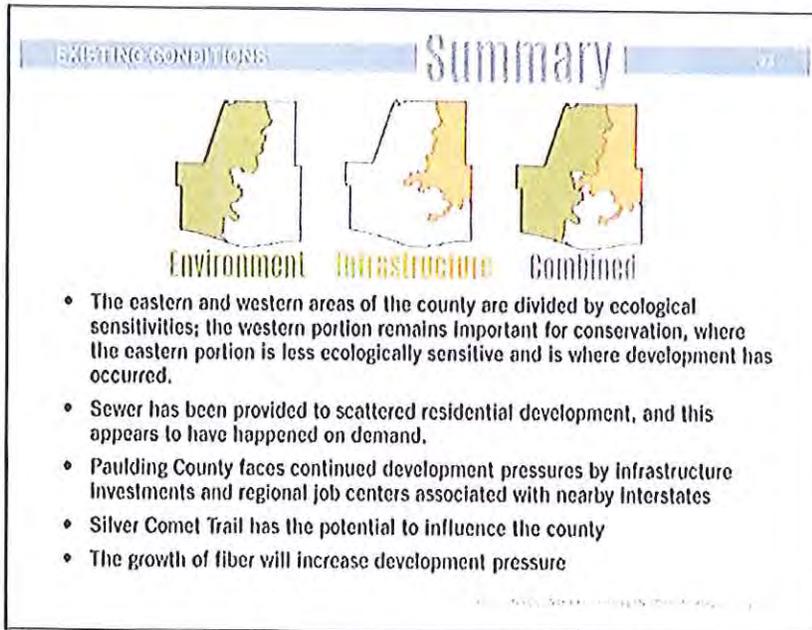
This is the other concern. If we put those two together – where the sewers are and where development has occurred, what's that say? There's a whole lot of septic tank development going on outside that's not using sewer, or sewer service is coming very slowly. So that scattered development is another problem that is parallel to the problem of scattered sewers.



Schools located in places not in part by demand – where the kids are -- but in part by parcels that are given to the school board. Parcels that in part bought out of anticipation, buying cheap land. All of that needs to be considered as a part of infrastructure because that leads in scattering development across the county.



So if we put all the infrastructure together, and it's sort of difficult to see, but here's the black line for the infrastructure. Which says about a quarter of the county is served by sewer and it makes sense to develop in that area. The rest of the county, and the southern half of that half, the southern quarter, is an area that is currently not served by sewer, primarily septic tank, and needs to be controlled and the type of development that occurs so sewer is extended in some logical and cost effective way. And of course, the other half of the county is where development should not occur.



So what it's saying here in terms of the environment, half the county is fine for development, half the county is in conservation zones. Infrastructure is saying that about a quarter of the county is ready for development or development is appropriate in that location. That's where sewer already is. And third, when you put them combined, you begin to see where development occurs, where conservation occurs, and where something else – really rural development – then would be appropriate.

DCA REQUIREMENTS | Land Use | 21

DCA Requires a Character Area and Defining Narrative as part of the Comprehensive Plan.

A Character Area is a specific geographic area or district within the community that:

- has unique or special characteristics to be preserved or enhanced;
- has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation, or;
- requires special attention due to unique development issues

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The next step in this, after doing the analytical work and trying to understand what's going on, what the facts are that underlie the planning decisions. Then we go to defining Character Areas. That's something the Department of Community Affairs requires for all over the state to say, what is the character of different areas of the county, which then suggest how they should be planned, how they should be controlled by regulations, where economic development might occur, and so on. So those character areas are what used to be called land use plan. And the problem with the Land Use Plan and the way we used to do things is to say, 'okay, that's residential, that's commercial, that's industrial'. All separated. The character areas allow us to say we don't have to separate things so much, we can see how they can work together. As they work together they become part of the character area that's a part of respecting the environment, respecting the quality of the land, views, aesthetic stuff, and economic development and so on.

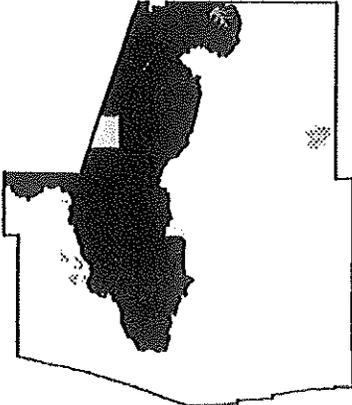
Character Area OGA REQUIREMENTS 25

CONSERVATION 1

CHARACTERIZED BY:

- large lot size,
- lands currently under protection,
- serves as recreation space for county.

CURRENT ZONING INCLUDES:
R-2, O&I, A-1, I-1, I-2



30% of county acreage

These are the conservation areas that are combined on the maps over there that you can have a closer look at. Number one is Conservation 1, we call it. What's occurring there now is lots of large lots, lots of rural land, a lot of agricultural land, primarily serves as recreation space. That's an area that should not have lots of development at all. If it is developed, very large lots.

Character Area

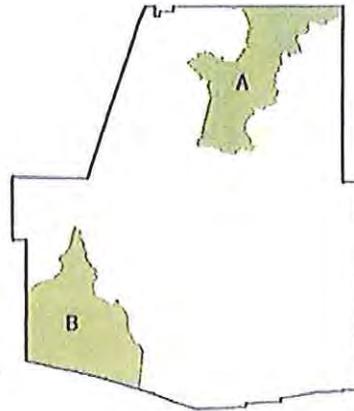
DOA REQUIREMENTS 26

CONSERVATION 2

CHARACTERIZED BY:

- **AREA A**
 - large lot size,
 - lands currently under protection,
 - serves as recreation space for county,
 - area of ecological concern by SEF as well as groundwater recharge areas;
- **AREA B**
 - scattered sewer service, agricultural lands,
 - large lot size, groundwater recharge area

CURRENT ZONING INCLUDES:
R-2, Low Density Quality Residential, B-1, B-2, PRD



15% of county acreage

Conservation 2 areas – Area A land is currently under protection, serves as a resource, large lots, and so on. Down below, this is the issue with groundwater recharge, where there should be special regulations on new development that occurs.

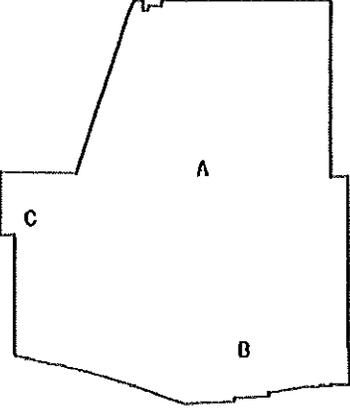
DCA REQUIREMENTS

RURAL RESIDENTIAL

CHARACTERIZED BY:

- Area A: near Dallas
 - properties are served by septic tanks,
 - larger lot size, near high development pressures
- Area B: southern portion of the county
 - properties are served by septic tanks,
 - larger lot size, near high development pressures
- Area C: western portion of the county
 - agricultural uses,
 - properties are served by septic tanks,
 - larger lot size

CURRENT ZONING INCLUDES: R-2, R-5, R-7, Low Density Quality Residential D-1, D-2, PRD, I-1



Rural Residential is the next one. Three areas, those are areas that are not currently served by sewer, by sanitary sewer. So those would be rural development, meaning septic tanks and large lots. The question of 'how large should those lots be' is a question that will need to be addressed. It might be different in one place versus another. Then rural development becomes something to be very careful about because that's what will be converted in the long, long, long term, into more dense, more connected development.

Character Area DCAR REQUIREMENTS 28

COMMUNITY RESIDENTIAL

CHARACTERIZED BY:

- served by sewer,
- traditional suburban developments
- includes municipalities

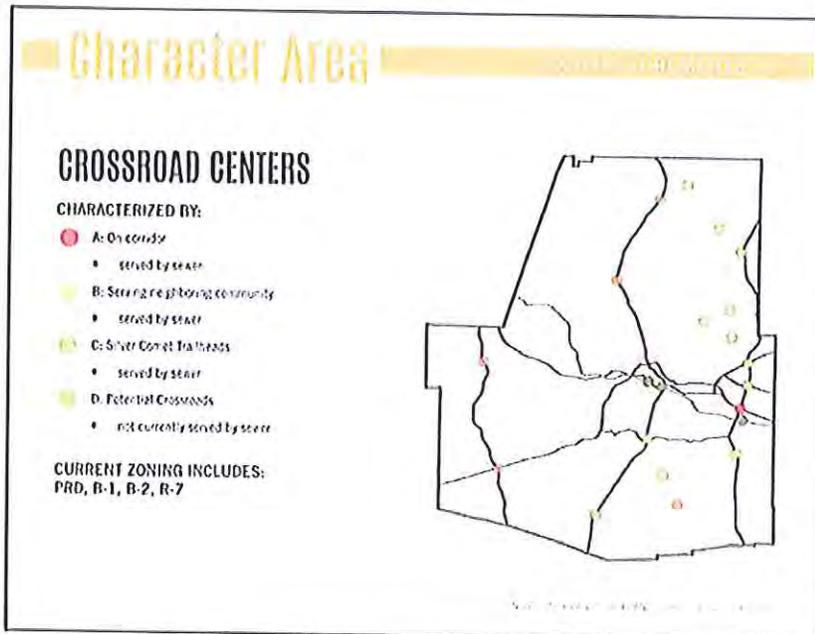
CURRENT ZONING INCLUDES:
R-2, R-2 SWII, R-4, R-7, A-1, B-1, D-2, I-1, I-2, OM



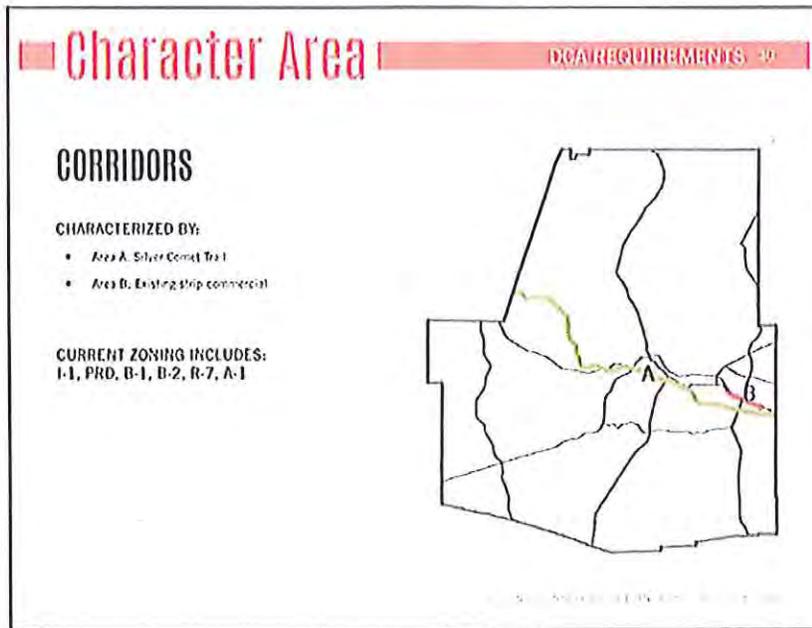
20% of county acreage

Source: National Planning Commission, 1991. Data: 1998-2004

Community Residential is the area with sewer service already. And we can't say that line is exactly in the right place because we're not down to the level of saying, 'if there's a sewer trunk line here, how far can you extend and still be in that service area', but it's close. So this is the area that would be mostly the location for new development in the future, new residential development would occur in those places. Sewer would be extended in those gaps that surround it.

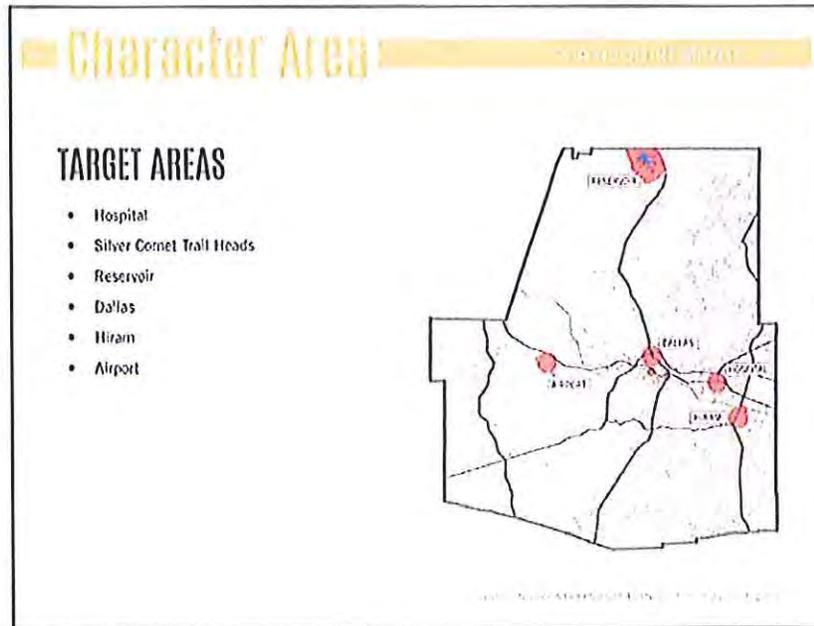


There are the Crossroad Centers that give the idea that, instead of having a lot of strip commercial and strip centers popping up everywhere, that those would be focused in crossroads. That is when two major roads, or going to be major roads cross. That's the location for a cluster of commercial development. This could include doctor's offices, dentists, gas stations, the various small strip centers that occur around the Crossroads, that are then designed and planned in such a way that they are easily accessible and they don't create traffic issues – traffic problems – at those intersections. So those include the ones that are currently served by sewer and on the major corridor; those serving surrounding territory, surrounding community; Silver Comet Trail heads that are important because that's the place where certain kinds of development can connect to the trail; and potential crossroads, as the county develops, to indicate where those future crossroads are likely to occur.



Corridors – there’s two things we mentioned. One is the Silver Comet Trail which needs to be protected so there is not conflict between the trail and the people on the trail, versus the people who live or work nearby. And the second is the existing strip commercial, which should not be expanded. There’s a tendency in the real estate world, and it’s very understandable, that if you put a lot of people on the road, a lot of cars on the road, then there’s a lot of people in the cars who have money in their pockets. So what do you do? It makes perfect sense to put some commercial use on the side of the road to capture that money. Just like in a major downtown – you go downtown and Main Street has stores along it. You’re getting people and their wallet into the store. That’s what creates the traffic problems and the blight that occurs as those business move from one place, and then in ten years they move farther, and then they move farther and farther, leaving behind old Walmart’s, old gas stations, and old fast food places that then create the problems of the strip commercial. So what we’re doing is saying, ‘why doesn’t that stuff go at Crossroad centers, and simply prohibit strip commercial development along these long corridors?’ It’s not an easy thing to do but it’s one of the major challenges of this whole planning process. If that’s not done, what occurs is what happens in the rest of the metro area. When everyone uses the same road to do everything – to go

to the grocery store, to go get gas, to go to work, or go visit your neighbor -- you're all on the same road and it accumulates that commercial strip stuff. So that's something to think about as a major problem that needs to be addressed.



Target Areas are the places that need special attention and need special focus, and in some cases need emergency action. Of those, number one is the Hospital. The hospital and what's going to happen around it. What we've been talking about is immediately getting the county to hire a consultant to do a detailed master plan of that area before all of the stuff that accumulates around the hospital is developed, so everything is working according to the master plan of infrastructure and how it's subdivided, rather than letting it occur incrementally. All you have to do is go to any other major hospital in the metro area and look at what's around it and you realize you better get in front of that issue really quickly. Either by buying the land around it, as much as possible, or having the regulations in place, the zoning overlay district that controls it.

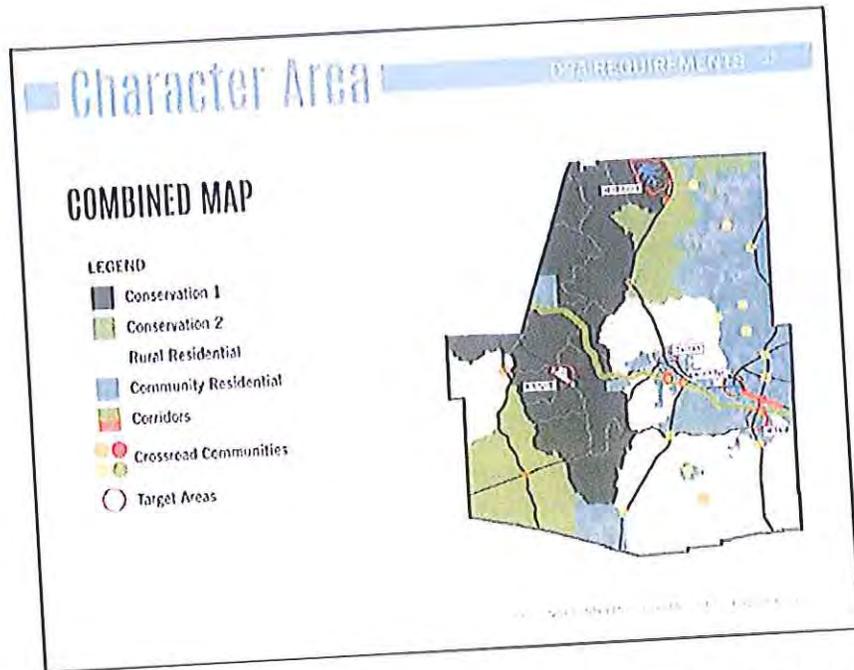
The second one is the Silver Comet Trailheads which should be looked at carefully. That's something the county could do itself, or hire someone in a small contract to do detailed plans for those trailheads.

The Reservoir, the new water reservoir. That exists in one of the drainage areas. That drainage area is really, really important and has to be regulated so that the quality of water in the reservoir is not damaged. So that's something that needs to be taken on very quickly, so that there's no development in there that threatens the

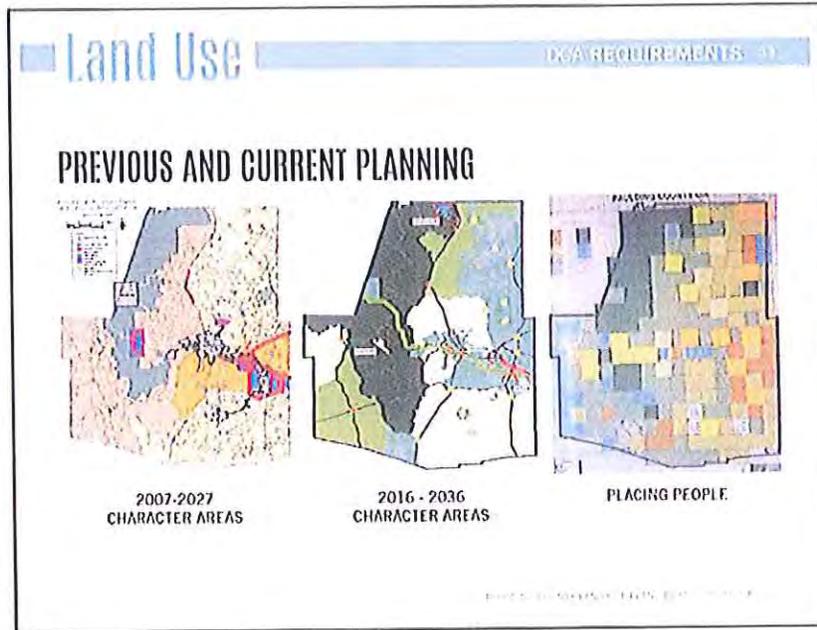
quality of the reservoir.

Dallas and Hiram, the downtowns are special areas. There's been work done in both downtowns, they have ongoing efforts, but that might be expanded to look farther in the future to say, 'how can those two existing downtowns be developed in the future, as is happening in the metro area, as major places where people congregate. Where you have things like town greens and other things that really act as a community center, as it was originally, those towns were the sort of civic centers of the county historically, and maybe they can be put back in the same way. So it keeps older buildings and older businesses together with new stuff.

And then the Airport needs its own master plan for the surrounding parcels very soon, so that the development that occurs there, whether it's fast, whatever happens in the future for the airport is controlled so it doesn't end up being just a conglomeration of stuff in a very environmentally sensitive territory.



So we put all that together and this is the Character Area map. So we've got the major conservation area here, the second conservation here, and that's half the county. There we've got the community area where future development should occur in the blue/green. And then rural development, large lot, served by septic tank, for the reasonable future. And then the target areas of Dallas, Hiram, the hospital, the Silver Comet Trail and the Airport.



So, we say, what we've done is something very radical – we've changed everything. That's not really what happened. What occurred previously in the 2007 Master Plan has not changed a lot. We changed the colors, but basically it's similar. Half the county in conservation, half developed. The big change we're making is the difference between these two areas – this one served by sewer, keep development in that area – that's the community area. And down below, keep this mostly rural development – large lot, agriculture, and so on. This is one of the maps that was done in one of the exercises in the planning process.

1. Rural character is protected through conservation lands, while also providing for new economic opportunities within the Conservation Character Area.
2. The historic downtowns of Hiram and Dallas present prime revitalization opportunities in the county.
3. By focusing commercial at crossroads and appropriate corridors, the county will become a more livable place.
4. Compact development and strategic infrastructure decisions will maintain the fiscal capabilities of the county.

Opportunities. One of the opportunities we got, and I think everyone recognizes this, is that the natural environment in Paulding County – the western half of the county – is a huge economic development resource. They talk about economic development and think of office parks and so on. What we're talking about here is the tourism, recreation, and it's people who want to live in Paulding County and have access to that extraordinary asset on the west side of the county. So we really need to think about that as Conservation *is* Economic Development.

Thinking of the conservation area as an economic asset, doesn't mean putting office parks in that big green area. It means that natural resource area is a reason for businesses and people to move and live in Paulding County.

The downtowns of Dallas and Hiram should be thinking in the long term, and what other towns are doing in the region, like Woodstock and other places. There are reasons to have higher density, more kinds of commercial areas, more high-density housing, in those central historic downtowns.

Focus on Crossroads instead of commercial strips. The county will be more livable and traffic will be more manageable if that occurs.

Compact development and strategic infrastructure decisions will maintain the fiscal capabilities of the county. The big issue we'll get to in the new slide is control of the

subdivision of land.

FUTURE DEVELOPMENT	Needs	35
<ol style="list-style-type: none"> 1. The subdivision of land is a problem (how land is subdivided), and regulation is needed. Scattered developments increase service costs, and a disconnected residential road network will lead to increased congestion and associated costs. Subdivision should respond to the Character Areas defined. 2. Hospital area needs to be planned ahead of future growth influences. 3. Historic areas can be revitalized through preservation and infill development. 4. The Reservoir watershed should be planned ahead of future growth influences. 5. Silver Comet Trailheads should attract both residents and visitors by creating unique places. 6. The Airport could spur unwanted development if unplanned for. 7. Schools should be connected and walkable to the communities they serve. 		

Subdivision of land. You think back to those maps – the scattered subdivisions by septic tank, served by sewer, were scattered all over the place. If that continues, that is a fiscal threat to the economic well-being of the county. Simply paying for that infrastructure. Paying not only to put it in, but to maintain it over a long period of time. The other half of that is, economic development in Paulding County is unlikely to be like that of Gwinnett County. Paulding County will likely stay mostly residential, predominantly residential, and it's simply a fact from across the county that taxes don't pay for services for residential development. So the more money that can be saved by the county in building roads and infrastructure and maintaining roads and infrastructure, the better off the county will be in the long-term and will keep taxes down. So there's a fiscal issue in this that is really, really important.

Subdivision control – the county actually has a pretty good subdivision ordinance compared to a lot of counties – but it doesn't reflect the different conditions that occur across the county. So one of the things we're suggesting to look at is to provide subdivision districts so that each Character Area would have its own development regulations to occur within it. So, the basic rules of subdivision would be for the whole county, and then each of the Character Areas would have its own

development regulations, which is one part of the larger subdivision regulation. That would allow, then, the development of large lots, served by septic tanks – which would be one set of regulations. The other set of regulations for normal, regulated subdivisions would be something else. And it would have things in it like, what you're missing now is the maximum distance between intersections, the maximum block size, all of the things that result in interconnected subdivisions and streets, so that everything isn't going to a single collector or arterial, which then gets wider, and wider, and wider as time goes on.

Question: Is there a local community/county that is doing this now?

RD: No. I don't think so. It actually makes no sense why that has occurred over time. Subdivision is really focused on residential and is the same everywhere. A lot of people nowadays are trying to put those subdivision regulations in effect in a zoning ordinance, which is sort of peculiar. So it would be easier to proceed with districting the subdivision regulations. There's a big reason for doing that – if you change zoning, you have to notify every property owner and it's going to take three years to make even a small change. Subdivision regulations are adopted by city government or county government, by the commissioners. So you can do it one piece at a time. You can say, 'okay, let's do the Conservation area first. Hold a public hearing and vote, and it's done'. So it's a matter of a few months, rather than a few years to make those changes. And it would be a very sensible thing and way to operate.

So the biggest problem that Paulding County is facing right now is control of subdivisions. Not only where they are, but how they're organized in order to maintain the fiscal sustainability of Paulding County Government.

Second, the hospital needs a master plan. Somebody hired – RFP goes out immediately – get a master plan done before development commitments start flying in around that hospital so that it's actually a place where people can go and can walk from a new hotel, that's sure to be online within a few months – walk from the hotel to the hospital without getting run over. I don't think there's any suburban hospital in the metro area where you can walk from a hotel to the hospital. Impossible. You have to drive, right?

Third – historic areas – downtown development organizations in each town should start looking at how they can start planning and doing economic development work to really begin to coalesce development around the old downtowns.

The reservoir needs attention immediately. And that might be the first subdivision district, just in that watershed. It's so important and needs to be taken care of immediately.

Silver Comet Trailheads need to be thought of as unique places where people on the trail can be connected to their immediate surrounding and that needs to be done quickly, before the next bicycle season arrives, the next, what, March? So something happens and there's something visible going on.

The airport – whatever happens to the airport, we're not in that fight – but whatever

happens needs to be controlled and really thoughtfully done. And that's another one that needs a subarea plan to really control what needs to be done.

And then schools, schools really need to be a bigger coordinated effort between schools and school locations and school design. So maybe at some point in the future somebody can walk to school. That there may be some way to operate buses so they're not always creating congestion in the morning in front of a school. All of that needs to be thought through. All of that is a difficult thing because of the cost and how land is acquired, and so on. That's a really big challenge that should be addressed.

Richard Dagenhart

Paulding Stakeholder Presentation

August 4, 2016

Notes for Presentation_080416_ppt.pdf

Slide 4-6: Context - Water

Water effects everyone – quality and quantity. This land use study focuses on the larger watersheds within Paulding County, and the smaller sub-drainage basins within the county. Watershed boundaries tend to be designated by topography and ridgelines, meaning that if a drop of water lands in this area, it will stay within the defined area. Development patterns within these areas affect the water quality, adding to impervious surface area which causes water to run more quickly off surfaces into creeks and rivers, causing potential erosion and sediment issues. Paulding has experienced significant flooding issues in the past, and understanding how to live and work with water is critical to understanding how to manage the land.

Slide 7-13: Existing Conditions: Environment

In order to build the framework for the land use study, it is critical to look at the ecological components of the county, including Hydrology and Wetlands, Impaired Streams, Groundwater Recharge Areas, FEMA Floodplains, SEF's Priority Ecological Areas, and Slope Analysis.

Slide 14: Environmental Assessment

The western side needs to be put under various conservation regulations and shouldn't be developed. The big black line says, 'on that side, you really shouldn't be building very much'. On the other side is the territory that can be built on. So it really makes the first major conclusion that says half the county is fine to continue to grow, half the county needs to be protected and development should be very limited.

Slide 15: Infrastructure

Then we go to infrastructure. Infrastructure is all the stuff that provides the framework for development then to occur. So we look at several things: the road network, silver comet trail, fiber, parcels served by sewer (where are the sewer connections), schools, and then all of that has resulted in this -- the location of new development over the past 20 years.

Slide 16: Road Network

The road network includes all of the state and county roads, and also includes all the little roads and paths that lead to subdivisions and within subdivisions. That's all the road network that's occurring. And that's a concern because that's how things are linked together. That's how you get from place to another. Which, as you know, and other parts of the metro area, that road network is so sparse and so disconnected that you can't get anywhere, because everyone's trying to get on the same road to get to the same place.

Slide 17: Silver Comet Trail

The Silver Comet Trail is a major resource, just because it's there and also because it's small but important economic development and tourist opportunities that go along with it.

Slide 18: Fiber Network

The fiber network begins to tell us where development is likely to occur in the future. Major developments dependent on information technology will begin to cluster along those areas.

Slide 19: Parcels Served by Sewer

Sewer -- this is probably the most important one within the plan. These are the areas currently served by sewer. The parcels served by sewer. And you look at the map and you say -- um, that looks like there's a problem, because it's so scattered. There's a lot of sewer lines going through vacant parcels, detached from one another. So what has been occurring in Paulding County is building sewers on demand. Somebody buys a piece of land, says they want a sewer, and sewer is extended, whether the developer pays for it, or the county pays for it, or the City of Dallas pays for it. It's all related to where people are moving and where they're developing.

So what is a concern there is how much that is scattered and what the consequences may be in the future.

Slide 20: Suburban Development (1990 - 2010)

This is the other concern. If we put those two together -- where the sewers are and where development has occurred, what's that say? There's a whole lot of septic tank development going on outside that's not using sewer, or sewer service is coming very slowly. So that scattered development is another problem that is parallel to the problem of scattered sewers.

Slide 21: Schools

Schools located in places not in part by demand -- where the kids are -- but in part by parcels that are given to the school board. Parcels that in part bought out of anticipation, buying cheap land. All of that needs to be considered as a part of infrastructure because that leads in scattering development across the county.

Slide 22: Infrastructural Assessment

So if we put all the infrastructure together, and it's sort of difficult to see, but here's the black line for the infrastructure. Which says about a quarter of the county is served by sewer and it makes sense to develop in that area. The rest of the county, and the southern half of that half, the southern quarter, is an area that is currently not served by sewer, primarily septic tank, and needs to be controlled and the type of development that occurs so sewer is extended in some logical and cost effective way. And of course, the other half of the county is where development should not occur.

Slide 23: Summary

So what it's saying here in terms of the environment, half the county is fine for development, half the county is in conservation zones. Infrastructure is saying that about a quarter of the county is ready for development or development is appropriate in that location. That's where sewer already is. And third, when you put them combined, you begin to see where development occurs, where

conservation occurs, and where something else – really rural development – then would be appropriate.

Slide 24: Land Use

The next step in this, after doing the analytical work and trying to understand what's going on, what the facts are that underlie the planning decisions. Then we go to defining Character Areas. That's something the Department of Community Affairs requires for all over the state to say, what is the character of different areas of the county, which then suggest how they should be planned, how they should be controlled by regulations, where economic development might occur, and so on. So those character areas are what used to be called land use plan. And the problem with the Land Use Plan and the way we used to do things is to say, 'okay, that's residential, that's commercial, that's industrial'. All separated. The character areas allow us to say we don't have to separate things so much, we can see how they can work together. As they work together they become part of the character area that's a part of respecting the environment, respecting the quality of the land, views, aesthetic stuff, and economic development and so on.

Slide 25: Character Area – Conservation 1

These are the conservation areas that are combined on the maps over there that you can have a closer look at. Number one is Conservation 1, we call it. What's occurring there now is lots of large lots, lots of rural land, a lot of agricultural land, primarily serves as recreation space. That's an area that should not have lots of development at all. If it is developed, very large lots.

Slide 26: Character Area – Conservation 2

Conservation 2 areas – Area A land is currently under protection, serves as a resource, large lots, and so on. Down below, this is the issue with groundwater recharge, where there should be special regulations on new development that occurs.

Slide 27: Character Area – Rural Residential

Rural Residential is the next one. Three areas, those are areas that are not currently served by sewer, by sanitary sewer. So those would be rural development, meaning septic tanks and large lots. The question of 'how large should those lots be' is a question that will need to be addressed. It might be different in one place versus another. Then rural development becomes something to be very careful about because that's what will be converted in the long, long, long term, into more dense, more connected development.

Slide 28: Character Area – Community Residential

Community Residential is the area with sewer service already. And we can't say that line is exactly in the right place because we're not down to the level of saying, 'if there's a sewer trunk line here, how far can you extend and still be in that service area', but it's close. So this is the area that would be mostly the location for new development in the future, new residential development would occur in those places. Sewer would be extended in those gaps that surround it.

Slide 29: Character Area – Crossroad Centers

There are the Crossroad Centers that give the idea that, instead of having a lot of strip commercial and strip centers popping up everywhere, that those would be focused in crossroads. That is when two major roads, or going to be major roads cross. That's the location for a cluster of commercial development. This could include doctor's offices, dentists, gas stations, the various small strip

centers that occur around the Crossroads, that are then designed and planned in such a way that they are easily accessible and they don't create traffic issues -- traffic problems -- at those intersections. So those include the ones that are currently served by sewer and on the major corridor; those serving surrounding territory, surrounding community; Silver Comet Trail heads that are important because that's the place where certain kinds of development can connect to the trail; and potential crossroads, as the county develops, to indicate where those future crossroads are likely to occur.

Slide 30: Character Area -- Corridors

Corridors -- there's two things we mentioned. One is the Silver Comet Trail which needs to be protected so there is not conflict between the trail and the people on the trail, versus the people who live or work nearby. And the second is the existing strip commercial, which should not be expanded. There's a tendency in the real estate world, and it's very understandable, that if you put a lot of people on the road, a lot of cars on the road, then there's a lot of people in the cars who have money in their pockets. So what do you do? It makes perfect sense to put some commercial use on the side of the road to capture that money. Just like in a major downtown -- you go downtown and Main Street has stores along it. You're getting people and their wallet into the store. That's what creates the traffic problems and the blight that occurs as those business move from one place, and then in ten years they move farther, and then they move farther and farther, leaving behind old Walmarts, old gas stations, and old fast food places that then create the problems of the strip commercial. So what we're doing is saying, 'why doesn't that stuff go at Crossroad centers, and simply prohibit strip commercial development along these long corridors?' It's not an easy thing to do but it's one of the major challenges of this whole planning process. If that's not done, what occurs is what happens in the rest of the metro area. When everyone uses the same road to do everything -- to go to the grocery store, to go get gas, to go to work, or go visit your neighbor -- you're all on the same road and it accumulates that commercial strip stuff. So that's something to think about as a major problem that needs to be addressed.

Slide 31: Character Area -- Target Areas

Target Areas are the places that need special attention and need special focus, and in some cases need emergency action. Of those, number one is the Hospital. The hospital and what's going to happen around it. What we've been talking about is immediately getting the county to hire a consultant to do a detailed master plan of that area before all of the stuff that accumulates around the hospital is developed, so everything is working according to the master plan of infrastructure and how it's subdivided, rather than letting it occur incrementally. All you have to do is go to any other major hospital in the metro area and look at what's around it and you realize you better get in front of that issue really quickly. Either by buying the land around it, as much as possible, or having the regulations in place, the zoning overlay district that controls it.

The second one is the Silver Comet Trailheads which should be looked at carefully. That's something the county could do itself, or hire someone in a small contract to do detailed plans for those trailheads.

The Reservoir, the new water reservoir. That exists in one of the drainage areas. That drainage area is really, really important and has to be regulated so that the quality of water in the reservoir is not damaged. So that's something that needs to be taken on very quickly, so that there's no development in there that threatens the quality of the reservoir.

Dallas and Hiram, the downtowns are special areas. There's been work done in both downtowns, they have ongoing efforts, but that might be expanded to look farther in the future to say, 'how can those two existing downtowns be developed in the future, as is happening in the metro area, as major places where people congregate. Where you have things like town greens and other things that really act as a community center, as it was originally, those towns were the sort of civic centers of the county historically, and maybe they can be put back in the same way. So it keeps older buildings and older businesses together with new stuff.

And then the Airport needs its own master plan for the surrounding parcels very soon, so that the development that occurs there, whether it's fast, whatever happens in the future for the airport is controlled so it doesn't end up being just a conglomeration of stuff in a very environmentally sensitive territory.

Slide 32: Character Area – Combined Map

So we put all that together and this is the Character Area map. So we've got the major conservation area here, the second conservation here, and that's half the county. There we've got the community area where future development should occur in the blue/green. And then rural development, large lot, served by septic tank, for the reasonable future. And then the target areas of Dallas, Hiram, the hospital, the Silver Comet Trail and the Airport.

Slide 33: Previous and Current Planning

So, we say, what we've done is something very radical – we've changed everything. That's not really what happened. What occurred previously in the 2007 Master Plan has not changed a lot. We changed the colors, but basically it's similar. Half the county in conservation, half developed. The big change we're making is the difference between these two areas – this one served by sewer, keep development in that area – that's the community area. And down below, keep this mostly rural development – large lot, agriculture, and so on. This is one of the maps that was done in one of the exercises in the planning process.

Slide 34: Opportunities

Opportunities. One of the opportunities we got, and I think everyone recognizes this, is that the natural environment in Paulding County – the western half of the county – is a huge economic development resource. They talk about economic development and think of office parks and so on. What we're talking about here is the tourism, recreation, and it's people who want to live in Paulding County and have access to that extraordinary asset on the west side of the county. So we really need to think about that as Conservation *is* Economic Development.

Thinking of the conservation area as an economic asset, doesn't mean putting office parks in that big green area. It means that natural resource area is a reason for businesses and people to move and live in Paulding County.

The downtowns of Dallas and Hiram should be thinking in the long term, and what other towns are doing in the region, like Woodstock and other places. There are reasons to have higher density, more kinds of commercial areas, more high-density housing, in those central historic downtowns.

Focus on Crossroads instead of commercial strips. The county will be more livable and traffic will be more manageable if that occurs.

Compact development and strategic infrastructure decisions will maintain the fiscal capabilities of the county. The big issue we'll get to in the new slide is control of the subdivision of land.

Slide 35: Needs

Subdivision of land. You think back to those maps -- the scattered subdivisions by septic tank, served by sewer, were scattered all over the place. If that continues, that is a fiscal threat to the economic well-being of the county. Simply paying for that infrastructure. Paying not only to put it in, but to maintain it over a long period of time. The other half of that is, economic development in Paulding County is unlikely to be like that of Gwinnett County. Paulding County will likely stay mostly residential, predominantly residential, and it's simply a fact from across the county that taxes don't pay for services for residential development. So the more money that can be saved by the county in building roads and infrastructure and maintaining roads and infrastructure, the better off the county will be in the long-term and will keep taxes down. So there's a fiscal issue in this that is really, really important.

Subdivision control -- the county actually has a pretty good subdivision ordinance compared to a lot of counties -- but it doesn't reflect the different conditions that occur across the county. So one of the things we're suggesting to look at is to provide subdivision districts so that each Character Area would have its own development regulations to occur within it. So, the basic rules of subdivision would be for the whole county, and then each of the Character Areas would have its own development regulations, which is one part of the larger subdivision regulation. That would allow, then, the development of large lots, served by septic tanks -- which would be one set of regulations. The other set of regulations for normal, regulated subdivisions would be something else. And it would have things in in like, what you're missing now is the maximum distance between intersections, the maximum block size, all of the things that result in interconnected subdivisions and streets, so that everything isn't going to a single collector or arterial, which then gets wider, and wider, and wider as time goes on.

Question: Is there a local community/county that is doing this now?

RD: No. I don't think so. It actually makes no sense why that has occurred over time. Subdivision is really focused on residential and is the same everywhere. A lot of people nowadays are trying to put those subdivision regulations in effect in a zoning ordinance, which is sort of peculiar. So it would be easier to proceed with districting the subdivision regulations. There's a big reason for doing that -- if you change zoning, you have to notify every property owner and it's going to take three years to make even a small change. Subdivision regulations are adopted by city government or county government, by the commissioners. So you can do it one piece at a time. You can say, 'okay, let's do the Conservation area first. Hold a public hearing and vote, and it's done'. So it's a matter of a few months, rather than a few years to make those changes. And it would be a very sensible thing and way to operate.

So the biggest problem that Paulding County is facing right now is control of subdivisions. Not only where they are, but how they're organized in order to maintain the fiscal sustainability of Paulding County Government.

Second, the hospital needs a master plan. Somebody hired -- RFP goes out immediately -- get a master plan done before development commitments start flying in around that hospital so that it's actually a place where people can go and can walk from a new hotel, that's sure to be online within a few months -- walk from the hotel to the hospital without getting run over. I don't think there's any

suburban hospital in the metro area where you can walk from a hotel to the hospital. Impossible. You have to drive, right?

Third - historic areas - downtown development organizations in each town should start looking at how they can start planning and doing economic development work to really begin to coalesce development around the old downtowns.

The reservoir needs attention immediately. And that might be the first subdivision district, just in that watershed. It's so important and needs to be taken care of immediately.

Silver Comet Trailheads need to be thought of as unique places where people on the trail can be connected to their immediate surrounding and that needs to be done quickly, before the next bicycle season arrives, the next, what, March? So something happens and there's something visible going on.

The airport - whatever happens to the airport, we're not in that fight - but whatever happens needs to be controlled and really thoughtfully done. And that's another one that needs a subarea plan to really control what needs to be done.

And then schools, schools really need to be a bigger coordinated effort between schools and school locations and school design. So maybe at some point in the future somebody can walk to school. That there may be some way to operate buses so they're not always creating congestion in the morning in front of a school. All of that needs to be thought through. All of that is a difficult thing because of the cost and how land is acquired, and so on. That's a really big challenge that should be addressed.

NEEDS and OPPORTUNITIES (SWOT)

Element 2

August 2016 (2014, 2015, 2016)



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STRENGTHS

Many assets – Green Land, Historic, Environmental, Cultural

Growth

Location of the county - Paulding is located in Atlanta but has its own unique identity

The Silver Comet Trail

The Hospital Area

The 7,000 acres of unspoiled land that Paulding County owns and controls

The prime revitalization opportunities in Hiram and Dallas

WEAKNESSES

There is no long-term vision for protecting, promoting or enhancing local assets

The subdivision of land and scattered development

Increased service costs due to scattered development

The current zoning ordinance does not align with the current Comprehensive Plan

There is no plan to protect and/or utilize the community's natural resources

A disconnected residential road network will lead to increased congestion and associated costs

NEEDS and OPPORTUNITIES (SWOT)



OPPORTUNITIES

Growth continues and a permanent water supply is imminent

A multi-jurisdictional planning process is in play and growing stronger

To protect rural character while providing new economic opportunities

Silver Comet Trailheads should attract both residents and visitors by creating unique places

Aligning land subdivision with Character Area definitions maintains fiscal and natural resource capabilities

Hospital area needs to be planned ahead of future growth influences

Historic areas revitalization through preservation and infill development

Schools should be connected and walkable to the communities they serve

To become a more livable place by focusing commercial uses at crossroads and appropriate corridors

THREATS

Continued sprawl results in no sense of place

Disparity in allowed population in the current zoning ordinances and the water supply

The Airport could spur unwanted development if unplanned for

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COMMUNITY GOALS

Element 1

August 2, 2016 (2014, 2015, 2016)



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PROTECT AND PRESERVE NATURAL RESOURCES

Create new economic opportunities around conservation

Greenspace and Wide-Open Spaces

Reservoir and Water Supply

Farms

TARGET DEVELOPMENT

To leverage existing infrastructure

To promote quality of life choices (live, work, play, walkability)

To maintain rural and small town character

COMMUNITY GOALS

LEVERAGE EXISTING ASSETS

Land

Natural Resource

Historic

Recreation and Culture

Education

Tourism

Economic

Small Town Feel via Compact Development

CREATE CONNECTION

Build corridors of all types (for cars, people, bikes, mom's with strollers)

MAINTAIN FISCAL VIABILITY

Strategic infrastructure decisions will maintain fiscal capabilities



Charting a Course

STAKEHOLDER COMMITTEE

Meeting 2

August 4

8:00 AM - 10:00 MA

Paulding County Senior Center

54 Industrial Way

Dallas, GA 30132



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EMAIL LANGUAGE DRAFT (modify as you see fit)

Stakeholders

Over 30 members of the 2017 Paulding County Comprehensive Plan Stakeholder Committee attended the update meeting on August 4. The focus of the update was a presentation by representatives of the Land Use Study team - Katherine Moore from the Georgia Conservancy and Richard Dagenhart from Georgia Tech. Ms. Moore and Professor Dagenhart offered findings from the Land Use Study research to date and solicited input from stakeholders

Attendees also worked in teams to assess a list of "Needs and Opportunities" and "Community Goals" that have been compiled over the last 18 months. Items from these lists will be used to create "Work Programs" that must be submitted as part of the 2017 Comprehensive Plan.

Following the Stakeholder Committee Update Meeting, Ms. Moore gave an abbreviated presentation to attendees at the Georgia Power Chamber luncheon - also held at the Senior Center.

Attached are highlight slides from the Land Use Study presentation. A few key point in the Georgia Power Chamber presentation were:

Your community is your product

How does your community grow and stay relevant

It is important to shape your product to be one you can be proud of and that will attract others (residents and businesses)

How we divide our land is more important the buildings placed upon the land

Buildings don't last - land use does

Water is key to our future

REMEMBER: Over the next two months, four Community Meeting Interactive Workshops will be held in various locations throughout the county. I hope you will take the time to drop by one or more as your schedule permits.

REQUEST: Attached is Community Meeting schedule that I hope you will consider sharing with friends, colleagues, neighbors and employees. Input from the general public is key to a strong planning process and your personal invitation to people you know is greatly appreciated.

Please feel free to contact Chris Robinson or me should you have questions.

The Future of Paulding County

Share Your Ideas @ Community Meetings



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Drop in 4PM – 7PM @ Thursday Workshops

To explore interactive displays and offer personal input to
government and community leaders

*For your convenience, community meetings are scheduled
at different times and in various locations across Paulding County.*

August 11, 2016

Dallas Civic Center

208 Main Street

Dallas, GA 30132

August 18, 2016

Hiram Community Center

217 Main Street

Hiram, GA 30141

September 8, 2016

New Georgia Library

94 Ridge Road

Dallas, GA 30157

September 15, 2016

Crossroads Public Library

909 Harmony Grove Church Road

Acworth, GA 30101

Art Contest Awards: 6:30 PM

PUBLIC PARTICIPATION

C. Stakeholder Committee

2. Meeting Details

Meeting #3 – February 2, 2017

Paulding Senior Center



Charting a Course

STAKEHOLDER COMMITTEE

Update Meeting

February 2, 2017

8:00 AM - 10 AM

Paulding County Senior Center

54 Industrial Way N

Dallas, GA 30132



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AGENDA

NETWORKING

8:00 -- 8:30

- THANK YOU
 - Michael Justus and Betty Roach

WELCOME & INTRODUCTIONS

8:30 -- 8:45

- ATTENDEES

PROGRESS TO DATE

8:45 -- 8:55

- MILESTONES AND PROGRESS
 - Created a Collaborative Planning Process
 - Conducted Research Over 18 Months
 - Collected Public Input -- Stakeholders and Public Workshops
 - Provided Feedback -- Land Use Study Briefing - August

ECONOMIC DEVELOPMENT Bob Gray

8:55 -- 9:30

- APPROACH, FINDINGS, RECOMMENDATIONS

FIRST LOOK Kay Lee

9:30 -- 9:55

- PUBLIC WORKSHOP RESULTS
- TRENDS
- COMMUNITY GOALS and NEEDS AND OPPORTUNITIES

CLOSING REMARKS Ann Lippmann

9:55 -- 10:00

Sign-in Sheet

Stakholder Committee
Meeting #3

February 2, 2017 at 8:00 am

Paulding County Senior Center



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	Name	Address	E-Mail	Phone/Fax
10	Brian Grite	5236 Hixon Hwy Dallas, GA 30132	bogrite@gaudy.k17g.us	678-410-9146
11	Patrick Vickers	PO Box 670 Morrison GA 30137	Patrick.Vickers@dea.ga.gov	404 695 2093
12	Ford Thispin	56 Hixon Drive Hiram GA 30141	fthisp@westsidebank.net	7-445-1855
13	Mary Cori Shuford	536 W. Merritt Dr Dallas, GA 30132	mshuford@cuys.com	71473-7416
14	Linda Verscharen	P.O. Box 1056 Hiram GA 30141	lindanvs@comcast.net	71442-6786
15	Guy Scull	P.O. Box 182 Dallas GA 30132	GuyScull@BellSouth.net	71577-4540
16	Robert Reynolds	P.O. Box 2556 Dallas, GA 30132	Reynolds@paullingdebnator.com	71371-3894
17	Javell Smith	PO BOX 947 Dallas	Javellsmith@gmail.com	404 663 6130
18				

Sign-In Sheet

Stakholder Committee
Meeting #3

February 2, 2017 at 8:00 am
Paulding County Senior Center



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Name	Address	E-Mail	Phone/Fax
1 TOM MORRIS	16 DORCHESTER WAY WILLACRICA 30180	tommy.morris@msu.com	678 697-9275
2 BRUCE COYLE	240 Constitution Dundas	bruce@paulding.ga.gov	720-443-7571
3 Nadia Fayette	2525 Old Auburn Rd Austell	nbrock@subkern.com	404.717.0132
4 Matthew Loy II	995 McCullough Rd. Milton GA 30141	matthew2loy@gmail.com	678-481-2776
5 Connie Wedger	25 Courthouse Sq. Tucker	cwedger@highlands.edu	678-910-3459
6 JOEY FAWCETT	217 MAIN ST WILKINSON GA 30181	joefawcett@paulding.ga.gov	678 776 8929
7 MICHAEL CASH	139 E. Memorial Dr. Dallas GA 30132	mcash@dallas.ga.gov	678 383 6175
8 TRAVESER CONQUEST	118 Five Oaks Dr Dunwoody Springs GA	traveser@unitedwayatlanta.org	678-427-5842
9 DEAN SEASBAUGH	51120 Allison Industrial Marietta, GA 30066	dean-seasbaugh@macs911.com	678 794 8282

Sign-In Sheet

Stakeholder Committee
Meeting #3

February 2, 2017 at 8:00 am
Paulding County Senior Center



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Name	Address	E-Mail	Phone/Fax
28 Dave Carmichael	543 Cedarstone Dallas, Ga 30132	d-carmichael@bellsoz.net	424-326-6061
29 Kendall Smith	129 E. Men. Dr. Dallas Ga. 30132	Ksmith@dallas-go.gov	770-443-8110 8107
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PAULDING COUNTY 2017-2026 ECONOMIC DEVELOPMENT STRATEGIC PLAN

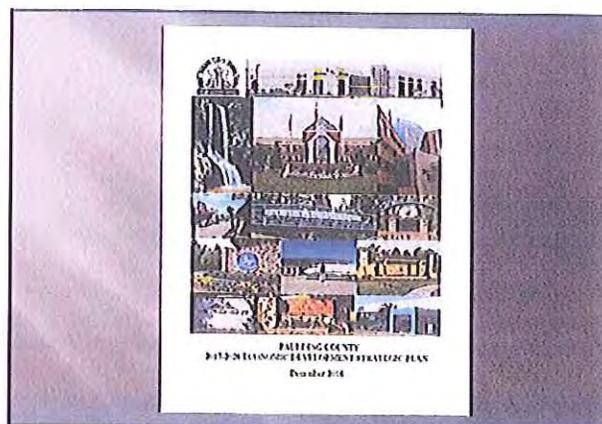
February 2, 2017



Acknowledgements

A special thanks to the many individuals that took time to respond to our interviews and surveys

- o County Commission
- o County/Cities Administration and Staff
- o Paulding BIDO
- o Paulding County Chamber
- o Numerous other organizations and individuals



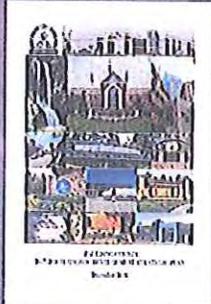
Why Do Economic Development?

"The process of improving the economic health of a city, region, county or the state by bringing together its economic and political action into a working strategy to bring wealth and prosperity to that area"



AGENDA

- o Acknowledgements
- o Why Economic Development
- o Study Framework/Scope
- o SWOT Findings
- o Strategic Themes
- o 2017-2026 Economic Development Strategic Plan (EDSP) Summary
- o 2017-2026 EDSP Implementation Matrix



Components of the Plan

There are several steps in preparing a Strategic Economic Development Plan. The Economic Development Administration (EDA) typically defines the strategic planning process in four parts:

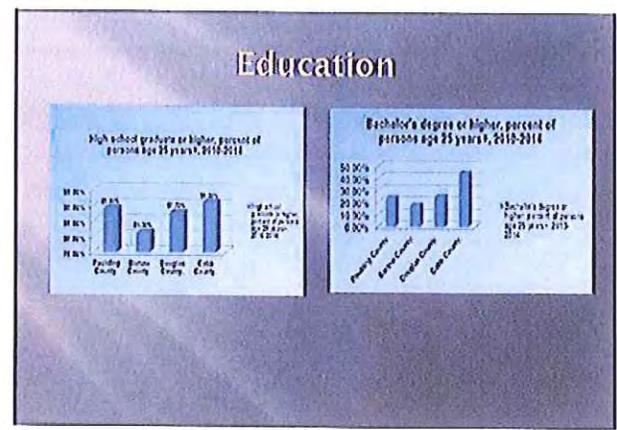
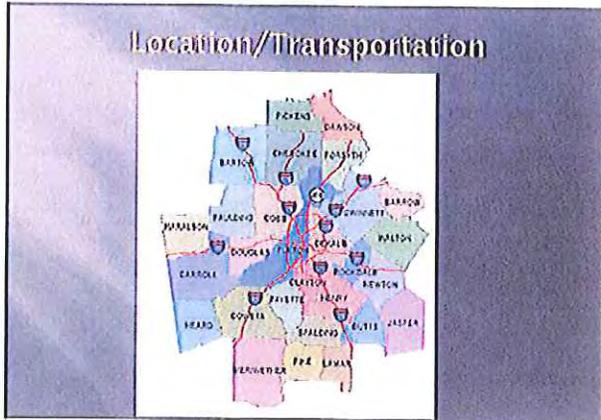
1. analysis: where we are;
2. vision: where we want to be;
3. action plan: how do we get there;
4. evaluation: how are we doing?

Goal Development

- o Identify key county economic development activities
- o Identify strategic issues, expressed as questions
- o Prioritize issues and solutions
- o Create goals and objectives

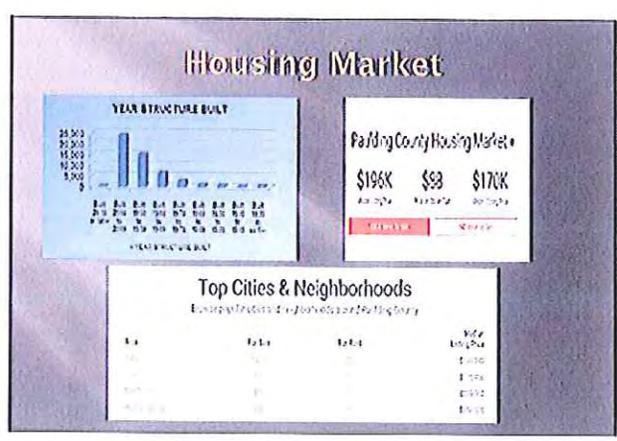
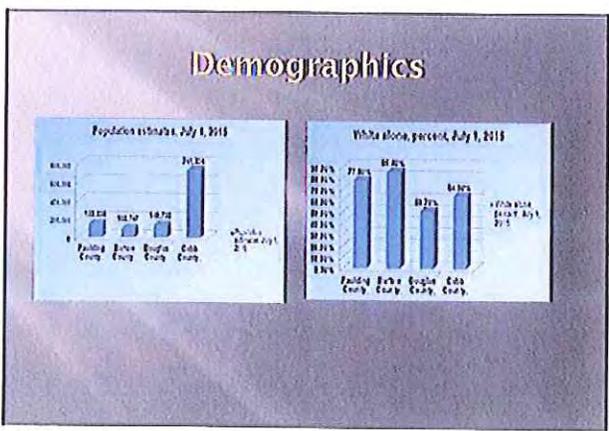
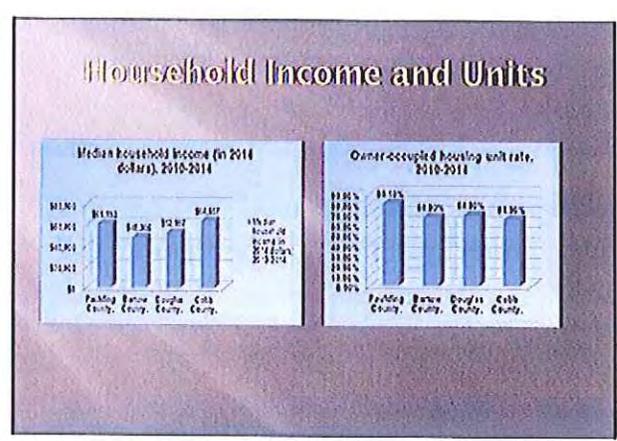
Strategic Action Plan (10-year)

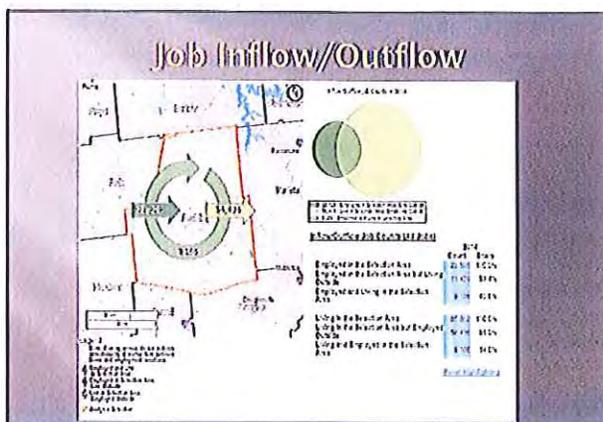
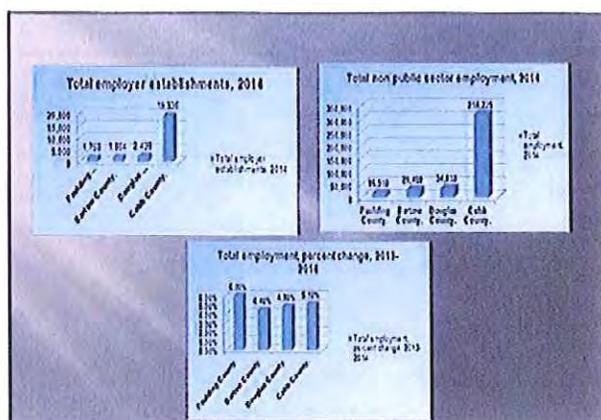
- o Specific action items for each goal and objective
- o Create a time period of the actions
- o The identification of the resources (people, money) needed for carrying out the action items



Population

Subject	Paducah County		Douglas		Hiram		Brazos	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total population	142,324	100	11,544	100.0	3,546	100.0	379	100
Median age (years)	33.8	(X)	30.9	(X)	33.3	(X)	30.3	(X)
15 years and over	103,650	73.1	8,418	72.9	2,650	74.5	271	71.4
15 years and over	89,200	69.7	8,112	70.3	2,551	71.9	258	68.1
21 years and over	83,834	66	7,657	68.3	2,443	69.9	244	64.4
62 years and over	13,557	9.5	1,324	11.5	412	11.6	34	9
65 years and over	10,220	7.2	1,071	9.5	316	8.9	21	5.5



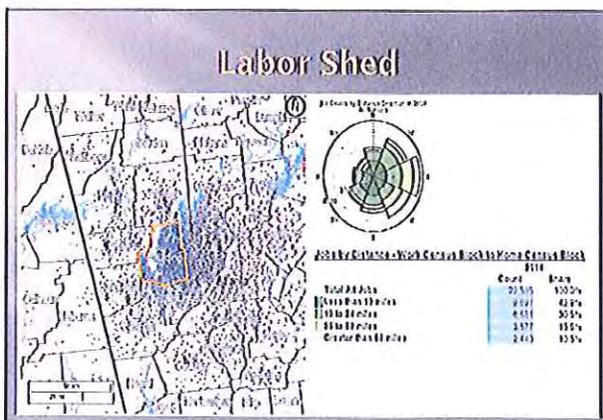


Employ in the County

Sector	Count	Share
Agriculture, Forestry, Fishing and Hunting	37	0%
Mining, Quarrying and Oil and Gas Extraction	5	0%
Construction	107	1%
Manufacturing	107	1%
Wholesale Trade	65	0%
Retail Trade	370	3%
Transportation and Warehousing	73	0%
Information	24	0%
Finance and Insurance	50	0%
Real Estate and Rental and Leasing	37	0%
Professional, Scientific, and Technical Services	101	1%
Management of Companies and Enterprises	51	0%
Administrative and Support and Waste Management and Remediation Services	145	1%
Educational Services	370	3%
Health Care and Social Assistance	220	2%
Arts, Entertainment and Recreation	24	0%
Accommodation and Food Services	340	3%
Other Services (except Public Administration)	50	0%
Public Administration	100	0%

Live in the County but work elsewhere

Sector	Count	Share
Agriculture, Forestry, Fishing and Hunting	71	0%
Mining, Quarrying and Oil and Gas Extraction	30	0%
Construction	40	0%
Manufacturing	521	4%
Wholesale Trade	403	3%
Retail Trade	109	0%
Transportation and Warehousing	105	1%
Information	200	1%
Finance and Insurance	100	1%
Real Estate and Rental and Leasing	100	1%
Professional, Scientific, and Technical Services	400	3%
Management of Companies and Enterprises	100	1%
Administrative and Support and Waste Management and Remediation Services	400	3%
Educational Services	400	3%
Health Care and Social Assistance	100	1%
Arts, Entertainment, and Recreation	100	1%
Accommodation and Food Services	100	1%
Other Services (except Public Administration)	100	1%
Public Administration	100	1%



Industry	U.S. TOTAL	Georgia	Paulding County, Georgia	Change
2014-2013	110,840,000	3,313,314	16,014	1,014
2013-2012	113,320,000	3,114,314	14,014	1,014
2012-2011	114,840,000	3,014,314	13,014	1,014
2011-2010	116,360,000	2,914,314	12,014	1,014
2010-2009	117,880,000	2,814,314	11,014	1,014
2009-2008	119,400,000	2,714,314	10,014	1,014
2008-2007	120,920,000	2,614,314	9,014	1,014
2007-2006	122,440,000	2,514,314	8,014	1,014
2006-2005	123,960,000	2,414,314	7,014	1,014
2005-2004	125,480,000	2,314,314	6,014	1,014
2004-2003	127,000,000	2,214,314	5,014	1,014
2003-2002	128,520,000	2,114,314	4,014	1,014
2002-2001	130,040,000	2,014,314	3,014	1,014
2001-2000	131,560,000	1,914,314	2,014	1,014
2000-1999	133,080,000	1,814,314	1,014	1,014
1999-1998	134,600,000	1,714,314	1,014	1,014
1998-1997	136,120,000	1,614,314	1,014	1,014
1997-1996	137,640,000	1,514,314	1,014	1,014
1996-1995	139,160,000	1,414,314	1,014	1,014
1995-1994	140,680,000	1,314,314	1,014	1,014
1994-1993	142,200,000	1,214,314	1,014	1,014
1993-1992	143,720,000	1,114,314	1,014	1,014
1992-1991	145,240,000	1,014,314	1,014	1,014
1991-1990	146,760,000	914,314	1,014	1,014
1990-1989	148,280,000	814,314	1,014	1,014
1989-1988	149,800,000	714,314	1,014	1,014
1988-1987	151,320,000	614,314	1,014	1,014
1987-1986	152,840,000	514,314	1,014	1,014
1986-1985	154,360,000	414,314	1,014	1,014
1985-1984	155,880,000	314,314	1,014	1,014
1984-1983	157,400,000	214,314	1,014	1,014
1983-1982	158,920,000	114,314	1,014	1,014
1982-1981	160,440,000	14,314	1,014	1,014
1981-1980	161,960,000	14,314	1,014	1,014
1980-1979	163,480,000	14,314	1,014	1,014
1979-1978	165,000,000	14,314	1,014	1,014
1978-1977	166,520,000	14,314	1,014	1,014
1977-1976	168,040,000	14,314	1,014	1,014
1976-1975	169,560,000	14,314	1,014	1,014
1975-1974	171,080,000	14,314	1,014	1,014
1974-1973	172,600,000	14,314	1,014	1,014
1973-1972	174,120,000	14,314	1,014	1,014
1972-1971	175,640,000	14,314	1,014	1,014
1971-1970	177,160,000	14,314	1,014	1,014
1970-1969	178,680,000	14,314	1,014	1,014
1969-1968	180,200,000	14,314	1,014	1,014
1968-1967	181,720,000	14,314	1,014	1,014
1967-1966	183,240,000	14,314	1,014	1,014
1966-1965	184,760,000	14,314	1,014	1,014
1965-1964	186,280,000	14,314	1,014	1,014
1964-1963	187,800,000	14,314	1,014	1,014
1963-1962	189,320,000	14,314	1,014	1,014
1962-1961	190,840,000	14,314	1,014	1,014
1961-1960	192,360,000	14,314	1,014	1,014
1960-1959	193,880,000	14,314	1,014	1,014
1959-1958	195,400,000	14,314	1,014	1,014
1958-1957	196,920,000	14,314	1,014	1,014
1957-1956	198,440,000	14,314	1,014	1,014
1956-1955	199,960,000	14,314	1,014	1,014
1955-1954	201,480,000	14,314	1,014	1,014
1954-1953	203,000,000	14,314	1,014	1,014
1953-1952	204,520,000	14,314	1,014	1,014
1952-1951	206,040,000	14,314	1,014	1,014
1951-1950	207,560,000	14,314	1,014	1,014
1950-1949	209,080,000	14,314	1,014	1,014
1949-1948	210,600,000	14,314	1,014	1,014
1948-1947	212,120,000	14,314	1,014	1,014
1947-1946	213,640,000	14,314	1,014	1,014
1946-1945	215,160,000	14,314	1,014	1,014
1945-1944	216,680,000	14,314	1,014	1,014
1944-1943	218,200,000	14,314	1,014	1,014
1943-1942	219,720,000	14,314	1,014	1,014
1942-1941	221,240,000	14,314	1,014	1,014
1941-1940	222,760,000	14,314	1,014	1,014
1940-1939	224,280,000	14,314	1,014	1,014
1939-1938	225,800,000	14,314	1,014	1,014
1938-1937	227,320,000	14,314	1,014	1,014
1937-1936	228,840,000	14,314	1,014	1,014
1936-1935	230,360,000	14,314	1,014	1,014
1935-1934	231,880,000	14,314	1,014	1,014
1934-1933	233,400,000	14,314	1,014	1,014
1933-1932	234,920,000	14,314	1,014	1,014
1932-1931	236,440,000	14,314	1,014	1,014
1931-1930	237,960,000	14,314	1,014	1,014
1930-1929	239,480,000	14,314	1,014	1,014
1929-1928	241,000,000	14,314	1,014	1,014
1928-1927	242,520,000	14,314	1,014	1,014
1927-1926	244,040,000	14,314	1,014	1,014
1926-1925	245,560,000	14,314	1,014	1,014
1925-1924	247,080,000	14,314	1,014	1,014
1924-1923	248,600,000	14,314	1,014	1,014
1923-1922	250,120,000	14,314	1,014	1,014
1922-1921	251,640,000	14,314	1,014	1,014
1921-1920	253,160,000	14,314	1,014	1,014
1920-1919	254,680,000	14,314	1,014	1,014
1919-1918	256,200,000	14,314	1,014	1,014
1918-1917	257,720,000	14,314	1,014	1,014
1917-1916	259,240,000	14,314	1,014	1,014
1916-1915	260,760,000	14,314	1,014	1,014
1915-1914	262,280,000	14,314	1,014	1,014
1914-1913	263,800,000	14,314	1,014	1,014
1913-1912	265,320,000	14,314	1,014	1,014
1912-1911	266,840,000	14,314	1,014	1,014
1911-1910	268,360,000	14,314	1,014	1,014
1910-1909	269,880,000	14,314	1,014	1,014
1909-1908	271,400,000	14,314	1,014	1,014
1908-1907	272,920,000	14,314	1,014	1,014
1907-1906	274,440,000	14,314	1,014	1,014
1906-1905	275,960,000	14,314	1,014	1,014
1905-1904	277,480,000	14,314	1,014	1,014
1904-1903	279,000,000	14,314	1,014	1,014
1903-1902	280,520,000	14,314	1,014	1,014
1902-1901	282,040,000	14,314	1,014	1,014
1901-1900	283,560,000	14,314	1,014	1,014

OPPORTUNITY AREAS

- o Hospital/Medical Overlay District
- o Expansion of SR 92 (new employment centers)
- o Redevelopment Opportunities
 - o Hiram (Best Access to Silver Comet Trail)
 - o Dallas (Existing Downtown Redevelopment, Heritage sites and existing post secondary education)
- o Airport

2017-2026 EDSP Summary

- o **GOAL 1: PROMOTE COUNTY IMAGE, BUSINESS CLIMATE AND BRAND FOR ECONOMIC DEVELOPMENT**
- o **GOAL 2: POSITION THE COUNTY FOR ECONOMIC DEVELOPMENT/REDEVELOPMENT**
- o **GOAL 3: DEVELOP PRODUCT - LAND AND BUILDINGS**
- o **GOAL 4: PROMOTE ECONOMIC REDEVELOPMENT WITHIN DALLAS AND HIRAM**
- o **GOAL 5: MAINTAIN QUALITY OF LIFE - COMMUNITY DEVELOPMENT**

Future Employment Centers

**Paulding County Georgia
Employment Centers**

2017-2026 EDSP Summary

This EDSP is very comprehensive. The EDSP contains 3 Goals, 16 objectives and 58 strategies.

It should be noted that there is overlap between goals, objectives and strategies and that responsibility for the objectives/strategies involves a host of public and private stakeholders.

Key to implementation is the commitment to making the plan a reality

Target Industries

While the County does not have true industry clusters, it currently has the following five target industries (identified):

- Aerospace Aviation
- Automobile Supply
- Machinery & Equipment
- Medical Health
- Film & Television

PEC suggests adding the following:

- Tourism
 - ✓ Sports Tourism (Cedar/Excess, etc)
 - ✓ Recreation Tourism (focusing on the Silver Comet Trail)
 - ✓ Heritage Tourism
- Energy (geothermal), the new Well State Building, Hospital Utilities are geothermal powered
- Post Secondary Education/Vocational Training

GOAL 1: PROMOTE COUNTY IMAGE, BUSINESS CLIMATE AND BRAND FOR ECONOMIC DEVELOPMENT

- o Goal 1 represents a shift in how the county perceives itself going forward. This goal has four (4) objectives and fourteen (14) strategies. The thrust of this goal is to reposition the county's thinking from being a rural farm community comprised of residential and shopping to a community committed to economic development and expanding the county's tax base.

Goal 4: PROMOTE ECONOMIC REDEVELOPMENT (Primarily within the Cities of Dallas and Frisco)

- Examine the older, developed areas of Dallas and Frisco that are under-utilized and in need of redevelopment. These areas include older residential and strip commercial sections of both cities as well as the county. This goal has two (2) objectives and eight (8) strategies.

GOAL 5: MAINTAIN QUALITY OF LIFE- COMMUNITY DEVELOPMENT

ACTIONS	RESPONSIBLE PARTIES	TIMELINE			
		Ongoing	2017-2018	2018-2021	2021-2024
OBJECTIVE 1: Enhance the quality of life in the County through...					
Strat. 511 Enhance the quality of life in the County through...	EOG, City				
Strat. 512 Enhance the quality of life in the County through...	City, City				
OBJECTIVE 2: Maintain a high quality of life in the County...					
Strat. 521 Promote a high quality of life in the County through...	City, City				
Strat. 522 Promote a high quality of life in the County through...	City, City				

Goal 4 Promote Economic Redevelopment

ACTIONS	RESPONSIBLE PARTIES	TIMELINE			
		Ongoing	2017-2018	2018-2021	2021-2024
OBJECTIVE 1: Promote Economic Redevelopment through...					
Strat. 411 Encourage the reuse of existing buildings...	City				
Strat. 412 Encourage the reuse of existing buildings...	City, City				
Strat. 413 Encourage the reuse of existing buildings...	City, City				
Strat. 414 Encourage the reuse of existing buildings...	City, City				
Strat. 415 Encourage the reuse of existing buildings...	City				
OBJECTIVE 2: Promote Economic Redevelopment through...					
Strat. 421 Promote Economic Redevelopment through...	City				
Strat. 422 Promote Economic Redevelopment through...	City				
Strat. 423 Promote Economic Redevelopment through...	City				
Strat. 424 Promote Economic Redevelopment through...	City				

Economic Development Organization

- Parties involved in Economic Development
 - Building County JDC
 - Chamber of Commerce
 - Building County Industrial Building Authority
 - Aviation Authority
 - Commerce Center
- No real structure, no memorandums of understanding.
- Many Cliffs
- Which organization implements the EDSBP?

GOAL 5: MAINTAIN QUALITY OF LIFE- COMMUNITY DEVELOPMENT

- Assist the County/Cities in determining its unmet needs and opportunities for additional art and cultural venues and events. Market the County/Cities to give reasons of "place" and diversify the retail, community and housing opportunities. Also, promote the strong assets of the County to include schools, municipal services, parks and recreation.
- This goal has two (2) objectives and four (4) strategies define the EDSBP's commitment to utilize resources of the County in its approach to expanding and diversifying the County's economic base.

Conclusions

- This strategic plan is an analytical study based on accurate and current information.
- All applicable government agencies have been consulted and reflected in the strategic plan.
- This strategic plan reflects a stakeholder interview and SWOT survey process.
- Projects and activities in the strategic plan are compatible with the findings.
- This strategic plan provides concrete actions that will be undertaken in a defined period of time (approximately one to ten years, as warranted).
- There is appropriate linkage between capital projects and program activities necessary to make the capital projects effective.
- Roles and responsibilities are clearly defined and assigned within the strategic plan for each proposed action.

Conclusions, cont.

8. Organizations or persons assigned roles and responsibilities formally make a commitment to attempt to achieve the related proposed actions.
9. The strategic plan reflects or creates an institutional framework necessary to achieve its objectives or to complete its proposed projects and activities.
10. Proposed actions are realistically achievable within a reasonable time frame.
11. The strategic plan has a formal commitment to an ongoing evaluation and monitoring process, including a formal progress review.

Contact Information

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Most Critical Actions

- a. Busine withling of Major Roads (SR 92, 178)
- b. Development of the 3rd Army Rd Interchange
- c. Medical Overly
- d. Protected Employment Centers
- e. Signage/Catway Branding



Questions and Answers

PUBLIC INPUT

COMMUNITY WORKSHOPS

August 11 -- Dallas
August 18 - Hiram
September 8 -- New Georgia Library
September 15 -- Crossroads Library

OUTREACH

Insert Statement

PROCESS

Insert Org Charts

OUTCOME

Between 150 and 200 Paulding citizens attended four community workshops. Attendees learned about the county, offering their feedback and input via six interactive displays manned by members of the multi jurisdictional workgroup and consultants assembled by the Paulding County Community Development Department to complete the 2017 Paulding County Comprehensive Plan. A seventh display offered information about the Richland Creek Reservoir project.

Total Number of Attendees: 8 + 8 + 26 + 100 = 142 + Staff + MJW = 150+

What follows is a roll up of feedback and input from Paulding citizens at the Community Workshops. The information will be shared with and used to complete the Com Plan.

An overview of the interactive displays and citizen feedback is represented below.

→ Display 1 -- Where do you live?
Attendees were asked to record the location of their home or business on a large Paulding County Map.

See Map

Distribution

Also represented on the map are members of the Comp Plan Stakedholder Committee and other citizens who have been introduced to the planning process.

→ Display 2 - What do you know?

Display 2 was called "Pondering Paulding". Attendees took a quiz, composed of data-based questions. The planning team gained a sense of what citizens knew about the county and citizens gained knowledge about their community.

PONDERING PAULDING
What do you know about Paulding County?

QUESTION	ANSWERS (choose one)	
1. How big is Paulding County? Land Mass in square miles	a. 298.7 square miles b. 345.9 square miles	c. 312.22 square miles d. 450.00 square miles
2. How big is Paulding County Compared to Georgia's other 159 Counties	a. 83 rd b. 100 th	c. 112 th d. 95 th
3. How many people live in Paulding County (2015)	a. 120,325 b. 152,238	c. 156,723 d. 176,342
4. What is Paulding's population rank in Georgia (2014)	a. 10 th b. 19 th	c. 15 th d. 7 th
5. What was Paulding's population growth rate 2000-2014 Compared to Georgia's other 159 Counties	a. 2 nd b. 10 th	c. 6 th d. 12 th
6. Percentage of citizens with high school/college degrees? High School Degree ___/___ Bachelor's Degree +	a. 89%/23% b. 80%/20%	c. 60%/10% d. 94%/27%
7. What is the number of housing units of all types? (2015)	a. 45,678 b. 53,948	c. 39,121 d. 65,760
8. What is the median value of owner-occupied housing? (2010 - 2014)	a. \$156,434 b. \$124,323	c. \$135,242 d. \$131,000
9. What is Paulding's median household income? (2010- 2014)	a. \$62,010 b. \$44,000	c. \$61,153 d. \$55,600
10. What is the percentage of Paulding citizens who commute to jobs outside the county?	a. 62% b. 75%	c. 54% d. 34%
11. How many total hours did citizens spend commuting?	a. 160 Hours b. 120 hours	c. 96 Hours d. 180 hours

- 148 Correct Answers
- 292 Incorrect Answers
- See attached roll up for details.

An assessment of the results indicate that community workshop attendees have a strong understanding or sense of their community, particularly when it comes to data-specific information such as:

- Land mass
- Population
- Housing Units
- Growth Patterns

Knowledge

STRENGTH

A majority of attendees were realistic about the following:

- 1 Median value of owner-occupied housing
- 2 Levels of education attained by Paulding citizens

MAJORITY

On questions related to the job market, attendees' answers indicated that knew the following:

- 3
- 1. A high percentage of Paulding workers work outside the county
- Paulding workers have long commutes to work

The one question where citizens showed the most disparity between the facts and their perceptions was: *DISPARITY*

Median household income

→ A majority of attendees believe that the median household income in Paulding is lower than the reality - by approximately 82%. *to fellow worker Bob*

Display 3 -- What do you feel are the 3 highest priority assets?

At Display 3, attendees were asked to review a comprehensive list of Paulding County assets listed under eight headings, acknowledging the assets they deemed most important to the community. *82% disparity*

- Land 1
- Historic 2
- Recreation and Culture 3
- Education 4

- Economic 5
- Tourism 6
- Events 7
- Other 8

The results of the survey showed a number of highly valued assets. However, the significant take away from attendees was that Paulding citizens enjoy a diverse selection of assets and care most about those assets that enhance their quality of life.

Top 3 Assets

At workshops 2-4 a second input was requested of attendees when they were asked to record, on a separate piece of paper, the three assets "they loved the most" as well as any assets left off the list.

- 1. Silver Comet Trail 1111111111111
- 2. Parks 111
 - Taylor Farm Park 111111
 - Sara Babb Park 111
 - Sweet Water Park 111
 - Ben Hill Strickland Park 11
 - White Oak Park 11
 - Mt. Tabor Park 11
 - Homer Leggett Park 1

Top Assets

Hounds Dog Park	1		
Veterans Park	1		
3. Chattahoochee Tech	1111		
<i>Dec 2012</i>			
Other Assets on Attendees "Top 3" List			
Paulding Meadows	111	Pickett's Mill Battlefield	1
Movie Industry	11	Education, Culture, Art	1
WMA	11	Wellstar Paulding Hospital	1
High Shoals Water Trail	11	Community Events	1
Trees	11	Movies in the Park	1
Georgia Highlands	11	Friendly People	1
Silver Comet Field	11	Proximity to Atlanta	1
Pumpkinvine Creek	1	Hometown Feel	1

Marked as High Ranking on the Paulding County Asset List

LAND - 75

Topography	111111
Trees	1111111111111111
Reservoir	11111111
Silver Comet Trail	1111111111111111
Park System	1111111111
Ag Land	111
Trout Streams	11
Pumpkinvine Creek	11111
Raccoon Creek	11
Sweet Water Creek	11111111

HISTORIC - 23

Pickett's Mill Battlefield	11111111
New Hope Church	1
Trenches at Sara Babb	111
Little Red Schoolhouse	1
Old Paulding County Courthouse	111111
Dallas New Era	1
Hiram Railroad Depot	11
Faith Based Historic Buildings	1
Confederate Tomb of the Unknown Soldier	1

RECREATION AND CULTURE -- 85 (63 Parks)

Burnt Hickory Park	11
Earl Duncan Park	111111
Mt. Tabor	111111
Samuel Braly Sports	11
Silver Comet -- Passive -- Trailheads	11111111
Tara Drummond	111



Food Truck Friday	11
July 4 Celebration	111111
Hiram Car Show	11
Hiram Tree Lighting	111
Taste of Hiram	11
Downtown Hiram Music Events	11
Movies in the Park	111
OTHER - 36	
Fiber Network Superiority	11
Fine Arts Society	11
Friendly People	11111
Hometown Feel	11111111
Pauldingcounty.gov -- geo-explorer	11
People Choosing Paulding	1
Rapid Growth Rate	1
Proximity to Atlanta	11111111
Topography -- rolling land and view of Atlanta	1111111

Additional Input

- o Add WMP Sheffield and Paulding (Check w/ someone else as could not read)
- o Add RCR Park
- o Add Ragsdale Inn
- o Add Libraries
- o Add Bentwater Natural Trail
- o Add Flight 242 Marker at New Hope
- o Add Christmas movies
- o Wish there was more access to Pumpkinvine, Sweetwater and Raccoon Creek
- o Wish there was more information on the Battles of New Hope and Dallas
- o We need to market Paulding County -- I have lived here 12 years and don't know most of the items listed (on the PC Asset List)



Display 4 and 5 -- Needs and Opportunities (SWOT) and Community Goals
 Displays 4 and 5 are significant. The Georgia Department of Community Affairs (DCA) lists 21 elements in their comprehensive planning process -- 8 mandatory elements and 13 optional elements. Of the mandatory elements, three are required to be completed by every community.

1. Community Goals
2. Needs and Opportunities (Identified through a public SWOT assessment)
3. Work Program

NEEDS AND OPPORTUNITIES

Display 4 was developed to ensure public input into the SWOT assessment, necessary to complete the needs and opportunities and community goals elements of the plan.

Highest ranking
Strengths, WOT

SWOT

Highest ranking

A list of SWOT line items was originally created in a 2014 Paulding County Leadership Workshop. The list was revised and confirmed by the Multi-Jurisdictional Workgroup in 2015.

A Stakeholder Committee, formed in 2016 to support planning process offered their input toward a third version of the list of SWOT line items which were subsequently used in Display 4 of all 4 community workshops.

Attendees were asked to mark the most important items on the SWOT list and the results are as follows:



Highest Ranking Strengths

SWOT

Silver Comet Trail
Parks, Green Land, Historic, Cultural, Environmental Assets



Weaknesses

There is no long-term vision for protecting, promoting or enhancing local assets
The current Paulding zoning ordinance does not align with the Comprehensive Plan
A disconnected residential road network will lead to increased congestion and increased costs



Opportunities

Growth continues and a permanent water supply is imminent
Use rural character, land and recreation assets to create economic opportunities
Silver Comet Trailheads should attract both residents and visitors



Threats

Airport could spur unwanted development if unplanned for

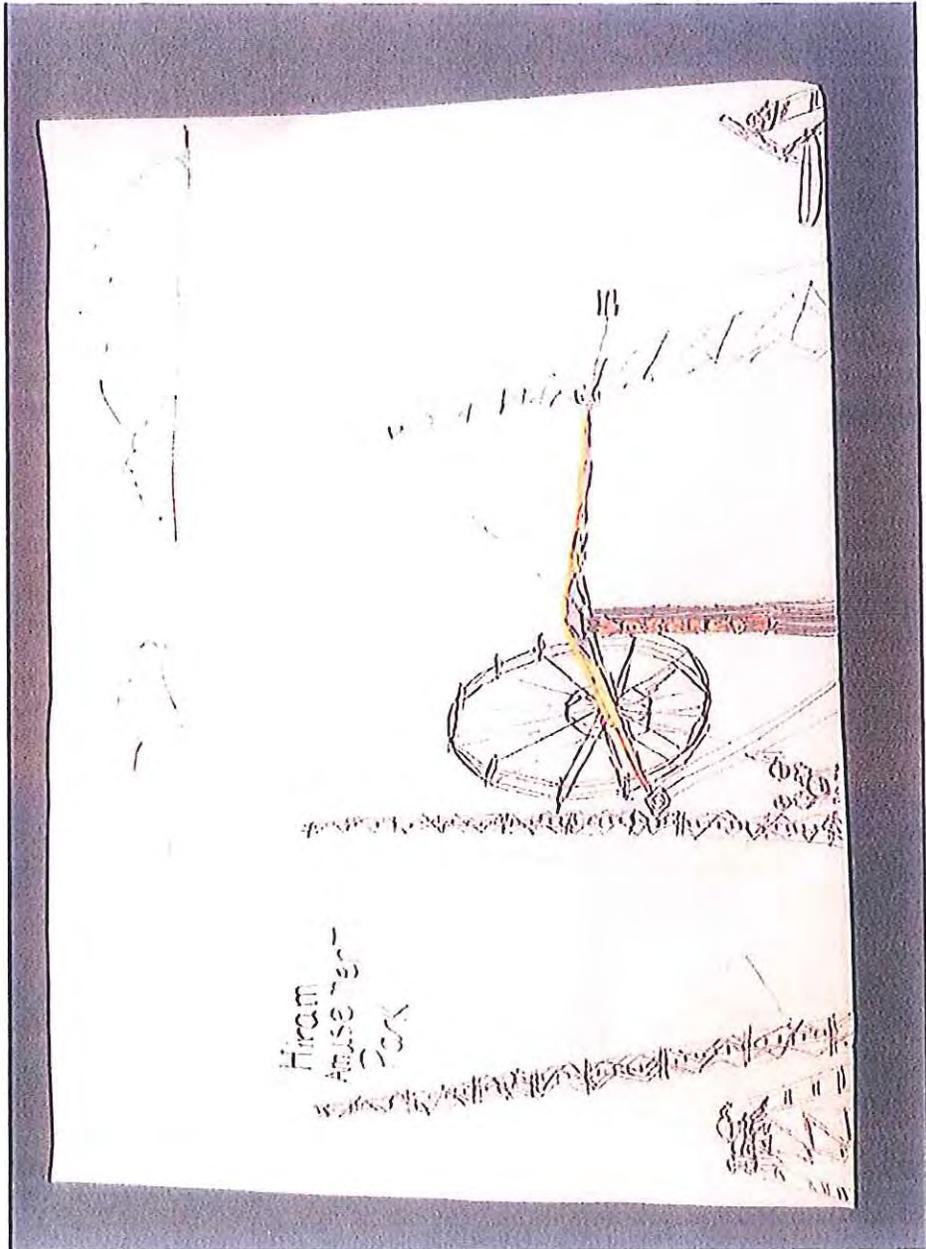
In addition, attendees were encouraged to leave comments or input should they wish to offer points of emphasis. Or additional recommendations:

Art Contest Finalists

Sponsored by Paulding County
Library System and Community
Development Department

Finalist ~~to~~ "Hiram Amusement Park"

Question: When I grow up...



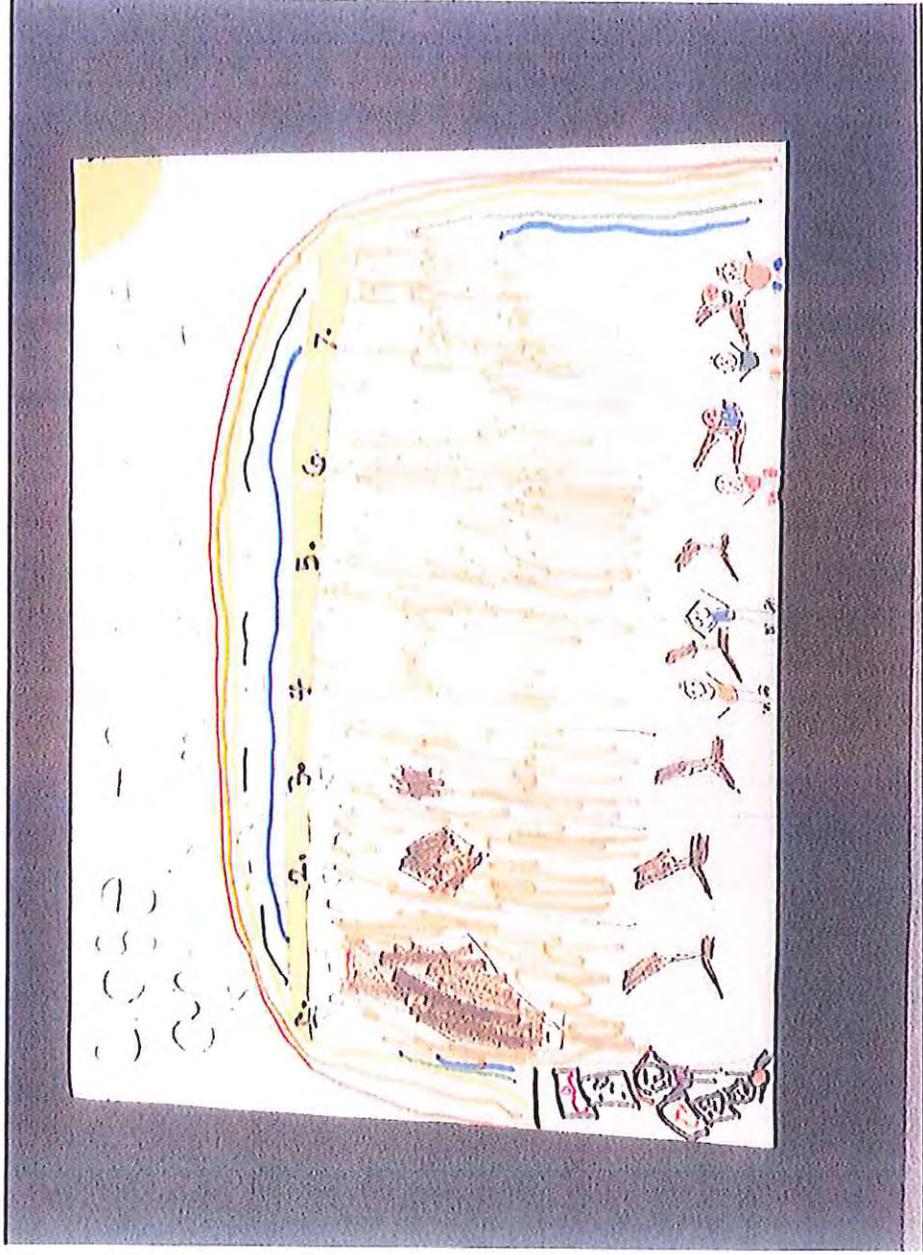
Finalist ~~for~~ "Movie Industry"

Question: When I grow up...



Finalist ~~to~~ "Stars and Strikes"

Question: Places I love



COMMUNITY GOALS



Charting a Course

CG-1: PROTECT and PRESERVE NATURAL RESOURCES

Recognize economic importance of natural resources and preserve and protect them. Ensure land use development policies will protect potable (drinking) water resources and efficiently utilize large masses of natural land.

CG-2: TARGET GROWTH

Align land use with infrastructure investments. Redevelop existing communities and infill existing undeveloped lots already linked to services. New development should be designed to minimize water resource impacts.

CG-3: LEVERAGE and PROMOTE EXISTING ASSETS

Leverage and promote existing natural, historic, cultural, sports and recreational opportunities, as they are primary factors influencing residents' quality of life and offer a singular (unique) economic development opportunity compared to neighboring counties.

CG-4: CREATE CONNECTION

Develop multimodal mobility throughout the county in a manner that promotes safety, connection, economic vitality and cost effectiveness.

CG-5: MAINTAIN FISCAL VIABILITY

Structure government agency coordination to maintain fiscal viability. Pursue alignment of infrastructure investments with land use to ensure that the County's service obligations do not outstrip resources or budget.

ELEMENT 2 - Needs and Opportunities		Highest Priority
<i>(Required for all local governments, updates required every five years)</i>		Mark w/ 1
Compiled from Comprehensive Transportation Plan (CTP), Land Use Study, Economic Development Study, Public Input		
Definition:	This is the locally agreed upon list of Needs and Opportunities the community intends to address. Each of the needs or opportunities that the community identifies as high priority must be followed up with corresponding implementation measures in the Community Work Program	
	The list must be developed with the involvement of community stakeholders by carrying out a SWOT (strengths, weaknesses, opportunities or threats) or similar analysis of the community.	
REFERENCE	NEED/OPPORTUNITY	
	Comprehensive Transportation Plan	
T-1	Population and employment growth between 2010 and 2040 population is expected to increase 119% and employment is expected to increase 150%. This growth will further strain the congested transportation network, indicating the need for capacity improvements in high-growth areas	
T-2	Vehicular safety - A crash hotspot analysis indicated high crash rate locations along US 278/SR6, SR 92, SR Bus 6 and SR 120. This crash data was incorporated into detailed intersection analysis for 39 priority intersections in the county	
T-3	The commute patterns in the county are expected to remain relatively constant between 2015 and 2040 with the largest share of commuters traveling to Cobb County for employment	
T-4	Paulding County continues to emphasize pedestrian connectivity around major intersections what like parks, schools, libraries and other community facilities. A total of 80 priority pedestrian planning areas were examined, in which 49 sidewalk needs were identified	
	Land Use Study	
LU-1	Subdivision of land is a problem (how land is subdivided), and regulation is needed. Scattered developments increase service costs, and a disconnected residential road network will lead to increased congestion and associated costs. Subdivision design should respond to the character areas defined.	
LU-2	Hospital Area needs to be planned ahead of future growth influences	
LU-3	Historic Areas can be revitalized through preservation and infill development	
LU-4	The reservoir watershed should be planned and protected ahead of future growth influences	
LU-5	Silver Comet trailheads should attract both residents and visitors by creating unique places	
LU-6	The airport could attract unwanted development if unplanned for	
LU-7	Schools should be connected and walkable to the communities they serve	
LU-8	Rural character is protected through conservation lands, while also providing for new economic opportunities within Conservation Character Area	
LU-9	The historic downtowns of Hiram and Dallas present prime revitalization opportunities in the county	
LU-10	By focusing commercial at crossroads and along appropriate corridors, the county will become a more livable place	
LU-11	Compact development and infrastructure decisions will maintain the physical capabilities of the county	

Economic Development Study	
	SWOT - Feedback from Interviewees
	Strengths
	People/Workforce
	Proximity to Market (Atlanta Area)
	Schools
	Available Land
	Pro Growth
	Recreation
	Affordable Housing
	Hospital
	Airport
	Weaknesses
	Governance/Politics
	Infrastructure
	Lack of Interstate / Highways
	Nothing to Sell
	Traffic Congestion
	Opportunities
	Upscale PUDs
	3rd Army Road / Outer Beltway
	Hospital / Health Care
	Airport
	Reservoir
	Recreation
	Film
	Acquire Land / Spec Building
	Threats
	Infrastructure
	Governance
	Airport Issues
ED - 1	The county appears to have a neutral to somewhat negative image.
ED - 2	ARC population projections show significant growth for Paulding County, adding 84,629 new citizens over the next 15 years - a growth rate of 56%.
ED - 3	86% of Paulding County residents are employed outside the county.
ED - 4	The major improvements to Hiram Douglas Highway (GA 92) and the planned addition of an interchange at 3rd Army Road (Northeast) should increase the ability to access the Interstate systems.
ED - 5	Given the potential availability of water and sewer service in the southeast section of the county, the area surrounding Bill Cerruth Parkway and south along GA 92 to the Douglas County line is prime for future economic development
ED - 6	Potential for Hiram and Dallas is excellent - redevelopment and because of direct access to the Silver Comet Trail
ED - 7	More than 650,000 people travel through Paulding County each year on the Silver Comet Trail.
ED - 8	Paulding County has a number of Heritage sites, including Pickett's Mill Battlefield. Heritage tourists tend to spend more money than other tourists.

ED - 9	Specific target opportunities exist for Paulding County in industry sectors beyond those in the five target industries of Aerospace and Aviation, Automotive Supply, Machinery and Equipment, Medical Health, Film and Television in the following areas:	
	TOURISM	
	Sports Tourism (soccer, lacrosse, etc)	
	Recreation Tourism focusing on the Silver Comet Trail	
	Post Secondary Education and Vocational Training	
	ENERGY (Geothermal)	
	The new WellStar Paulding Hospital utilities are geothermal powered	
	EDUCATION	
	Post Secondary Education and Vocational Training	
ED - 10	The Medical Sector is the fastest growing economic sector in the US. It is critical to preserve the land surrounding the WellStar Paulding Hospital for medical or health related establishments that would be synergistic to the WellStar facility, developing a key job center and identifying the area as a regional medical/healthcare node.	
ED - 11	The major improvements to the Hiram Douglas Highway (GA 92) and the planned addition of an Interchange at 3rd Army Road (Northeast) increases access to the Interstate Systems	
ED - 12	PC is perceived as: having little to sell, no strategy for selling and a discombobulated approach to ED	
	Public Input	
	SWOT - Feedback from Public Meetings - Ranked Highest to Lowest	
	Strengths	
	Silver Comet Trail	
	Paulding has many assets - Green Land (WMA), Historic, Environmental, Cultural	
	The 7,000 acres of unspoiled land that Paulding County owns and controls	
	Hospital Area	
	The prime revitalization opportunities in Hiram and Dallas	
	Location of the county - Paulding is located in Atlanta but has its own unique identity	
	Growth	
	Weaknesses	
	A disconnected residential road network will lead to increased congestion and associated costs	
	There is no long-term vision for protecting, promoting or enhancing local assets	
	There is no plan to protect and/or utilize the community's natural resources	
	The current Paulding zoning ordinance does not align with the Comprehensive Plan	
	Scattered development increases cost	
	The subdivision of land and scattered development	
	Lack of forward thinking	
	Opportunities	
	Use rural character, land and recreation assets to create new economic opportunities	
	Growth continues and a permanent water supply is imminent	
	Silver Comet Trailheads should attract both residents and visitors	
	Schools should be connected and walkable to communities they serve	
	Hospital area needs to be planned ahead of future growth influences	
	Focus commercial development at crossroads and appropriate corridors for more livable place	
	Historic area revitalization through preservation and infill development	
	A multi-jurisdictional planning process is growing stronger	
	Aligning land subdivision with character area definitions maintains fiscal and natural resource capabilities	
	Threats	
	Airport could spur unwanted development if unplanned for	
	Disparity between population allowed in current zoning ordinance (900,000) and water supply	
	Continued sprawl results in no sense of community	

P-1	Because of its proximity to Atlanta, PC is expected to continue its vigorous growth rate. PC must to protect, enhance and promote its most important assets: Green Land (WMA+), Historic, Environmental and Cultural Resources, the Hospital area and recreational Resources	
P-2	The Silver Comet Trail is an untapped asset. Over 650,000 people ride the trail through Paulding each year. What is being done to put best foot forward to attract dollars, new residents and investment? Trailheads, Land on either side of the Trail, views along the Trail, what else?	
P-3	There is currently no long term vision nor plan to protect, enhance or promote Paulding's assets	
P-4	Paulding's Land Use Plan is antiquated and encourages scattered development, increasing service cost and a disconnected residential transportation network	
P-5	A reservoir has been approved and is being developed. The current zoning ordinance allows for 900,000, more than the new reservoir can supply.	
P-6	Paulding assets ranked highest by the public: Silver Comet Trail Paulding County's Park System WellStar Hospital Secondary Education Institutions - Kennesaw, Georgia Highlands, Chattahoochee Tech	
P-7	No action was taken to implement the 2007 Comprehensive Plan - In particularly Land Use recommendations.	
P-8	PC governments - BOC, Dallas, Itham, Braswell, School System, Chamber, Economic Development and NWGaRC spent 2 years working together on a monthly basis to develop the 2017 Comprehensive Plan	
P-9	PC governments are ambiguous about economic development. There is confusion about the role and responsibility of the two organizations recognized as key to retaining business and expanding the economy	

PUBLIC PARTICIPATION

D. Community Workshops

1. Workshop Components & Displays
2. Workshop Details
3. Summary



Charting a Course

The Future of Paulding County

Share Your Ideas @ Community Meetings



Charting a Course

Drop in 4PM – 7PM for Thursday Workshops

To explore interactive displays and offer personal input to government and community leaders

For your convenience, community meetings are scheduled at different times and in various locations across Paulding County.

August 11, 2016

Dallas Civic Center
208 Main Street
Dallas, GA 30132

August 18, 2016

The Events Place
855 Hiram-Douglasville Highway
Hiram, GA 30141

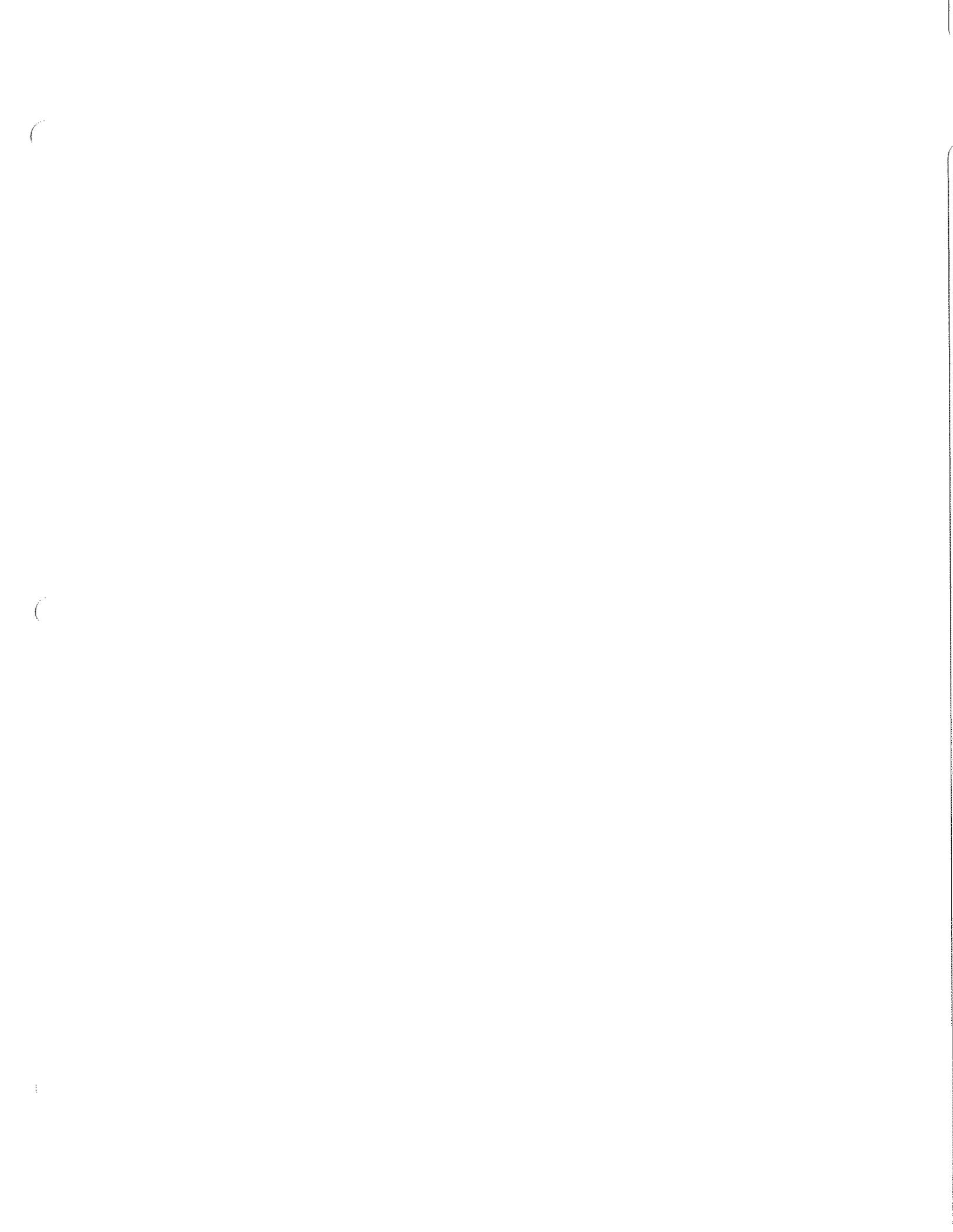
September 8, 2016

New Georgia Library
94 Ridge Road
Dallas, GA 30157

September 15, 2016

Crossroads Public Library
909 Harmony Grove Church Road
Acworth, GA 30101

Art Contest Awards: 6:30 PM



PUBLIC PARTICIPATION

D. Community Workshops

1. Workshop Components & Displays



Charting a Course



Charting a Course

COMMUNITY MEETINGS

Interactive Displays

Meeting # [Insert Location]

Meeting Date: [Color] DOTS

WELCOME

Volunteers

1

Directions

Welcome people and point them toward sign in table

Documents, Supplies, Set Up

Welcome Sign

Easel

Banner

VOLUNTEER
SIGN IN TABLE

Meeting # [Location]
Meeting Date: [Color] DOTS

SIGN IN – Who are you?

Volunteers

1

Directions

- Thank citizens for attending the workshop
- Give them the Community Planning Overview
- Give them a sheet of [color] dots
- Tell them:
 - [Color] DOTS are for attendees @ [Location] Community Meeting
 - [Color] DOTS are for them to use as they proceed through the various displays – more dots are available
- Ask them to proceed to **Display 1**

Documents, Supplies, Set Up

Sign-in Sheets

Pens

[Color] Dots

Table – 1 rectangular

Community Planning Handout

Meeting # [Location]
Meeting Date: [Color] DOTS

DISPLAY 1 – Where do you live?

Volunteer
1

Directions

- Offer a hearty welcome
- Tell attendees
 - About the importance of getting input from citizens
 - Let them know that the reason they are being asked to place a dot to represent where they live is so that those doing the planning can be sure they have received input from people in all the various communities that make up Paulding County
- Help attendees place dots where they live
 - If they don't live in Paulding, mark where they work
 - If neither live nor work here, place dot outside the county
- Ask if they would like to receive updates
 - If so, request they fill out an index card with email and name
 - Leaving their contact info = eligible for a \$100 Target gift certificate
- Request they drop card in box
- THANK THEM FOR COMING
- Direct them to **Display 2**

Documents, Supplies, Set Up

Large county map (used in Stakeholder Committee Meetings and Chamber Meeting)

Table – 1 round

[Color] Dots

Easels - 1

Cards and Pens

Box to collect contact information



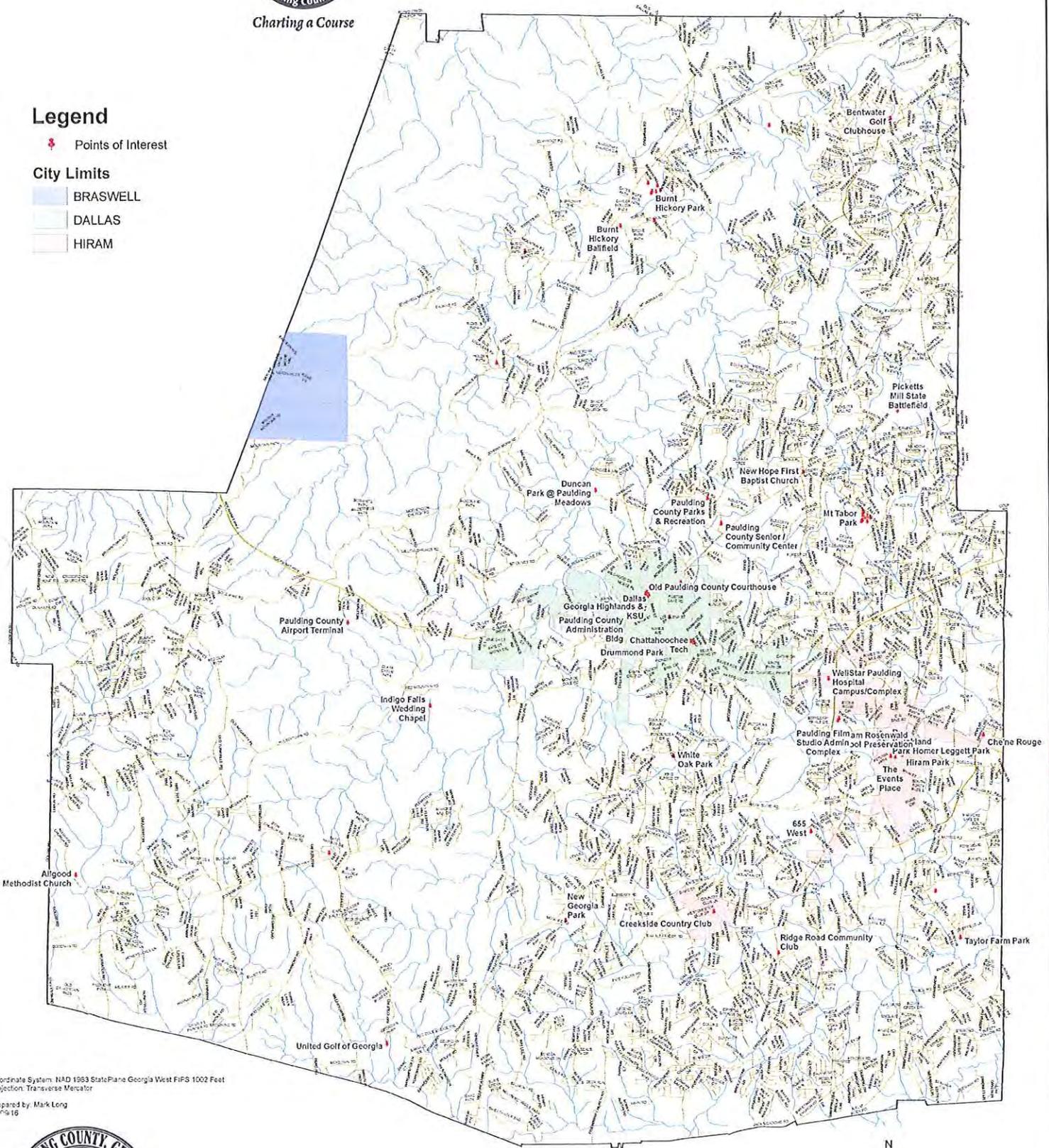
Paulding County

Legend

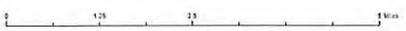
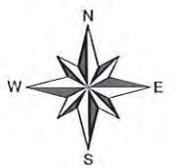
Points of Interest

City Limits

- BRASWELL
- DALLAS
- HIRAM



Coordinate System: NAD 1983 StatePlane Georgia West FIPS 1002 Feet
 Projection: Transverse Mercator
 Prepared by: Mark Long
 11/16



Meeting # [Location]
Meeting Date: [Color] DOTS

DISPLAY 2 – What do you know about your county?

Volunteers

1

Directions

- Tell citizen about how planners are using facts in planning
 - EXAMPLE: We are using facts and figures to develop the Comp Plan
- Ask them:
 - “Want to have some fun and help us out?”
- Give each person a one-page PONDERING PAULDING quiz and a pen
- Explain the quiz
 - For each question, there are 4 answers (1 correct)
 - Please circle the answer you feel is correct
- Once they have completed the quiz, go over answers
- To be eligible for a drawing for \$100 Target Gift Certificate
 - Put email on back of quiz
- **COLLECT QUIZ SHEETS**
 - Even if they don’t fill in the email info
- THANK THEM FOR BEING THERE
- Direct them to **Display 3**

Documents, Supplies, Set Up

Tables – 2 Rectangular and Chairs – 2-3 each table

PONDERING PAULDING QUIZ

Pens

Flip Chart

Box to collect quiz

PONDERING PAULDING

What do you know about
Paulding County?



Charting a Course

SOURCES:
Quickfacts: US Census Bureau
USA.Com / Georgia Department of Labor
ARC Regional Snapshot MARCH 2012

2017 Comprehensive Plan Community Outreach
Paulding County Community Development Department

QUESTION

1. How big is Paulding County?
Land Mass in square miles
2. How big is Paulding County
Compared to Georgia's other 159 Counties
3. How many people live in Paulding County
(2015)
4. What is Paulding's population rank in Georgia
(2014)
5. What was Paulding's population growth rate 2000-2014
Compared to Georgia's other 159 Counties
6. Percentage of citizens with high school/college degrees?
High School Degree___/___Bachelor's Degree +
7. What is the number of housing units of all types?
(2015)
8. What is the median value of owner-occupied housing?
(2010 - 2014)
9. What is Paulding's Per Capita (per person) Income?
(2010- 2014)
10. What is the percentage of Paulding citizens
who commute to jobs outside the county?
11. How many total hours did citizens spend commuting?

ANSWERS (choose one)

- a. 298.7 square miles
b. 345.9 square miles
c. 312.22 square miles
d. 450.00 square miles
- a. 83rd
b. 108th
c. 112th
d. 95th
- a. 120,325
b. 152,238
c. 156,723
d. 176,342
- a. 10th
b. 19th
c. 15th
d. 7th
- a. 2nd
b. 10th
c. 6th
d. 12th
- a. 89%/23%
b. 80%/20%
c. 60%/10%
d. 94%/27%
- a. 45,678
b. 53,948
c. 39,121
d. 65,760
- a. \$156,434
b. \$124,323
c. \$135,242
d. \$131,800
- a. \$20,700
b. \$24,868
c. \$26,300
d. \$32,200
- a. 62%
b. 75%
c. 54%
d. 34%
- a. 160 Hours
b. 120Hours
c. 96 Hours
d. 180 hours

Meeting # [Location]
Meeting Date: [Color] DOTS

DISPLAY 3 – What do you love about Paulding County

Volunteers

1

Directions

- Point out map with great places in our county
- Point out the list of assets on each table, tell attendees how list was assembled
 - By the Multi-Jurisdictional Workgroup – representatives from the County, Dallas, Hiram Braswell, the Paulding County School System, Paulding County Economic Development and Paulding County Chamber of Commerce
 - Reviewed by Stakeholder Committee
- Ask them to place 3-4 of their favorite places on a card and submit
- If they have time they are welcome to check the items on the asset list that are most important to them
- Let them know: To be **eligible for a drawing for \$100 Target Gift Certificate**
 - Put email on card
- Have them drop their cards (with favorites assets and/or contact info) in box
- THANK THEM FOR COMING
- Direct them to **Display 4**

Documents, Supplies, Set Up

Large asset map with specific assets and photos
Easel
List of major assets
Cards to add assets or to submit an email address
Pens
Box to collect ballot



PAULDING COUNTY ASSETS MAP



Paulding Forest



Braswell

Beacon Creek



Dallas Historic District

Spide America Airshow

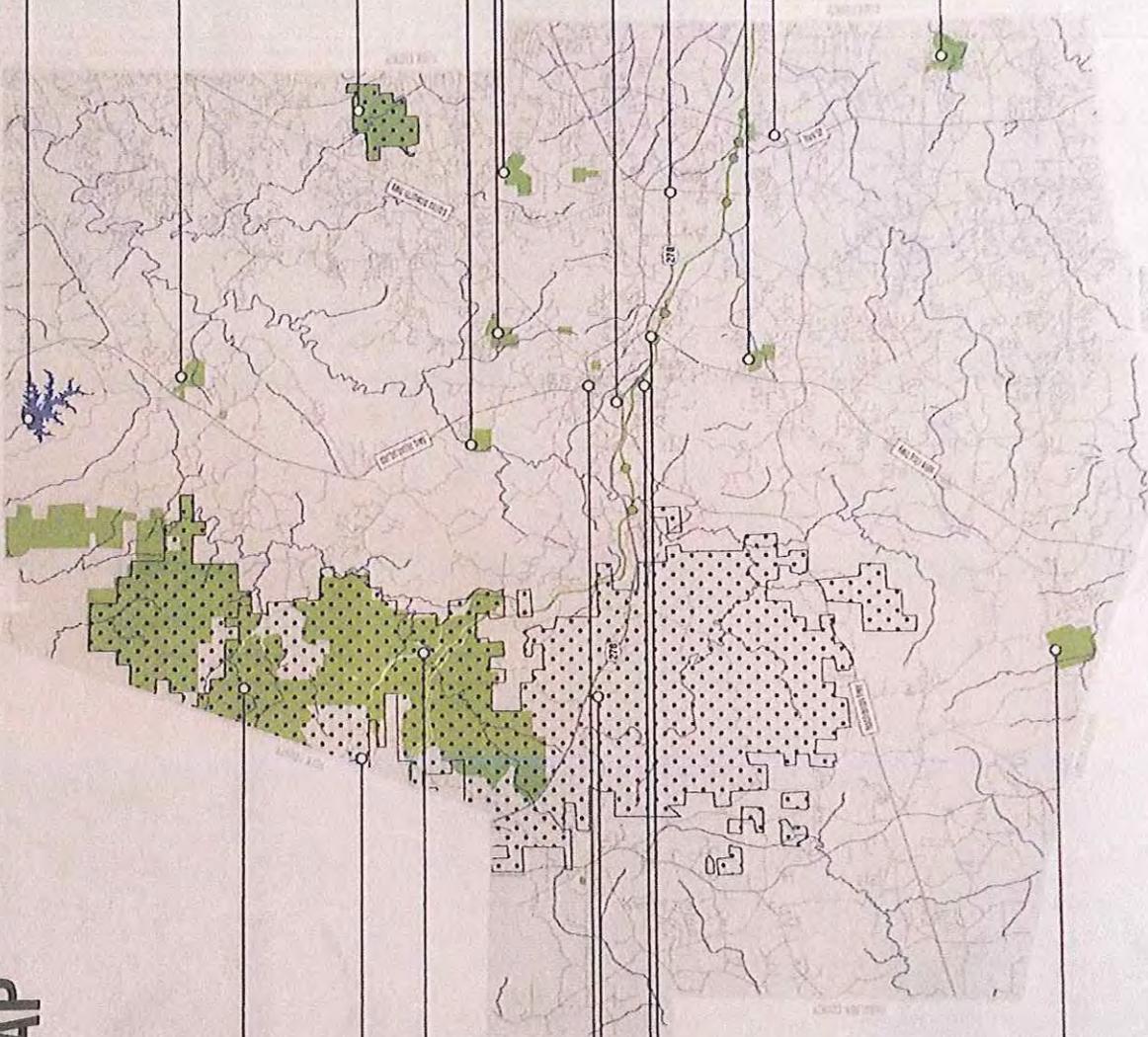
Tara Drummond Memorial Park

Chattahoochee Technical College

The Fog Golf Club



Taylor Farm Park



Reservoir



Barn History Park

Pickett's Mill Battlefield Historic Site



East Duncan Park

Samuel L. Bray Sports Complex

Mt. Tabor Park

Veterans Park



Weister Paulding Hospital

Silver Comet Trail

Larry C. Pogaster White Oak Park

Hiram Historic District



Taylor Farm Park



Wildlife Management Area



Paulding County Assets



ASSET NAME	LOC RNK	
LAND		
Topography		
Trees		
Reservoir		
Silver Comet Trail		
Park System		
Agricultural Land		
Trout Streams		
Pumpkinvine Creek		
Racoon Creek		
Sweetwater Creek		
HISTORIC		
Pickett's Mill Battlefield Historic Site	Dallas	
New Hope Church	Dallas	
Orphan's Brigade		
Trenches at Sara Babb Park	Dallas	
The Little Red Schoolhouse	Dallas	
Old Paulding County Courthouse	Dallas	
First Sears Roebuck Manufactured House (Built in 1920)	Dallas	
JF Welch & Son		
Dallas New Era	Dallas	
Dallas Hosiery Mill ????		
Rosenwald School Museum	Hiram	
Hiram Railroad Depot	Hiram	
Faith-Based Historic Buildings		
Confederate Tomb of the Unknown Soldier		
Judge Bartlett's Mausoleum		
Allgood Methodist Church (first church in PC est 1833)	Temple	
Bullock's Department Store	Dallas	

Paulding County Assets



ASSET NAME	LOC	RNK
RECREATION AND CULTURE		
Burnt Hickory N Paulding - Active	Dallas	
Earl Duncan Park @ Paulding Meadows – Passive (Site of SORBA mountain bike trail)	Dallas	
Mt Tabor – Active (Site of SORBA mountain bike trail)	Dallas	
Samuel Braly Sports Complex - Active	Dallas	
Silver Comet Trail – Passive (Chamber, Rambo Nursery, Tara Drummond Park, Homer Leggett Park)		
Tara Drummond – Passive (Silver Comet Trailhead)	Dallas	
Taylor Farm Park - Active	Pwdr Sprgs	
Veteran’s Park - Passive	Dallas	
White Oak – Passive	Dallas	
Elizabeth McKoon Memorial Park – Passive	Dallas	
Sara Babb Park – Active	Dallas	
Ben Hill Strickland Park –Passive	Hiram	
Homer Leggett Park –Passive: Site of Hiram Silver Comet Trailhead and SORBA mountain bike	Hiram	
The Frog Golf Course (Hotel and Conference Center -Planned not yet constructed)	Villa Rica	
Creekside Golf and Country Club	Hiram	
Bentwater Golf Club	Acworth	
Burnt Hickory Youth Association	Dallas	
Dallas Youth Association	Dallas	
East Paulding Your Association – California Park Cowboys	Dallas	
Hiram Ruratan	Hiram	
New Georgia Youth Association	Dallas	
New Hope Youth Association	Dallas	
Ridge Road Youth Association	Hiram	
Union Youth Association	Temple	
Yorkville Youth Association	Rockmart	
Senior Citizen’s Center	Dallas	
655 West	Hiram	
Bullock Springs Manor	Dallas	
Indigo Falls Events	Dallas	
The McGarity House	Temple	
Che’ne Rouge	Hiram	
Rose Hall	Dallas	
High Shoals Water Fall – Passive	Dallas	
Dallas Theater-Civic Center	Dallas	
Events Place in Hiram	Hiram	

Paulding County Assets



ASSET NAME	LOC RNK	
EDUCATION (Secondary)		
Kennesaw State University – Third Largest University in Georgia	Dallas	
Georgia Highlands Junior College - Nursing	Dallas	
Chattahoochee Tech – Largest in Georgia	Dallas	
ECONOMIC		
Silver Comet Field at Paulding Northwest Atlanta Airport	Dallas	
Atlanta Film Studios	Hiram	
Wellstar Paulding Hospital	Hiram	
Industrial sites with potential rail access		
Rail line access		
Vacant land for development		
TOURISM		
The Genealogical Center	Dallas	
Home of Travis Tritt		
Home of Patty Loveless		
Various Movie Locations		
Associated w/Recreational and Historic Assets		
EVENTS		
Paulding Meadows Festival – 2 days, weekend after Labor Day	Dallas	
Air Show		
Raccoon Creek Music Festival	Dallas	
Savage Race: Moon Farm	Dallas	
Dallas Christmas parade	Dallas	
Dallas Car Show	Dallas	
Paulding Fine Arts Association Annual Arts and Crafts Fair	Dallas	
Food Truck Friday	Dallas	
July 4 Celebration		
Hiram Car Show	Hiram	
Hiram Tree Lighting	Hiram	
Taste of Hiram	Hiram	
Downtown Hiram Music Events	Hiram	
Movie in the Park		

Meeting # [Location]
Meeting Date: [Color] DOTS

DISPLAY 4 – What are Paulding’s needs and opportunities

Volunteers
1 - 2

Directions

- Welcome citizen and communicate that Display 4 and 5 are very special
 - At Display 4 and 5 you have the opportunity to communicate your thoughts and ideas to the planning process
- Ask them
 - To look at the Needs and Opportunities lists on the easels
 - To use [color] dots to mark the needs and opportunities most important
 - Let attendees know they may mark as many items as they wish
- Ask them if they can think of any needs and opportunities that are missing
- If they think some are missing, give them card and pen
 - Ask them to write down needs and opportunities to add to list
- Let citizens know that everyone leaving email address on a card
 - Will receive updates AND
 - Is eligible for \$100 Target gift certificate
- Have them drop their cards in box
- THANK THEM FOR COMING
- Direct them to **Display 5**

Documents, Supplies, Set Up

Large list of Needs and Opportunities
Easel
Cards
Pens

[Color] Dots
Box to collect ballots
Stand or TV tray for box

NEEDS and OPPORTUNITIES (SWOT)

Element 2
August 2016 (2014, 2015, 2016)



Charting a Course

STRENGTHS

Many assets

Growth

Location of the county - Paulding is located in Atlanta but has its own unique identify

The Silver Comet Trail

The Hospital Area

The 7,000 acres of unspoiled land that Paulding County owns and controls

The prime revitalization opportunities in Hiram and Dallas

WEAKNESSES

There is no long-term vision for protecting, promoting or enhancing local assets

The subdivision of land and scattered development

Increased service costs due to scattered development

The current zoning ordinance does not align with the current Comprehensive Plan

There is no plan to protect and/or utilize the community's natural resources

A disconnected road network will lead to increased congestion and associated costs

NEEDS and OPPORTUNITIES (SWOT)



OPPORTUNITIES

- Growth continues and a permanent water supply is imminent
- A multi-jurisdictional planning process is in play and growing stronger
- To protect rural character while providing new economic opportunities
- Silver Comet Trailheads should attract both residents and visitors by creating unique places
- Aligning land subdivision with Character Area definitions maintains fiscal and natural resource capabilities
- Hospital area needs to be planned ahead of future growth influences
- Historic areas revitalization through preservation and infill development
- Schools should be connected and walkable to the communities they serve
- To become a more livable place by focusing commercial uses at crossroads and appropriate corridors

Charting a Course

THREATS

- Continued sprawl results in no sense of place
- Disparity in the number of people allowed in the current zoning ordinances and the water supply
- The Airport could spur unwanted development if unplanned for

Meeting # [Location]
Meeting Date: [Color] DOTS

VOLUNTEER
DISPLAY 5

DISPLAY 5 – What Goals are most important?

Volunteers

1 - 2

● **Directions**

- Remind citizens and communicate that Display 4 and 5 are very special
 - At Display 4 and 5 you have the opportunity to communicate your thoughts and ideas
- Ask them
 - To look at the Community Goals lists on the easels
 - To use [color] dots to mark the Community Goals most important
 - Let attendees know they may mark as many as they wish
- Ask them if there are any Community Goals missing
- If they want to add other Community Goals, give them a card and pen
 - Ask them to write down Community Goals to add to the list
- Let citizens know that everyone leaving email address on a card
 - Will receive updates AND
 - Is eligible for \$100 Target gift certificate
- Have them drop their cards (with added Community Goals or contact info) in box
- THANK THEM FOR COMING
- Direct them to **Display 6**

Documents, Supplies, Set Up

Large list of Community Goals

Easels - 2

Cards

Pens

[Color] Dots

Box to collect cards

COMMUNITY GOALS

Element 1
August 2, 2016 (2014, 2015, 2016)



Charting a Course

PROTECT AND PRESERVE NATURAL RESOURCES

Create new economic opportunities around conservation

Greenspace and Wide-Open Spaces

Reservoir and Water Supply

Farms

TARGET DEVELOPMENT

To leverage existing infrastructure

To promote quality of life choices (live, work, play, walkability)

To maintain rural and small town character

LEVERAGE EXISTING ASSETS

Land

Natural Resource

Historic

Recreation and Culture

Education

Tourism

Economic

Small Town Feel via Compact Development

CREATE CONNECTION

Build corridors of all types (for cars, people, bikes, mom's with strollers)

MAINTAIN FISCAL VIABILITY

Strategic infrastructure decisions will maintain fiscal capabilities

DISPLAY 6 - Land Use Study

Give overview of Land Use Study findings

Request that attendees review hand held maps and offer input:

What do you think needs to go in the target areas identified on the map

DISPLAY 7 – Richland Creek Reservoir

Map of reservoir location

Facts about reservoir

Color page

Documents and Supplies - TOTAL

Banner

Sign-in Sheets

Community Planning Handout

Pens

Red Dots

Tables – 3 Rectangular

Tables – 6 Round

Easels – 13 - 16

Cards 4 X 6

Boxes to collect contact information

Quiz

Large county map to note location of home or business

Large asset map with specific assets and photos

Old fashioned school desk or Blackboard

Welcome sign

Thank You sign

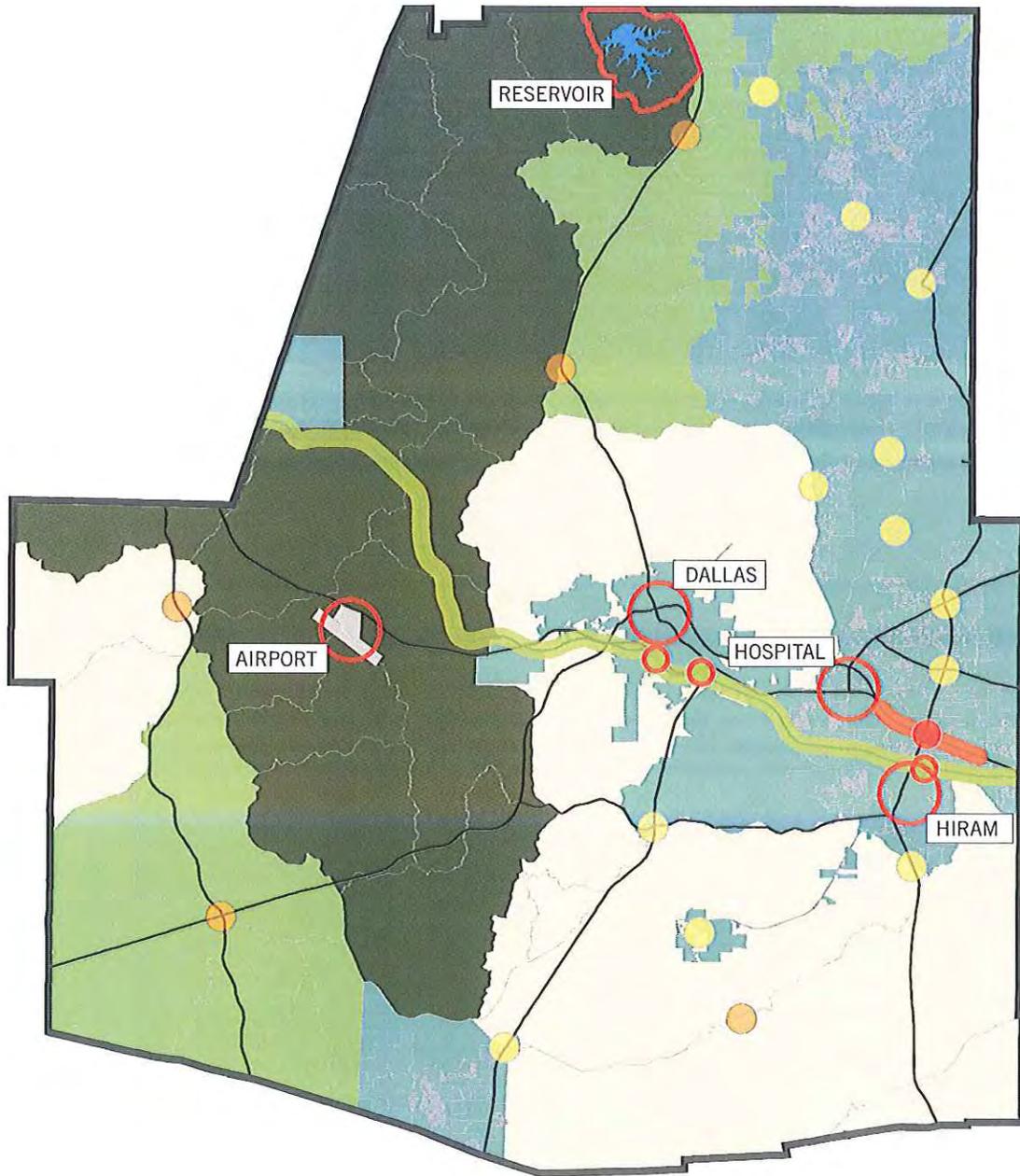
Table signs – Sign In and Displays 1 - 7

GC maps

Edited COM GOALS and NDS and OPPS Display

Existing copies of asset list

CHARACTER AREAS

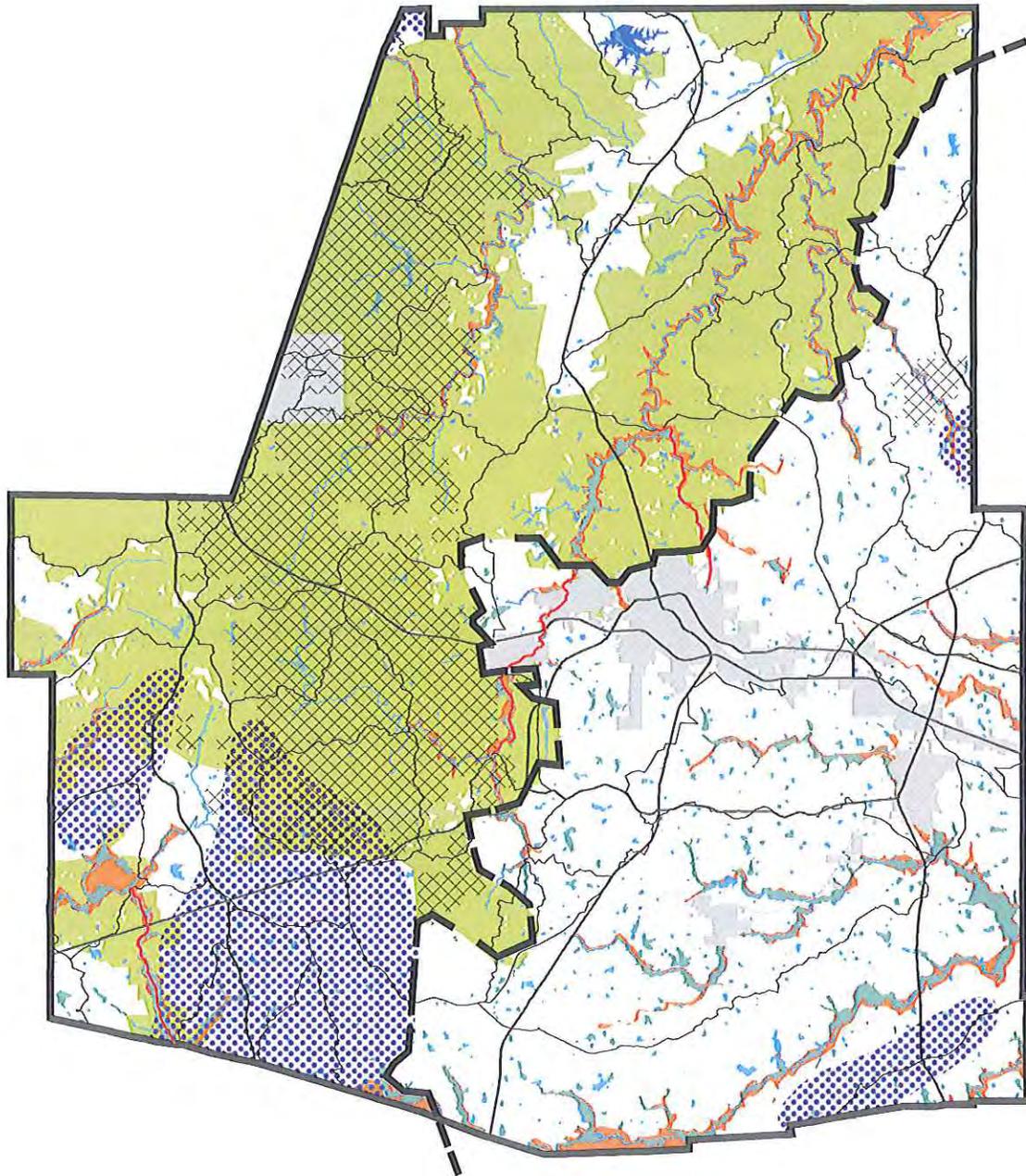


- CONSERVATION 1
- CONSERVATION 2
- RURAL RESIDENTIAL
- COMMUNITY RESIDENTIAL

- CORRIDORS
- CROSSROAD COMMUNITIES
- TARGET AREAS

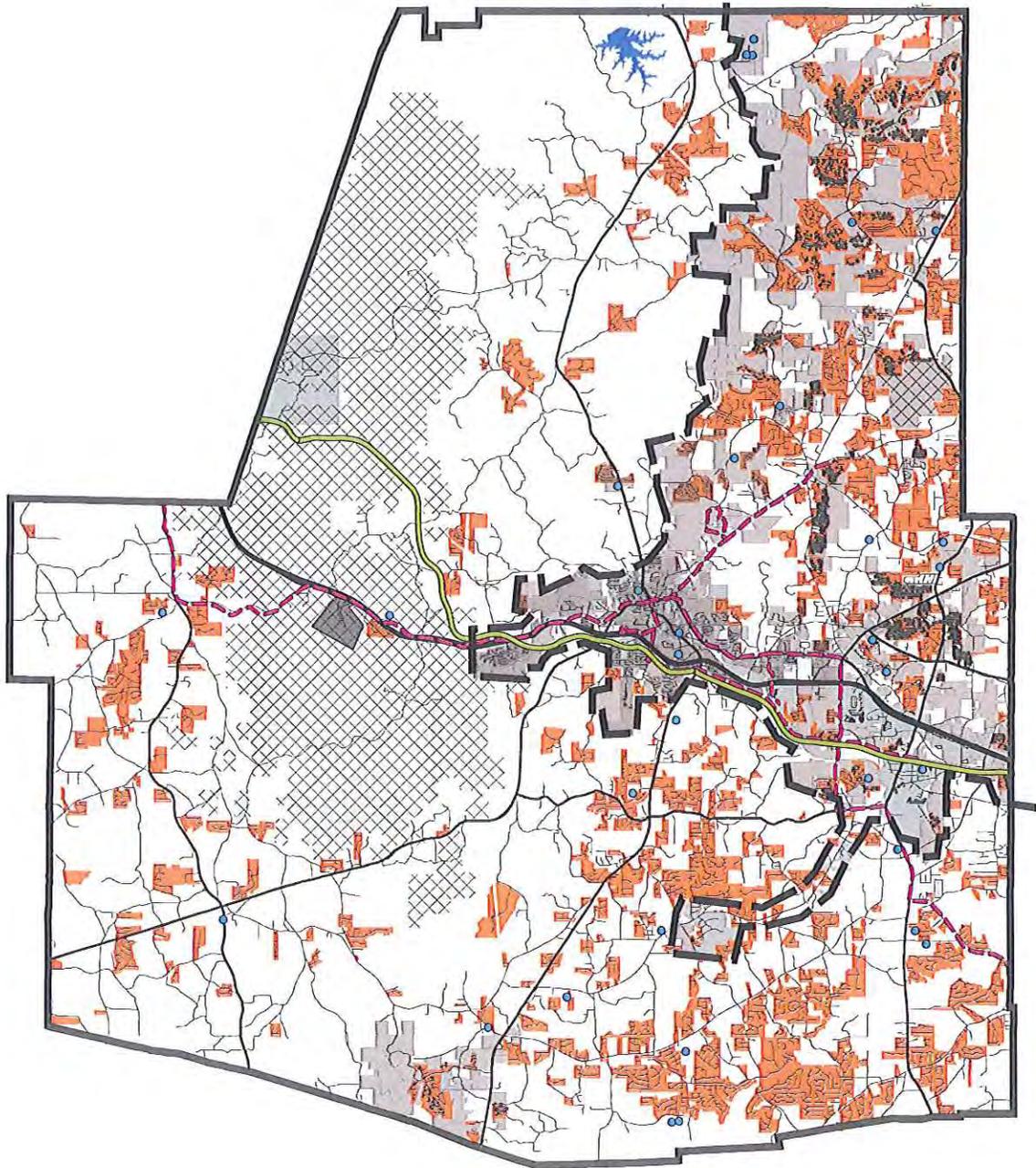
ENVIRONMENT

EXISTING CONDITIONS



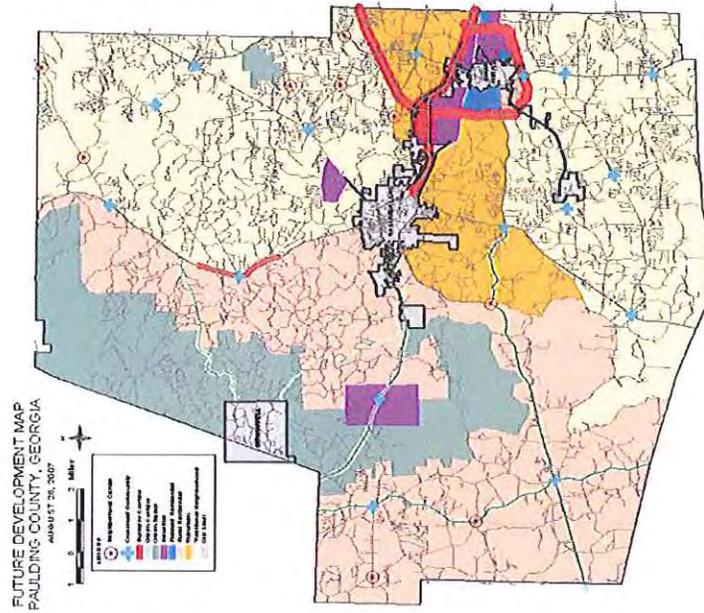
- | | |
|--|---|
|  HYDROLOGY AND WETLANDS |  PRIORITY ECOLOGICAL AREAS |
|  IMPAIRED STREAMS |  WMA / PAULDING FOREST |
|  GROUNDWATER RECHARGE |  MUNICIPALITIES |
|  FEMA FLOODPLAINS | |

INFRASTRUCTURE EXISTING CONDITIONS



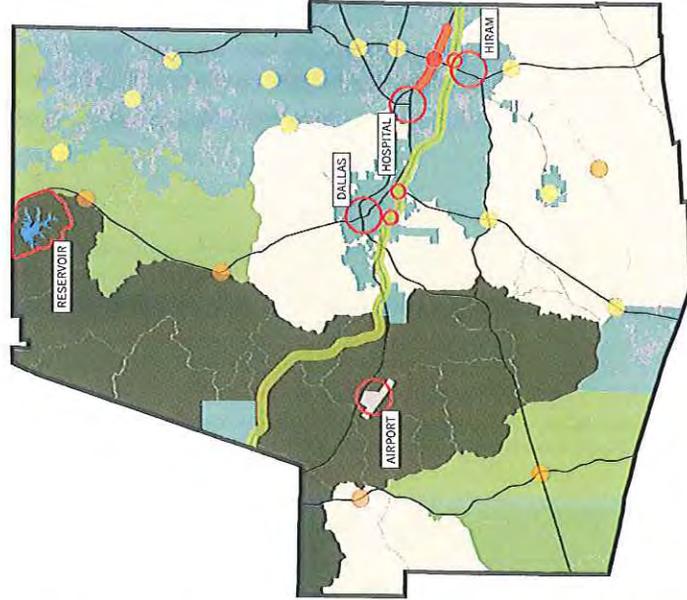
- ROAD NETWORK
- SILVER COMET TRAIL & PARKS
- FIBER NETWORK
- PARCELS SERVED BY SEWER
- SUBURBAN DEVELOPMENT
- SCHOOLS
- WMA / PAULDING FOREST

CURRENT AND EXISTING PLANS



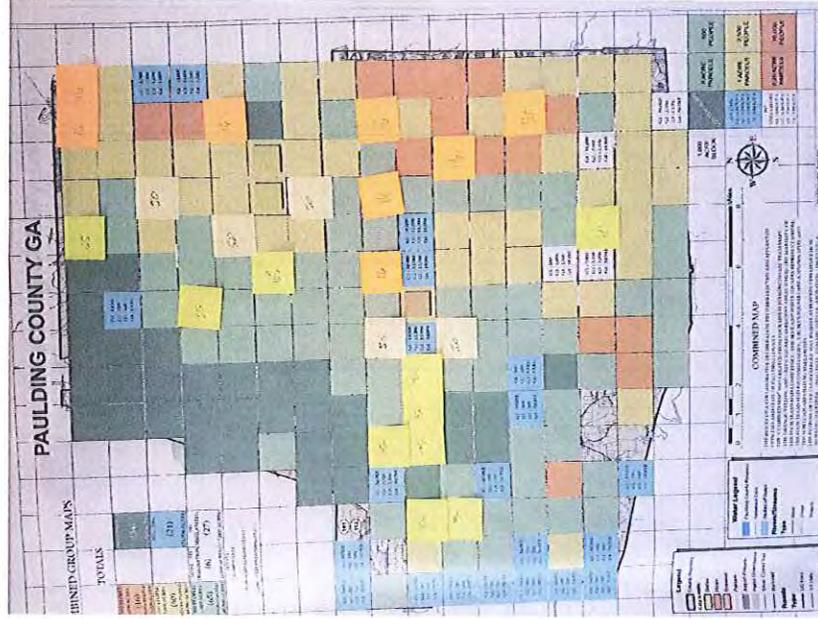
2007-2027

CHARACTER AREAS

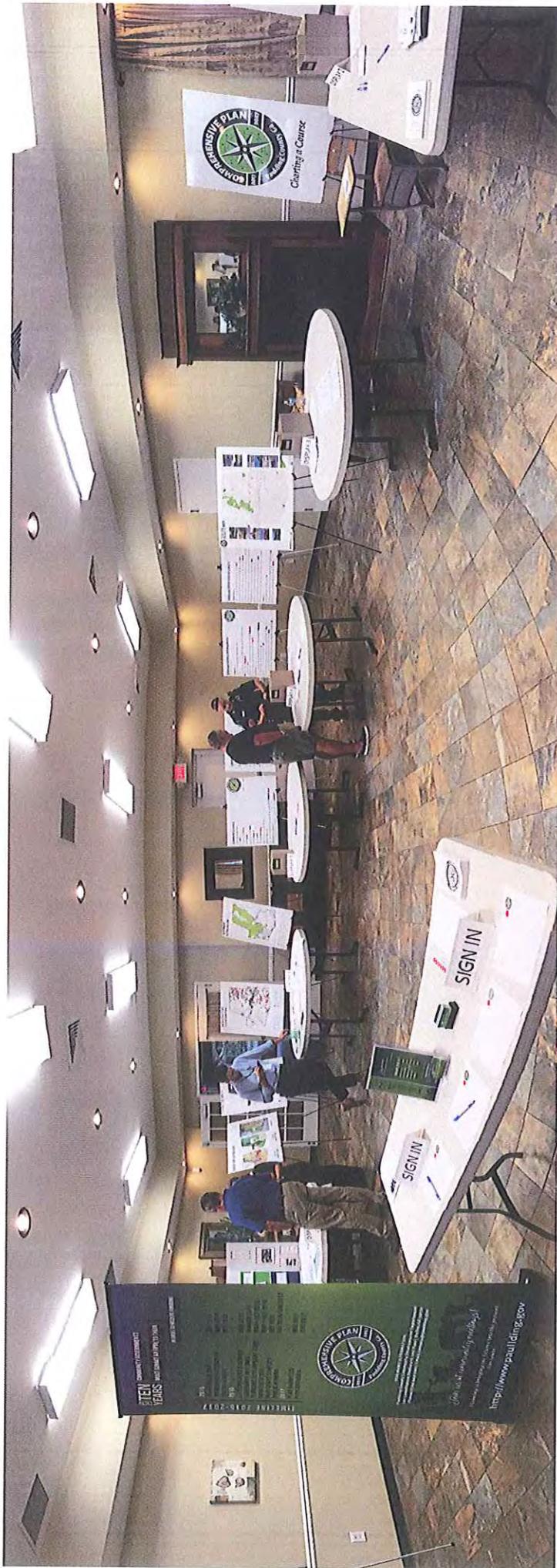


2016-2036

CHARACTER AREAS



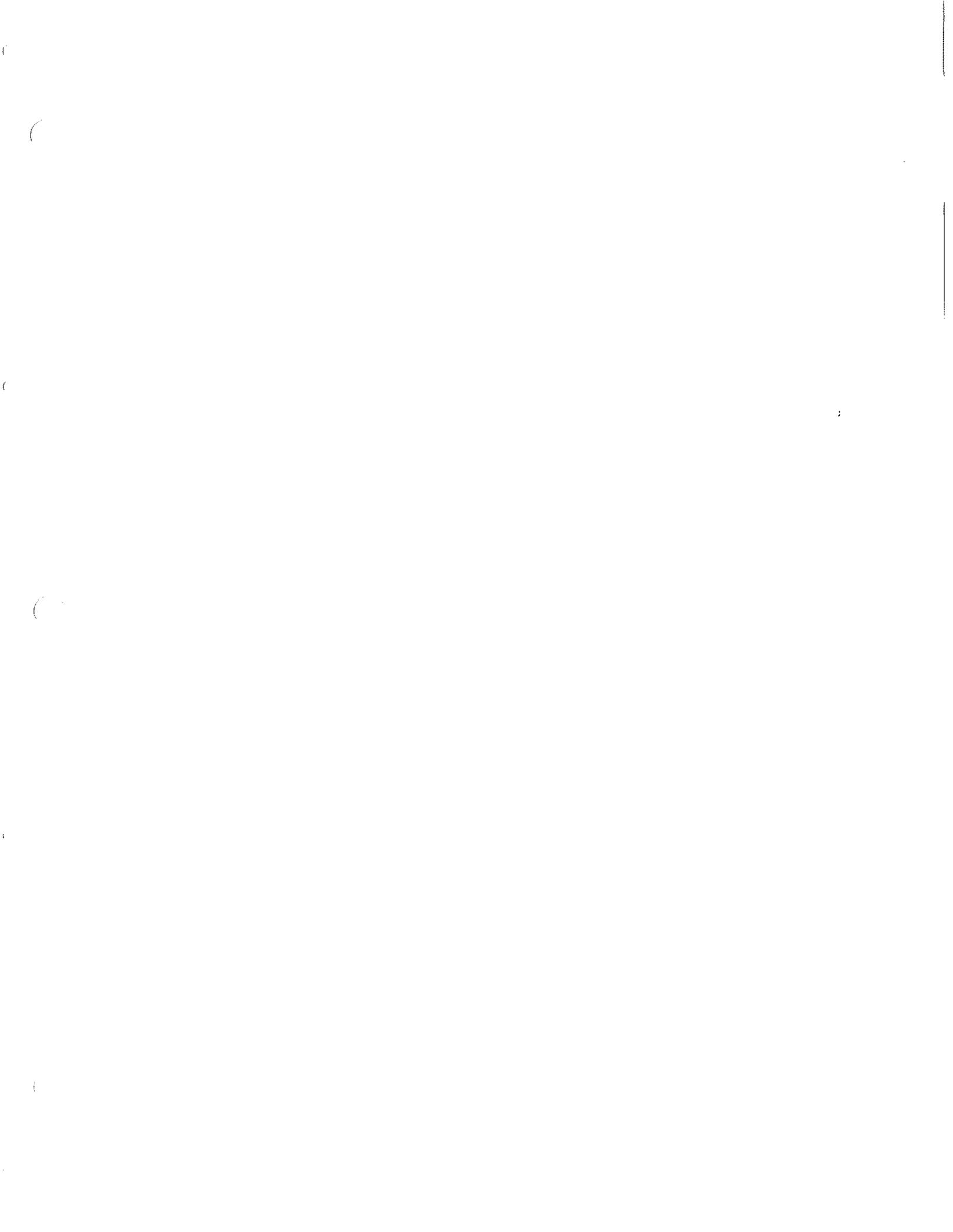
PLACING PEOPLE



10 TEN YEARS COMMUNITY ENGAGEMENT
THE CHANGING FACE OF PAULDING
PAULDING COUNTY, GEORGIA
2015-2017
IMAGINE 2018-2017
Join us at www.paulling.gov
<http://www.paulling.gov>

COMPREHENSIVE PLAN 2015-2017
Clearing a Course

SIGN IN



PUBLIC PARTICIPATION

D. Community Workshops

2. Workshop Details

Workshop #1 – August 11, 2016

Dallas Civic Center



Charting a Course

The Future of Paulding County Share Your Ideas @ Thursday Workshops

Paulding governments invite all citizens to interactive workshops about the



Charting a Course

Drop in 4PM – 7PM
and explore interactive displays

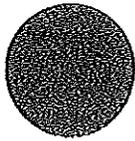
WORKSHOP 1

August 11, 2016
Dallas Civic Center
208 Main Street
Dallas, GA 30132

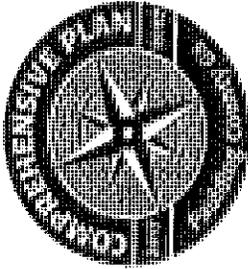


Sign-In Sheet

Public Meeting
Workshop #1



August 11, 2016 4pm to 7pm
Dallas Civic Center



Charting a Course

Name	Address	E-Mail	Phone/Fax
1 Citich Rann	2203 CHARLESTOWN PKY DALLAS TX 75217	CRANN@EDISONTEL.COM	710-505-2115
2 STEEF HURMAN	46 BINGHAM CT ACICBERT, GA 30101	ehutton@yahoo.com	678-591-6946
3 Deena Sarthopa	452 Somersby Dr Dallas TX 75217	dsarth11ppu217@ bellsouth.net	770 505 9959
4 Mi gel			
5 Kenn Swehla	121 East Springs St 115 Diane Ct. Dallas, TX 75217	kennswehla@gmail.com	404 710 4348
6 Shelley Hubbard	240 Constitution Dr Dallas, GA 30102	shubboard@dallas-ga.gov (dash)	404-723-4347
7 Chris Robinson		Crobison@floudbins.gov	770-493- 7601
8			
9			

COMMUNITY MEETING 1

August 11 - Dallas, GA

Attendees: 8

Input (from cards)

Display 1 - Where do you live?

Consider a community meeting in the Burnt Hickory area

Display 2 - What do you know?

25 Correct Answers

32 Wrong Answers

See attached roll up for details from individual meetings and collectively

Display 3 - What do you love? What would you add / what do you wish for?

LOVE

The Beauty

Gas Stations

Dave Carmicheal

Antique Stores

Cool Structures

Coke Factory

Coke Zero and Mountain Dew

Mountains and Fields

Awesome Schools

Roger Leggett

Animals

ADD

Add Creekside Golf Course

Add Bentwater Golf Course

WISH FOR

More auctions

Dollar General

Small doors

Beaches

More houses and people

Hollywood and more theaters

More lettuce and growers

Nature, Trees, Snakes and Land

Racetracks

Display 4 - Needs and Opportunities (SWOT)

STRENGTHS

NW Atlanta airport

Atlanta film studios

WEAKNESSES

Lake of interstate access
PRD: lot size of 8,000 sq ft minimum
No long term countywide agreed upon vision

NEEDS

RCR needs to add a business park
7 Hills area as an economic center
Expand the trail network of Bentwater to other areas of the county
Make the WMAs user friendly beyond hunters

OPPORTUNITIES

OTHER

Share link to info at community meetings so can share the info with friends
Put maps out on the Paulding.gov site so I can look at them and assess a little more
Give me a place to offer more comments after the meeting – on line

Display 5 – Community Goals

Access to WMAs
Attract daytime tourism
Upscale houses
Large lot development

Display 6 – Land Use Study

Images

PUBLIC PARTICIPATION

D. Community Workshops

2. Workshop Details

Workshop #2 – August 18, 2016

The Events Place (Hiram)



Charting a Course

The Future of Paulding County Share Your Ideas @ Thursday Workshops

Paulding governments invite all citizens to interactive workshops about the



Charting a Course

Drop in 4PM – 7PM
and explore interactive displays

WORKSHOP 2

August 18, 2016
Hiram Community Center
217 Main Street
Hiram, GA 30141

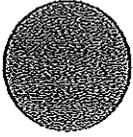
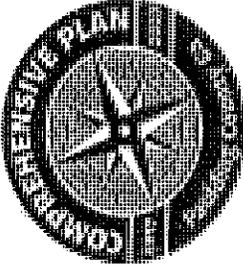


Join us at community meetings!

Sign-In Sheet

Public Meeting
Workshop #2

August 18, 2016 4pm to 7pm
The Events Place - Hiram



Charting a Course

	Name	Address	E-Mail	Phone/Fax
1	Frank Moran	310 Westchester Club Dr Hiram, GA 30141	fmoran@hiram-ga.gov	
2	Herb Heyner	1651 Knutside Circle Hiram, GA 30141	herbheyner@spand.com	770-377-9666
3	Barry Atkinson	217 Robin Street Hiram, GA 30141	batkinson@hiram-ga.gov	770-943-3726
4	Zachary Bandini	208 Winton Blvd Dallas GA 30157	zbandini@hiram-ga.gov Zach Atack Clewney@hiram-ga.gov	770-424-1810
5	Melissa Choswood	338 Thorn Tucket Dr. Rockingham 30153	mchoswood@hiram-ga.gov	(770) 943-3726
6	Tom VanDeCande	110 Colker Ct Douglasville 30134	tvandecande@hiram-ga.gov	(770) 943-3089
7	Lori Cirami	5084 Apple Orchard Rd Canton, GA 30115	LCIRAMI@BANNACALCO.COM	678-296-2915
8	Kathy Marshall	2208 Hollis Cir Dallas, GA 30157	mrs.kathy.marshall@gmail.com	770 714 6171

COMMUNITY MEETING 2

August 18 – Dallas, GA

Attendees: 8

Input (from cards)

Display 1 – Where do you live?

N/A

Display 2 - What do you know?

7 Correct Answers

26 Wrong Answers

See attached roll up for details from individual meetings and roll up of all

NOTE: only 3 questionnaires were collected

Display 3 – What do you feel are the 3 highest priority assets?

Roll Up From Cards Asking Attendees' to List Their Top 3 Assets

Veteran's Park

Ben Hill Strickland Park

Silver Comet Trail

Homer Leggett Park

Hounds Dog Park

Trees

Silver Comet Field/Airport

Marked as High Ranking on the Paulding County Asset List

Topography	1
Trees	11
Reservoir	11
Silver Comet Trail	1
Park System	11
Pumpkinvine Creek	1
Pickett's Mill Battlefield	1
Old Paulding County Courthouse	1
Burnt Hickory Park	1
Veteran's Park	1
White Oak Park	1
Kennesaw State	1
Georgia Highlands	1
Chattahoochee Tech	11
Silver Comet Field	1
Atlanta Film Studios	1
Wellstar Paulding Hospital	11
Rail Line Access	1
Vacant Land for Commercial Development	1

The Genealogical Center	1
Air Show	11
Savage Race	1
July 4 Celebration	1
Fiber Network Superiority	1
Hometown Feel	11
Proximity to Atlanta	1
Topography – rolling land and view of Atlanta	1

Other Input

- Add WMP Sheffield and Paulding (Sheck with someone else, could not read)
- Add RCR Park
- Add Ragsdale Inn
- Add Libraries
- Add Free Christmas Movies

Display 4 – Needs and Opportunities (SWOT)

STRENGTHS

- An airport that can be commercialized to attract jobs and provide alternatives Hartsfield/Jackson
- Revitalization opportunities in Hiram – but only a “strength” if continuing private/public investment to allow development per the Livable Centers Initiative (LCI)

WEAKNESSES

NEEDS

- Leverage airport commercialization

OPPORTUNITIES

OTHER

Display 5 – Community Goals

- Leverage airport commercialization

Display 6 – Land Use Study

PUBLIC PARTICIPATION

Community Workshops

Workshop #3 September 8, 2016

New Georgia Library



Charting a Course

PUBLIC PARTICIPATION

D. Community Workshops

2. Workshop Details

Workshop #3 - September 8, 2016

New Georgia Library



Charting a Course

The Future of Paulding County

Share Your Ideas @ Thursday Workshops

Paulding governments invite all citizens to interactive workshops about the



Charting a Course

Drop in 4PM – 7PM
and explore interactive displays

WORKSHOP 3

September 8, 2016
New Georgia Library
94 Ridge Road
Dallas, GA 30157



Sign-in sheet

Public Meeting
Workshop #3

September 8, 2016 4pm to 7pm
New Georgia Library

Georgia Meeting



Charting a Course

	Name	Address	E-Mail	Phone/Fax
1	ROSEMARY HEIRSCHART	VILLAGE (PAVILIONS)	RJHERR08@AOL.COM	✓
2	Burnell Paul	Douglasville (Pavilion)	burnellpaul229@gmail.com	✓
3	Celeste Pierce	Dallas	ceesee19@yahoo.com	✓
4	Maime Meadow	NWGR	jmeadows@nugrc.org	
5	Eric Wood	NWGR	ewood@nugrc.org	
6	Ethan Catham	NWGR	ecatham@nugrc.org	
7	Kecra Winters	Dallas	Kecra.winters@att.net	
8	Jamie Shaw	Douglasville	Ertejqk@Nv.Nom	✓
9	Rebecca Cwin	Douglasville	beckiepb256@aol.com	✓

tamea 630@gmail.com Tamea Cain II

jahnaincain@yahoo.com Johnai Cain III

qzizfadm@yahoo.com

loreoneill@gmail.com

Gene Harris 770 445 1794

770 344 7260

Sign-In Sheet

Public Meeting
Workshop #3

September 8, 2016 4pm to 7pm
New Georgia Library



Charting a Course

	Name	Address	E-Mail	Phone/Fax
10	Sue Wilkins	85 Ermer Way, Dalley 30157	swilkins@outlook.com	7627- 3785 ✓
11	Mike Wilkins	11111	fwtkame.com	770-627- 3785 ✓
12	Chris Robinson	Tuske, Ga 728 Mud Gower Rd	Crobinson@peulky.ga	770-443- 7601
13	Shirley Martin	151 Collins Rv in Lake Dallas GA 30157	amyassseen@msn.com	cell 678-451-9487
14	Fadma Aziz	2095 Ridge Rd Douglasville GA 30134	amber.robinson@680 @gmail.com	✓
15	Amber Robinson	224 Nottingham DR Douglasville GA 30134	timandjaneen12@bellsouth.net	✓
16	Jensen Wilkowski		MAUSIKMANA208@ bellsouth.net	✓
17	Adam Smith			✓
18				

Sign-sheet

Public Meeting
Workshop #3

September 8, 2016 4pm to 7pm

New Georgia Library



Charting a Course

	Name	Address	E-Mail	Phone/Fax
19	Josiah Patterson	Douglasville (paulling) 293 Beyond Creek Terrace Doug. 30134	snapperk10804@gmail.com	V
20	Doreen Coble	655 Gwyneth Woodstock, GA	Dscoble@att.net	V
21	Mark Stevens	24 Crabapple Trl	LKStevens@aol.com	4 5934898
22	Loree O'Neill	46 Birmingham Ct Acworth, GA 30101	loreoneill@gmail.com	—
23	Geoff Hutton	1757 completion lane Villa Rica, GA 30180	efhutton@yahoo.com	678.591.6940 V
24	Leah Neelony	1714 Lake Duff Rd	Leahneelony@gmail.com	V
25	Anna Hoover	156 Southland Park Hiram, GA 30144	Boho.yahoo.de at Gmail.com	V 404.748-8083
26	Tammy Walls	Douglasville (paulling)	babygirl17@gmail.com	V
27	Torrea Cain			

COMMUNITY MEETING 3

September 8, 2016 – New Georgia Library

Attendees: 26

Input (from cards)

Display 1 – Where do you live?

N/A

Display 2 - What do you know?

45 Correct Answers

152 Wrong Answers

See attached roll up for details from individual meetings and roll up of all

Display 3 – What do you feel are the 3 highest priority assets?

Roll Up From Cards Asking Attendees' to List Their Top 3 Assets

Movie Industry	11
Education, Culture, Art	1
Chattahoochee Tech	1111
Georgia Highlands	1
Land (Parks and Recreation)	1
WMA	11
Paulding Meadows	111
Parks	1
Taylor Farm Park	111111
Sweet Water Park	11
White Oak Park	11
Ben Hill Strickland Park	1
Sara Babb Park	111
Mr. Tabor Park	1
Sweetwater Creek Park	11
Trees	1
High Shoals Water Trail	11
Friendly People	1
Silver Comet Trail	1111111111
Community Events	1
Movies in the Park	1
Wellstar Paulding Hospital	1
Proximity to Atlanta	1
Hometown Feel	1

Marked as High Ranking on the Paulding County Asset List

LAND	
Topography	11111
Trees	111111111111
Reservoir	11111
Silver Comet Trail	1111111111111111
Park System	1111111
Ag Land	111
Trout Streams	11
Pumpkinvine Creek	1111
Raccoon Creek	11
Sweet Water Creek	11111111
HISTORIC	1 – All, All X New Hope
Pickett's Mill Battlefield	11111
New Hope Church	1
Trenches at Sara Babb	11
Old Paulding County Courthouse	11111
Dallas New Era	1
Hiram Railroad Depot	11
Faith Based Historic Buildings	1
RECREATION AND CULTURE	
Burnt Hickory Park	
Earl Duncan Park	11111
Mr. Tabor	11111
Samuel Braly Sports	11
Silver Comet – Passive – Trailheads	1111111111
Tara Drummond	111
Taylor Farm	11111111111
Veteran's Park	111
White Oak Park	11111111
McKoon	1
Sara Babb	11111
Ben Hill Strickland	11
Homer Leggett	11
Frog Golf Course	1
Creekside Golf and Country Club	
Bentwater Gold Club	11
Ridge Road Youth Association	1
Union Youth Association	1
Senior Citizen's Center	11
655 West	1
Indigo Falls Event	1
Rose Hall	1
High Shoals Water Fall	11

Dallas Theater – Civic Center	1111
Events Place – Hiram	11111
EDUCATION (Secondary)	
Kennesaw State	1111111
Georgia Highlands	11111
Chattahoochee Tech	111111111
ECONOMIC	
Silver Comet Field	11111
Atlanta Film Studios	111
Wellstar Paulding Hospital	11111111111
Rail Line Access	11
Vacant Land for Commercial Development	1
TOURISM	
The Genealogical Center	
Tritt	111
Loveless	1
Various Movie Locations	111111
EVENTS	
Paulding Meadows Festival	111111111
Air Show	111
Raccoon Creek Music Festival	111
Savage Race: Moon Farm	11
Dallas Car Show	1
Dallas Christmas Parade	11
Paulding Arts Annual Fair	1111
Food Truck Friday	11
July 4 Celebration	11111
Hiram Car Show	1
Hiram Tree Lighting	11
Taste of Hiram	1
Downtown Hiram Music Events	11
Movies in the Park	111
OTHER	
Fiber Network Superiority	1
Fine Arts Society	
Friendly People	1111
Hometown Feel	11111
Pauldingcounty.gov – geo-explorer	1
Proximity to Atlanta	111111
Topography – rolling land and view of Atlanta	11111

Other Input

Add splash pads to some of the parks

Wish there was more access to Pumpkinvine, Sweetwater and Raccoon Creek

Wish there was more information on the Battles of New Hope and Dallas

Add the Bentwater Natural Trail

We need to market Paulding County – I have lived here 12 years and don't know most of the items listed (on the PC Asset List)

Add the Flight 242 Marker at New Hope

Display 4 – Needs and Opportunities (SWOT)

STRENGTHS

Paulding NW Atlanta Airport

Movie studio

RCR

Education opportunities

WEAKNESSES

Lack of forward thinking

A disconnected road network with lack of access to the interstate

Drug problem becoming a huge problem

Lack of public transportation

Job opportunities

Jobs

Board of Education Schools

NEEDS

More mental health resources/ Some individuals are being released from Willow brook that are wandering on Ridge Road. They are not from Paulding but have no resources to get home

The county needs a public indoor swimming pool

More safety on trails

Any new or existing commercial construction should mesh with the surrounding area or buildings

Affordable housing

Widen Highway 61 between Dallas and Dallas-Nebo Road (as promised 15 yrs ago)

Need more programs or punishment like Douglasville

More programs to help educate people about the drug issue

More programs to help the families of addicts

More programs to help those addicted to drugs

Hiking in our part of Sweetwater Creek

Habitat for Humanity

Places for the Homeless

OPPORTUNITIES

Airport: Many beneficial reasons to have an airport in Paulding Co

bring more money in Paulding Co
more business tax dollars into PC instead of Atlanta
would help with traffic flow within the metro area
make it easier to get flights w/out travelling to Atlanta
bring more people to PC

RCR

Undeveloped land

3rd Army Road Interchange

Usage of Existing Building before new construction

OTHER

Add Zip Line like at Lanier Islands

Display 5 – Community Goals

ARC Transportation Plan

Reconcile I-75 3rd Army Interchange

Sewer connection @ southeastern (future development) corner

Reconcile ARC planned suburban residential w/rural residential in area
south of Hiram

Movie Industry

Expand the film studio

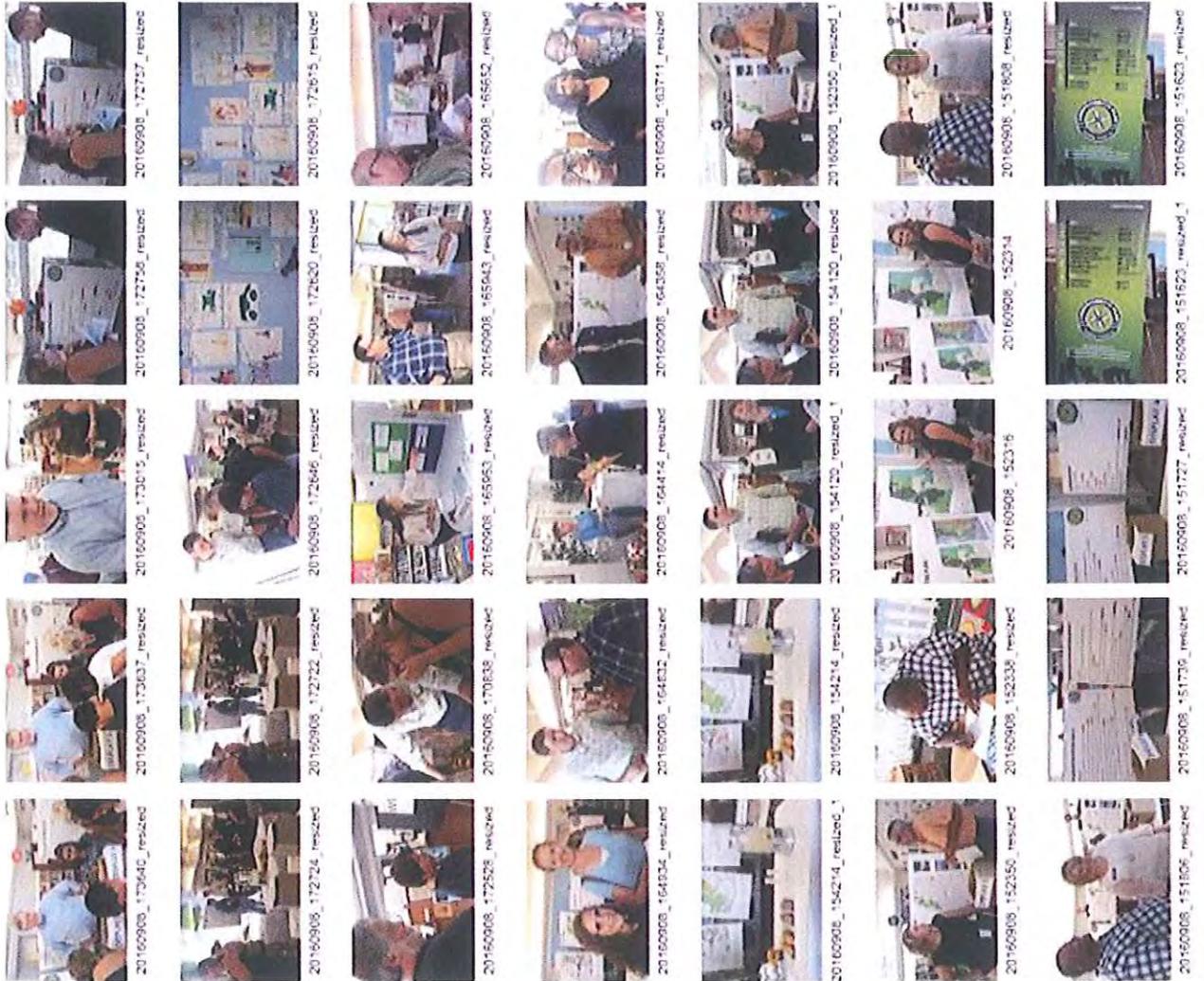
Support movie and T V show opportunities

Expand Communications in central Paulding County (Hitchcock Ridge Road)

ATT

Comcast

Display 6 – Land Use Study





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PUBLIC PARTICIPATION

D. Community Workshops

2. Workshop Details

Workshop #4 – September 15, 2016

Crossroads Library



Charting a Course

The Future of Paulding County Share Your Ideas @ Thursday Workshops

Paulding governments invite all citizens to interactive workshops about the



Charting a Course

Drop in 4PM – 7PM
and explore interactive displays

WORKSHOP 4

September 15, 2016
Crossroads Public Library
909 Harmony Grove Church RD
Acworth, GA 30101

ART CONTEST AWARDS PRESENTATION
6:30 PM

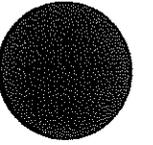
Art contest sponsored by the Paulding County Library System
and the Paulding County Community Development Department



Join us at community meetings!

Sign-In Sheet

Public Meeting
Workshop #4



September 15, 2016 4pm to 7pm
Crossroads Library

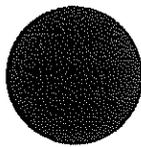


Charting a Course

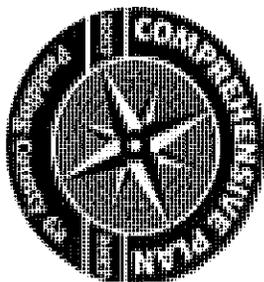
Name	Address	E-Mail	Phone/Fax
1 Aina Leuter		a.leuter@psdelling.k12.tx.us	
2 Dra Stuckey		dra@uqtr.net	
3 Kristy Greene		kristyg@wyr1.net	
4 Tanya Westbrook			
5 Kristen Milton		kristen@cgsl.net	
6 Tabatha Leavelle	170 Remington Ln	whisperring_105c@jphoenix.com	
7 Cherry Weddell	683 Crimmon Dr. Dallas, GA 30132	Weddell.Cherry@gmail.com	7596-1836
8 Angie Townsend	52 Sandaper Path Dallas GA		
9 Teanice Southall	741 Cheate Hill Dr. Dallas	teanamon@bellsouth.net	71605-8773

Sign-In Sheet

Public Meeting
Workshop #4



September 15, 2016 4pm to 7pm
Crossroads Library

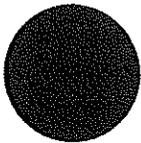


Charting a Course

	Name	Address	E-Mail	Phone/Fax
10	Marna Friedman		marna@marinafriedman.com	
11	Rita Roberts		r53roberts@yahoo.com	
12	Geo Huffman	46 Brinkman Ct Acworth, GA 30101	ghuffman@yahoo.com	
13	Cheryl Wood		cherylsw@roberts@hotmail.com	
14	Tosuna Irish	315 Summerfield Avenue Acworth GA 30101	tosuna@hotmail.com	
15	Kim Johns	105 Michael Ct Dallas GA 30157	kjohnsjms@att.net	
16	Kasie Levenet	303 Klatmshone King Dallas, GA 30157	klevenet@s-nelson.com	
17	Michelle Whittow	1156 Garsner Rd Hiram GA 30141	whittow-michelle@yahoo.com	
18	Amber Reed	17 Palena way Dallas GA 30157		

Sign-In Sheet

Public Meeting
Workshop #4



September 15, 2016 4pm to 7pm
Crossroads Library

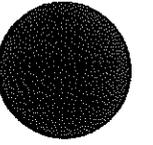


Charting a Course

	Name	Address	E-Mail	Phone/Fax
19	Josh Reed	" "		
20	Kaylee Reed Coryenne Reed Elysha Reed	" "		
21	Hutton Hughes	2902 Proffers Ruckley Rd Dallas GA 30157	hutton1979@gmail.com	
22	Bob Lawson	412 Summer Lake Cove Dallas Ga 30157		
23	Judith. Khan.	918 London Ln, Atlanta GA 30411	oedajudith@hotmail.com.	
24	Williams Family (Cats, Sybil, Shelby, Brecken)	7 Central Park Ln. Powder Spgs 30127		
25	Daniel T. Webb	225 Virgil Rd Dallas GA 75215	Rochelle@unc.edu	
26	Teresa Wall	70 Study Sp. North Dallas GA 75217	terwall@earthlink.net	
27	Cecelia Perry	1302 Legacy Pointe 20132	cperry@earthlink.net	678 522 1663

Sign-In Sheet

Public Meeting
Workshop #4



September 15, 2016 4pm to 7pm
Crossroads Library

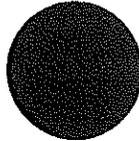


Charting a Course

Name	Address	E-Mail	Phone/Fax
28 Tony Crowe	7477 Westend Harrison	Tony Crowe & 26 @ Yahoo.com	
29 Kevin Gilbert	109 John Wesley St	Kevin Kevin @ WTHreSource.com	
30 Bella Winkowski	22 Paper Birch Ct	Juliet.winkose@gmail.com	
31 Karina Campos	172 Cellmore Ln.	skiguita@gmail.com	
32 Stephanie Roberts	832 Thomas Rd	taylor@comcast.net	
33 Kassie Munoz	27005 Rudy Dr.	kassie.munoz@comcast.net	
34 Emily Phillips	211 Westwood Dr	emilyp@comcast.net	
35 Sara Wickmer	2802 Tamms Blvd.	S.wickmer@parking.wtsga.us	
36 Stephanie Lehnert	1235 Fox Ridge Ct Dunn NC 270157	S.lehnert55@gmail.com	

Sign-In Sheet

Public Meeting
Workshop #4



September 15, 2016 4pm to 7pm
Crossroads Library



Charting a Course

Name	Address	E-Mail	Phone/Fax
37 Krish Steele	Burnt Hickory Elem.	KSteele@Building.k12.ga.us	678) 244-5839
38 Deborah White	371 Wilburin Trace Dulles GA 30132	alpedrite@gmail.com	770-529-4409
39 Pavi Tewksbury	WestGA Regional Library	pavt@wgrl.net	770-836-6711
40 Jenny Davis		Jenniladavis@gmail.com	1070743978
41			
42			
43			
44			
45			

COMMUNITY MEETING 4

September 15, 2016 – Crossroads Public Library

Attendees: 37 Signed In – 100+ Total Attendees

Input (from cards)

Display 1 – Where do you live?

N/A

Display 2 - What do you know?

54 Correct Answers

100 Incorrect Answers

See attached roll up for details from individual meetings and roll up of all

Quote offered by a mother to her daughter who expressed her concern about many wrong answers she got on the quiz: *“It’s not how many answers you get but how much you learned from taking the quiz.”*

Display 3 – What do you feel are the 3 highest priority assets?

Roll Up From Cards Asking Attendees’ to List Their Top 3 Assets

Mt. Tabor Park	1
Georgia Highlands	1
Pickett’s Mill Battlefield	1
Airport	1
Pumpkinvine Creek	1
Silver Comet Trail	1
Park System	1

Marked as High Ranking on the Paulding County Asset List

LAND

Topography	
Trees	1
Reservoir	1
Silver Comet Trail	1
Park System	1
Ag Land	
Trout Streams	
Pumpkinvine Creek	1
Raccoon Creek	
Sweet Water Creek	

HISTORIC

Pickett’s Mill Battlefield	1
New Hope Church	

Trenches at Sara Babb	1
The Little Red Schoolhouse	1
Old Paulding County Courthouse	
Dallas New Era	
Hiram Railroad Depot	
Faith Based Historic Buildings	
Confederate Tomb of the Unknown Soldier	1

RECREATION AND CULTURE

Burnt Hickory Park	1
Earl Duncan Park	1
Mr. Tabor	1
Samuel Braly Sports	
Silver Comet – Passive – Trailheads	
Tara Drummond	
Taylor Farm	1
Veteran’s Park	
White Oak Park	
McKoon	1
Sara Babb	
Ben Hill Strickland	
Homer Leggett	
Frog Golf Course	
Creekside Golf and Country Club	
Bentwater Gold Club	
Ridge Road Youth Association	
Union Youth Association	
Senior Citizen’s Center	
655 West	
Indigo Falls Event	
Rose Hall	
High Shoals Water Fall	
Dallas Theater – Civic Center	
Events Place – Hiram	

EDUCATION (Secondary)

Kennesaw State	1
Georgia Highlands	1
Chattahoochee Tech	1

ECONOMIC

Silver Comet Field	1
Atlanta Film Studios	1
Wellstar Paulding Hospital	1
Rail Line Access	1

Vacant Land for Commercial Development

TOURISM

The Genealogical Center	1
Tritt	1
Loveless	1
Various Movie Locations	1

EVENTS

Paulding Meadows Festival	
Air Show	
Raccoon Creek Music Festival	
Savage Race: Moon Farm	
Dallas Car Show	1
Dallas Christmas Parade	1
Paulding Arts Annual Fair	
Food Truck Friday	
July 4 Celebration	
Hiram Car Show	1
Hiram Tree Lighting	1
Taste of Hiram	1
Downtown Hiram Music Events	
Movies in the Park	

OTHER

Fiber Network Superiority	
Fine Arts Society	1
Friendly People	1
Hometown Feel	1
Pauldingcounty.gov – geo-explorer	1
People choosing Paulding	1
Rapid growth rate	1
Proximity to Atlanta	1
Topography – rolling land and view of Atlanta	1

Other Input

Display 4 – Needs and Opportunities (SWOT)

STRENGTHS

WEAKNESSES

NEEDS

OPPORTUNITIES

Airport

OTHER

Add Zip Line like at Lanier Islands

Display 5 - Community Goals

ARC Transportation Plan

Reconcile I-75 3rd Army Interchange

Sewer connection @ southeastern (future development) corner

Reconcile ARC planned suburban residential w/rural residential in area south of Hiram

Movie Industry

Expand the film studio

Support movie and T V show opportunities

Expand Communications in central Paulding County (Hitchcock Ridge Road)

ATT

Comcast



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20160915_184331_resized



20160915_184317_resized



20160915_184315_resized



20160915_184312_resized



20160915_184240_resized



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PUBLIC PARTICIPATION

D. Community Workshops

3. Summary



Charting a Course

PUBLIC INPUT

COMMUNITY WORKSHOPS

August 11 - Dallas

August 18 - Hiram

September 8 - New Georgia Library

September 15 - Crossroads Library

OUTREACH

Insert Statement

PROCESS

Insert Org Charts

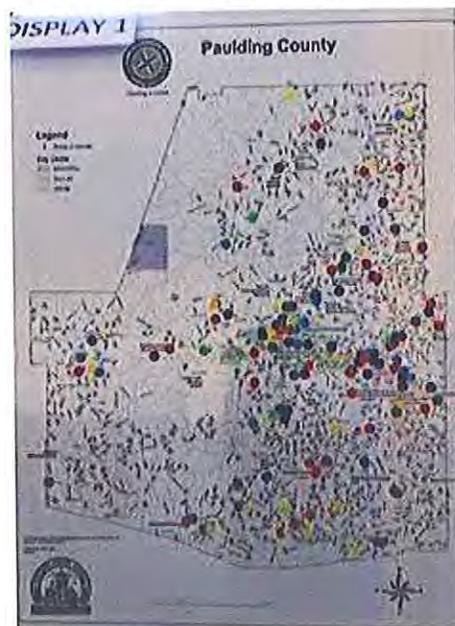
OUTCOME

Between 150 and 200 Paulding citizens attended four community workshops. Attendees learned about the county, offering their feedback and input via six interactive displays manned by members of the multi jurisdictional workgroup and consultants assembled by the Paulding County Community Development Department to complete the 2017 Paulding County Comprehensive Plan. A seventh display offered information about the Richland Creek Reservoir project.

Total Number of Attendees: $8 + 8 + 26 + 100 = 142 + \text{Staff} + \text{MJW} = 150+$

What follows is a roll up of feedback and input from Paulding citizens at the Community Workshops. The information will be shared with and used to complete the Com Plan.

An overview of the interactive displays and citizen feedback is represented below.



Display 1 - Where do you live?

Attendees were asked to record the location of their home or business on a large Paulding County Map.

Also represented on the map are members of the Comp Plan Stakedholder Committee and other citizens who have been introduced to the planning process.

Display 2 - What do you know?

Display 2 was called "Pondering Paulding". Attendees took a quiz, composed of data-based questions. The planning team gained a sense of what citizens knew about the county and citizens gained knowledge about their community.



QUESTION	ANSWERS (choose one)	
1. How big is Paulding County? Land Mass in square miles	a. 298.7 square miles b. 345.9 square miles	c. 312.22 square miles d. 450.00 square miles
2. How big is Paulding County Compared to Georgia's other 159 Counties	a. 83 rd b. 108 th	c. 112 th d. 95 th
3. How many people live in Paulding County (2015)	a. 120,325 b. 152,238	c. 156,723 d. 176,342
4. What is Paulding's population rank in Georgia (2014)	a. 10 th b. 19 th	c. 15 th d. 7 th
5. What was Paulding's population growth rate 2000-2014 Compared to Georgia's other 159 Counties	a. 2 nd b. 10 th	c. 6 th d. 12 th
6. Percentage of citizens with high school/college degrees? High School Degree___/___Bachelor's Degree +	a. 89%/23% b. 80%/20%	c. 60%/10% d. 94%/27%
7. What is the number of housing units of all types? (2015)	a. 45,678 b. 53,948	c. 39,121 d. 65,760
8. What is the median value of owner-occupied housing? (2010 - 2014)	a. \$156,434 b. \$124,323	c. \$135,242 d. \$131,800
9. What is Paulding's median household income? (2010- 2014)	a. \$62,010 b. \$44,800	c. \$61,153 d. \$55,600
10. What is the percentage of Paulding citizens who commute to jobs outside the county?	a. 62% b. 75%	c. 54% d. 34%
11. How many total hours did citizens spend commuting?	a. 160 Hours b. 120Hours	c. 96 Hours d. 180 hours

148 Correct Answers

292 Incorrect Answers

See attached roll up for details.

An assessment of the results indicate that community workshop attendees have a strong understanding or sense of their community, particularly when it comes to data-specific information such as:

Land mass
Population

Housing Units
Growth Patterns

A majority of attendees were realistic about the following:

Median value of owner-occupied housing
Levels of education attained by Paulding citizens

On questions related to the job market, attendees' answers indicated that knew the following:

- A high percentage of Paulding workers work outside the county
- Paulding workers have long commutes to work

The one question where citizens showed the most disparity between the facts and their perceptions was:

Median household income

A majority of attendees believe that the median household income in Paulding is lower than the reality - by approximately 82%.

Display 3 - What do you feel are the 3 highest priority assets?

At Display 3, attendees were asked to review a comprehensive list of Paulding County assets listed under eight headings, acknowledging the assets they deemed most important to the community.



The results of the survey showed a number of highly valued assets. However, the significant take away from attendees was that Paulding citizens enjoy a diverse selection of assets and care most about those assets that enhance their quality of life.

Top 3 Assets

At workshops 2-4 a second input was requested of attendees when they were asked to record, on a separate piece of paper, the three assets "they loved the most" as well as any assets left off the list.

1, Silver Comet Trail

111111111111

2. Parks	111
Taylor Farm Park	111111
Sara Babb Park	111
Sweet Water Park	111
Ben Hill Strickland Park	11
White Oak Park	11
Mt. Tabor Park	11
Homer Leggett Park	1
Hounds Dog Park	1
Veterans Park	1
3. Chattahoochee Tech	1111

Other Assets on Attendees "Top 3" List

Paulding Meadows	111	Pickett's Mill Battlefield	1
Movie Industry	11	Education, Culture, Art	1
WMA	11	Wellstar Paulding Hospital	1
High Shoals Water Trail	11	Community Events	1
Trees	11	Movies in the Park	1
Georgia Highlands	11	Friendly People	1
Silver Comet Field	11	Proximity to Atlanta	1
Pumpkinvine Creek	1	Hometown Feel	1

Marked as High Ranking on the Paulding County Asset List

LAND - 75

Topography	111111
Trees	1111111111111111
Reservoir	11111111
Silver Comet Trail	111111111111111111
Park System	1111111111
Ag Land	111
Trout Streams	11
Pumpkinvine Creek	11111
Raccoon Creek	11
Sweet Water Creek	11111111

HISTORIC - 23

Pickett's Mill Battlefield	11111111
New Hope Church	1
Trenches at Sara Babb	111
Little Red Schoolhouse	1
Old Paulding County Courthouse	111111
Dallas New Era	1
Hiram Railroad Depot	11
Faith Based Historic Buildings	1
Confederate Tomb of the Unknown Soldier	1

RECREATION AND CULTURE - 85 (63 Parks)

Burnt Hickory Park	11
Earl Duncan Park	111111
Mt. Tabor	111111
Samuel Braly Sports	11
Silver Comet - Passive - Trailheads	111111111
Tara Drummond	111
Taylor Farm	11111111111
Veteran's Park	1111
White Oak Park	111111111
McKoon	11
Sara Babb	11111
Ben Hill Strickland	11
Homer Leggett	11
Frog Golf Course	1
Creekside Golf and Country Club	1
Bentwater Gold Club	11
Ridge Road Youth Association	1
Union Youth Association	1
Senior Citizen's Center	11
655 West	1
Indigo Falls Event	1
Rose Hall	1
High Shoals Water Fall	11
Dallas Theater - Civic Center	1111
Events Place - Hiram	11111

EDUCATION (Secondary) - 28

Kennesaw State	111111111
Georgia Highlands	1111111
Chattahoochee Tech	111111111111

ECONOMIC - 32

Silver Comet Field	1111111
Atlanta Film Studios	11111
Wellstar Paulding Hospital	11111111111111
Rail Line Access	1111
Vacant Land for Commercial Development	11

TOURISM - 15

The Genealogical Center	11
Tritt	1111
Loveless	11
Various Movie Locations	1111111

EVENTS - 49	
Paulding Meadows Festival	111111111
Air Show	11111
Raccoon Creek Music Festival	111
Savage Race: Moon Farm	111
Dallas Car Show	11
Dallas Christmas Parade	111
Paulding Arts Annual Fair	1111
Food Truck Friday	11
July 4 Celebration	111111
Hiram Car Show	11
Hiram Tree Lighting	111
Taste of Hiram	11
Downtown Hiram Music Events	11
Movies in the Park	111

OTHER - 36	
Fiber Network Superiority	11
Fine Arts Society	11
Friendly People	11111
Hometown Feel	11111111
Pauldingcounty.gov - geo-explorer	11
People Choosing Paulding	1
Rapid Growth Rate	1
Proximity to Atlanta	11111111
Topography - rolling land and view of Atlanta	1111111

Additional Input

- Add WMP Sheffield and Paulding (Check w/ someone else as could not read)
- Add RCR Park
- Add Ragsdale Inn
- Add Libraries
- Add Bentwater Natural Trail
- Add Flight 242 Marker at New Hope
- Add Christmas movies
- Wish there was more access to Pumpkinvine, Sweetwater and Raccoon Creek
- Wish there was more information on the Battles of New Hope and Dallas
- We need to market Paulding County - I have lived here 12 years and don't know most of the items listed (on the PC Asset List)

Display 4 and 5 - Needs and Opportunities (SWOT) and Community Goals

Displays 4 and 5 are significant. The Georgia Department of Community Affairs (DCA) lists 21 elements in their comprehensive planning process - 8 mandatory elements and 13 optional elements. Of the mandatory elements, three are required to be completed by every community.

1. Community Goals
2. Needs and Opportunities (Identified through a public SWOT assessment)
3. Work Program

Display 4 was developed to ensure public input into the SWOT assessment, necessary to complete the needs and opportunities and community goals elements of the plan.

A list of SWOT line items was originally created in a 2014 Paulding County Leadership Workshop. The list was revised and confirmed by the Multi-Jurisdictional Workgroup in 2015. A Stakeholder Committee, formed in 2016 to support planning process offered their input toward a third version of the list of SWOT line items which were subsequently used in Display 4 of all 4 community workshops.

Attendees were asked to mark the most important items on the SWOT list and the results are as follows:

INSERT 2 Needs and Opps PHOTOS and ROLL UPS (Graph)

In addition, attendees were encouraged to leave comments or input should they wish to offer points of emphasis. Or additional recommendations:

Written input related to Needs and Opportunities:

STRENGTHS

Paulding NW Atlanta Airport

Movie studio

RCR

Education opportunities

An airport that can be commercialized to attract jobs and alternatives to

Hartsfield/Jackson

Revitalization opportunities in Hiram – but only a strength if continuing public/private investment for development per the Livable Centers Initiative (LCI)

WEAKNESSES

Lack of forward thinking

A disconnected road network with lack of access to the interstate

Drug problem becoming a huge problem

Lack of public transportation

Job opportunities

Jobs

Board of Education Schools

NEEDS

More mental health resources/ Some individuals are being released from Willow brook that are wandering on Ridge Road. They are not from Paulding but have no resources to get home
The county needs a public indoor swimming pool
More safety on trails
Any new or existing commercial construction should mesh with the surrounding area or buildings
Affordable housing
Widen Highway 61 between Dallas and Dallas-Nebo Road (as promised 15 yrs ago)
Need more programs or punishment like Douglasville
More programs to help educate people about the drug issue
More programs to help the families of addicts
More programs to help those addicted to drugs
Hiking in our part of Sweetwater Creek
Habitat for Humanity
Places for the Homeless
Splash pads to some of the parks
Zip Line like at Lake Lanier
Leverage airport commercialization

OPPORTUNITIES

Airport: Many beneficial reasons to have an airport in Paulding Co
Bring more money into Paulding Co
More business tax dollars into PC instead of Atlanta
Help with traffic flow within the metro area
Make it easier to get flights w/out travelling to Atlanta
Bring more people to PC

RCR
Undeveloped land
3rd Army Road Interchange
Usage of Existing Building before new construction

INSERT 2 Community Goals PHOTOS and ROLL UPS (Graph)

In addition, attendees were encouraged to leave comments or input should they wish to offer points of emphasis or additional recommendations.

Written input related to Community Goals:

ARC Transportation Plan
Reconcile I-75 3rd Army Interchange
Sewer connection @ southeastern (future development) corner
Reconcile ARC planned suburban residential w/rural residential in area south of Hiram
Movie Industry
Expand the film studio

Support movie and T V show opportunities
Expand Communications in central Paulding County (Hitchcock Ridge Road)
ATT
Comcast

Display 6 – Land Use Study

Insert language about the Georgia Conservancy
Insert maps and a sample questionnaire

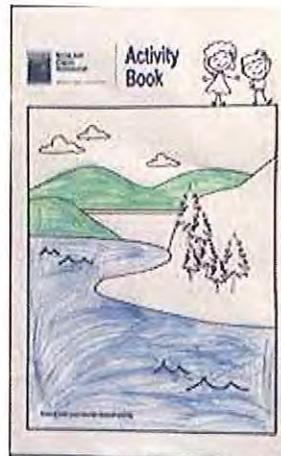
Display 7 – Richland Creek Reservoir

Representatives from the Richland Creed Reservoir team were available to talk with citizens about the project.

Learn More



The Richland Creek Reservoir will supply up to three billion gallons of drinking water to existing and future populations in Paulding County. Visit www.rcrwater.com to learn more about the Richland Creek Reservoir.



Water-resources themed coloring and game books were available to next generation Paulding residents who attended the workshops with their parents.

SUMMARY

A Community Involvement Plan, adopted by the MJW in February 2016 outlines a series of actions and initiatives designed to involve Paulding County citizens in the development of the 2017 Comprehensive Plan.

	2015 - 2016								2017						
	M A R	O C T	F E B	M A R	A P R	M A Y	A U G	D E C	J	F	M	A	M	J	J
Agency Coordination															
CIP Finalized			X												
Stakeholder Committee Approved and Contacted			X												
Stakeholder Meetings				X			X	X							
Stakeholder Committee Communications															
Marketing: Water Bills, Poster Displays, TV, Local News Media, Presentations to Business and Civic Organizations					X	X	X	X	X	X	X	X	X	X	
Public Meetings		X					X	X							
Art Contest							X								
Media and Mailings					X		X	X							
Remote Info Displays						X									
DRAFT Plan Available to Public								X	X						
Plan Submitted to NWGaRC											X				
Plan Adopted														X	
Plan Implementation Begins															X

Information collected from citizens as part of each CIP initiative is consolidated and assessed by the Multi-Jurisdictional Workgroup and outside experts as they draft the comp plan October - December 2016.



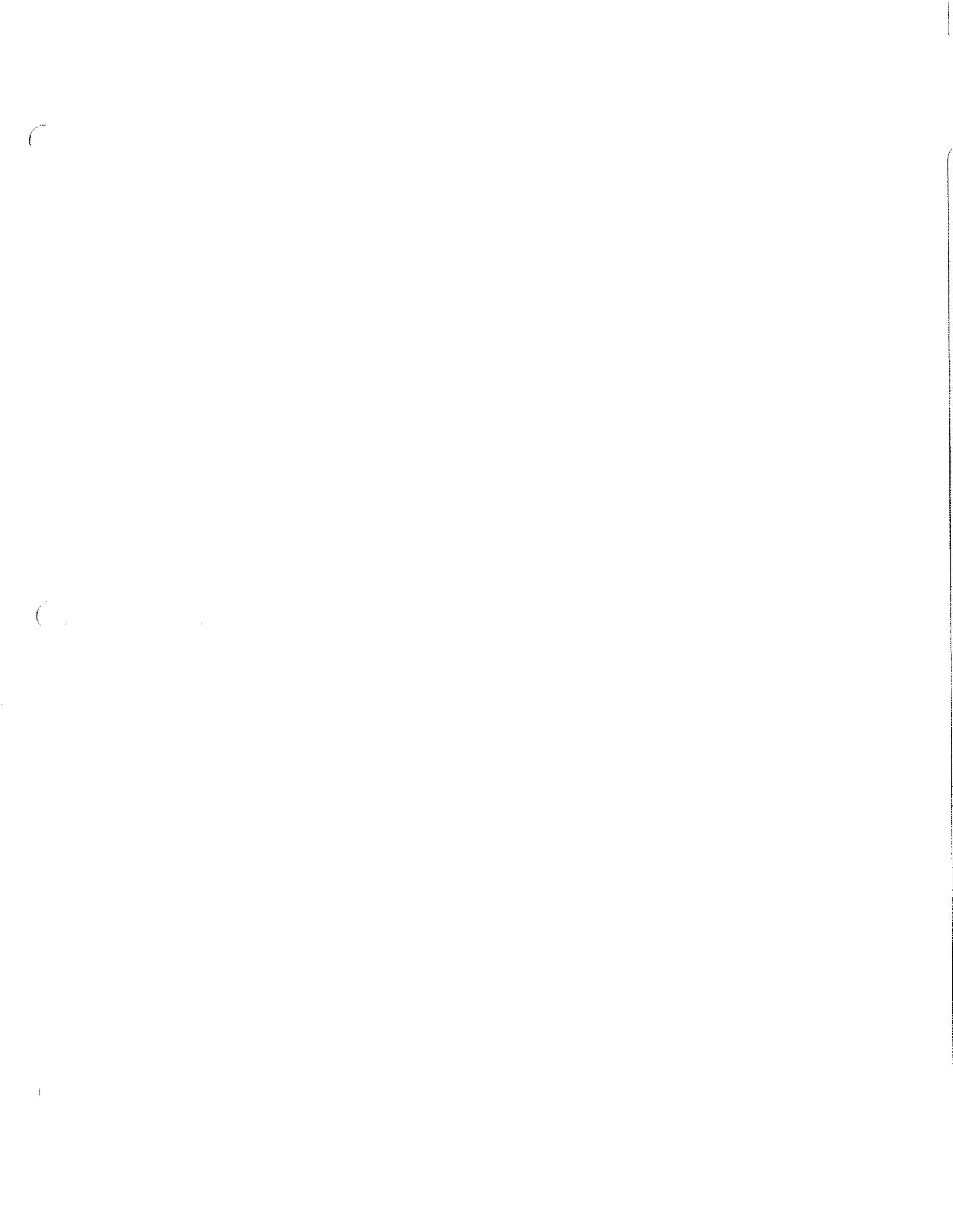
PUBLIC PARTICIPATION

E. Media & Other Public Participation

1. Website & Social Media
2. Art Contest
3. Presentations
4. News Articles



Charting a Course



PUBLIC PARTICIPATION

E. Media & Other Public Participation

1. Website & Social Media



Charting a Course

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Paulding County Comprehensive Plan

Introduction

Paulding County has begun the process of updating its Comprehensive Plan along with the Cities of Dallas, Hiram and Braswell. In the interest of providing healthy and economically vibrant communities that are vital to the state's economic prosperity, the State of Georgia requires all local jurisdictions to coordinate and conduct comprehensive planning duties through the Georgia Planning Act of 1989. The theme of the 2017-2027 Plan Update is "Charting a Course" as the plan seeks to ensure that future development is handled in a way compatible with the best interests of the community.

Join Us

[Workshop Dates](#)

Articles of Interest

[Community Planning](#)

[Comp Plan Presentation 7-25-16](#)

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Promote



Liked Following Share

Add a Button



Write something...

Share a photo or video

Advertise your business

Get phone calls

Get messages

Help people find your business

Create an event

Create an offer

Write a note

See All

This Week

0 Post Reach

0 Website Clicks

0 Check-ins



Grow Your Business With an Ongoing Promotion

Facebook will automatically promote your business to the right people for the best results. Reach more people in your local community for \$35 a month.

Get Started

See All

Photos

Public & Government Services in Dallas, Georgia

66 likes 0 this week

67 follows

See Pages Feed
Posts from Pages you've liked as your Page

Community

Invite your friends to like this Page

66 people like this

67 people follow this

About

See All



Campbell Pkwy

Promote your business locally to lead people directly to 240 Constitution Blvd, 2nd Floor.

Promote Local Business

240 Constitution Blvd, 2nd Floor
Dallas, Georgia, GA 30132

(770) 443-7601

Send Message

http://www.paulding.g...

Promote Website

Public & Government Services

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Upcoming Events



No upcoming events

Make it easy for people to find your next event. Create it on Facebook.

Create Event

See All

Reviews

Paulding Comprehensive Plan Update has no reviews yet.



Tell people what you think

See All

Posts



Paulding Comprehensive Plan Update

March 22 ·

Paulding County staff, in collaboration with the cities of Dallas, Hiram and Braswell, the School District, Chamber of Commerce and Economic Development, has been working for over two years to update the Comprehensive Plan. This plan is a compass for guiding planning and development in Paulding County and its relationship to the region, the state and nation. There has been a great deal of input from our community thus far and staff is ready to present a draft of the Community Goals, Needs and Opportunities, Work Program and support materials. Please take some time to review this draft information and provide your feedback.

<http://www.paulding.gov/index.aspx?nid=1127>

Paulding County, GA - Paulding County Comprehensive Plan

+myConnections: Engage your community - connect to news, events and information you care about. View more information...

Chat (Off)

Like Comment Share

James Wilson

Chronological

3 shares



Scott Munczenski I'm going to read it
Like · Reply · Message · 1 · March 22 at 4:06pm



Write a comment...
Press Enter to post.



Paulding Comprehensive Plan Update
February 15 ·

The West Georgia Neighbor article about Economic Development Study

http://www.mdjonline.com/.../article_f4b46c50-f22d-11e6-ad12-...



Study: Emphasis on tourism and highways increases Paulding job chances

Bob Gray recalled he had to look hard to find the downtowns of Dallas and Hiram because signage pointing to those areas was not very prominent.

MDJONLINE.COM

428 people reached

Boost Post

Like Comment Share

Scott Munczenski, Johanna McCrehan and Christopher Bragg

2 shares



Write a comment...
Press Enter to post.

See All

See More



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Paulding Comprehensive Plan Update

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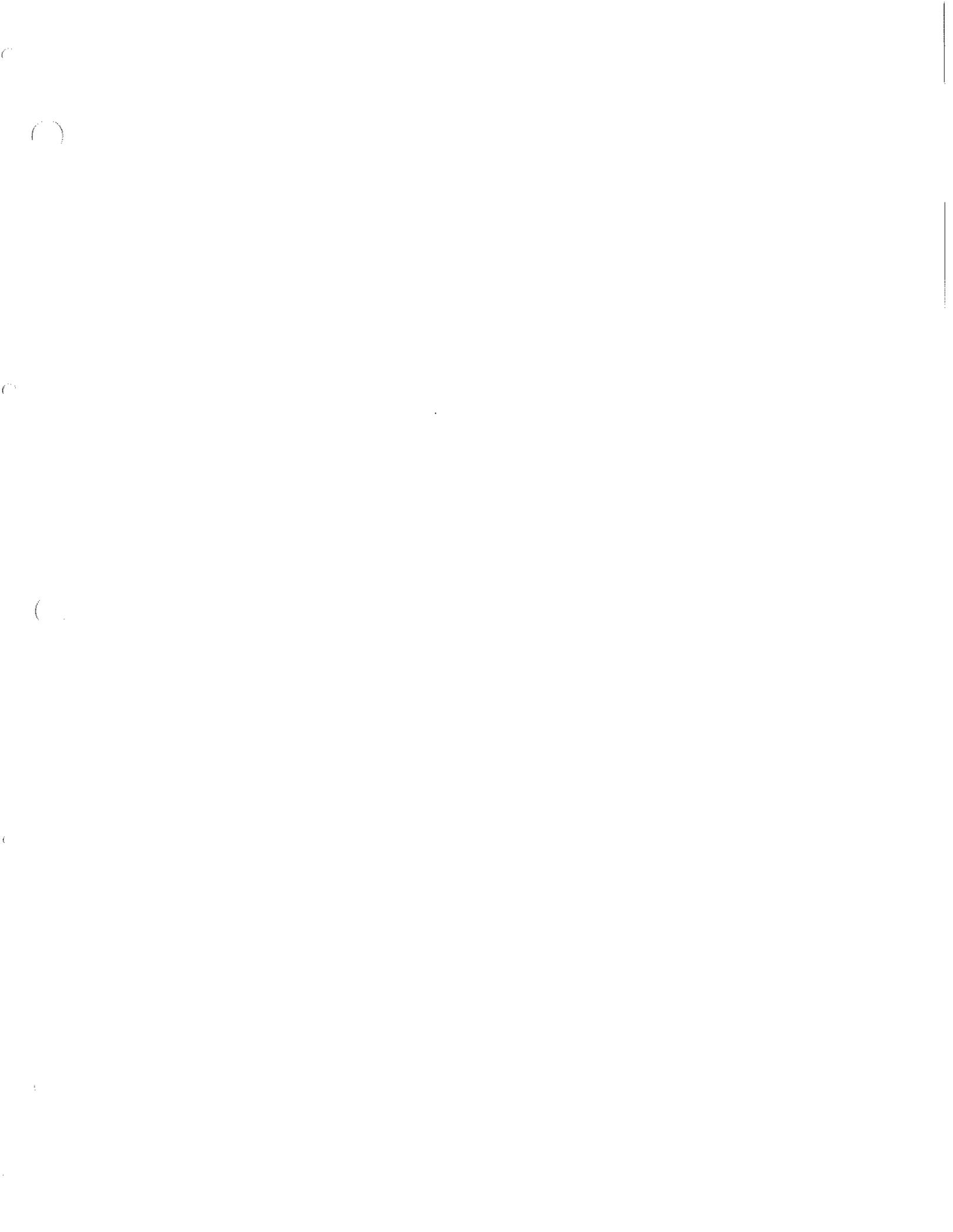
Reviews

Likes

Videos

Posts

remote



PUBLIC PARTICIPATION

E. Media & Other Public Participation

2. Art Contest



Charting a Course

ART CONTEST

Kindergarten → 5th Grade

August 15 - August 26

This contest is in conjunction with the
**Paulding County
Comprehensive Planning
process**

that, from October 2015 to June 2017,
is charting a course for the future of
our community.

What better group to offer advice than
our youngest citizens?

After all, if the future of Paulding
County works for them, it will work
for everyone.

GREAT PRIZES*
Grand Prize
Runner Up Prizes: 2
Recognition Prizes: 20

E-Reader
Chik-Fil-A
Bicycle
Lego Set

AWARD PRESENTATION
September 15
@ 6:30 PM
Crossroads Public Library
Community Meeting

CONTEST DETAILS

ANSWER 1

of the following questions with artwork of any medium:

What do you want to be when you grow up?

(Example: Doctor, Ballerina, Astronaut)

How will you get to school in the future?

(Example: Bicycle, Flying Car, Rocket Shoes)

What is your most favorite place in Paulding County close to home?

(Example: Library, Park, Playground)

TO ENTER:

Pick up an entry form and further details from the front
desk of your favorite Paulding County Library.



Charting a Course

Brought to you by: Paulding County Library System and
Paulding County Community Development Department.



94 Ridge Road
Dallas, GA 30157



Dallas, GA

1010 Memorial Drive E
Dallas, GA 30132

* Prizes provided by:
SAMSUNG
WALMART
TARGET



909 Harmony Grove Church Rd
Akworth, GA 30101

1815 Hiram Douglasville Hwy
Hiram, GA 30141

Background art: From a quilt created by Anita for her pol Hugo.



ANNOUNCEMENT

Charting a Course

TO: Librarians
FROM: Cherry Waddell
RE: Art Contest

The Paulding County Library System, in partnership with the Paulding County Community Development Department, is hosting an art contest for children grades kindergarten through 5th grade from August 15 to August 26.

Background

This contest is in conjunction with the Paulding County Comprehensive Planning process that, from October 2015 to June 2017, is charting a course for the future of our community.

What better group to offer advice than our youngest citizens? After all, if the future that is built works for them, it will work for everyone.

Details of the contest:

Paulding County Public Librarians have been asked to promote the art contest to young citizens visiting the library. Students will be asked to use any art medium they wish to answer 1 of the following questions:

CHILDREN OF PAULDING COUNTY

What do you want to be when you grow up?

How will you get to school and to work in the future?

What is your most favorite place in Paulding County close to home?

The Friends of your Library will choose the top five entries from your library. From the twenty winning library entries, a review committee will select the top three award winners. Winners will be notified during the week of September 5 and all 20 entrants will be honored at a Community Meeting on September 15.

A timeline is attached. For more information on this contest, please contact Cherry Waddell at 770.596.1836.

TOP PRIZE: E-reader/bike Runner-Up 1: Runner-Up 2:
Chick Fil A coupon to 20 library finalists



SCHEDULE

Charting a Course

CHILDREN OF PAULDING COUNTY ART CONTEST

What do you want to be when you grow up?
How will you get to school and to work in the future?
What is your most favorite place in Paulding County close to home?

The Paulding County Library System, in partnership with the Paulding County Community Development Department, is hosting an art contest for children grades kindergarten through 5th grade from August 15 to August 26.

Librarians, below is a schedule for your convenience.

- | | |
|----------------|---|
| AUGUST 8 | Library begins promoting art contest via local media and on video screens
Cherry Waddell delivers entry forms + information posters to libraries |
| AUGUST 15 | Entry forms available to contestants at the libraries |
| AUGUST 26 | Final day to submit artwork |
| AUGUST 29 – 31 | Friends of the Library for each library choose top five entries |
| SEPTEMBER 1 | Library Coordinator will notify library winners and invite them and their family to attend a Sept. 15 awards ceremony @ Crossroads Library
Cherry Waddell delivers library art contest winning entries to PCCD |
| SEPTEMBER 2 | Community Development Review Committee selects top three winners |
| SEPTEMBER 6 | Library Coordinator will notify the top three winners and remind them of the Sept. 15 awards ceremony @ Crossroads Public Library |
| SEPTEMBER 15 | Awards Ceremony, 6:30PM, Crossroads Public Library
909 Harmony Grove Church Road
Acworth, GA 30101 |

AWARDS – Cherry Waddell will solicit awards and invite commissioners
20 participation awards

One top awards and two runner up awards

Commissioners, Chairman, Community Development Director and Cherry Waddell



ART CONTEST

DETAILS

The Paulding County Library System, in partnership with the Paulding County Community Development Department, is hosting an art contest for children grades kindergarten through 5th grade from August 15 to August 26.

This contest is in conjunction with the Paulding County Comprehensive Planning process that, from October 2015 to June 2017, is charting a course for the future of our community.

What better group to offer advice than our youngest citizens? After all, if the future that is built works for them, it will work for everyone.

Details of the contest:

Use any art medium to answer 1 of the following questions

What do you want to be when you grow up?
How will you get to school and to work in the future?
What is your most favorite place in Paulding County close to home?

- Step 1:** Fill out entry form located on the back
- Step 2:** Complete artwork
- Step 3:** Submit artwork, along with this entry form, to a Paulding County Public Library
NO LATER THAN FRIDAY, August 26

Winners will be notified during the week of **September 5**. All 20 entrants will be honored at a Community Meeting on **September 15** at 6:30PM. Crossroads Library, 900 Harmony Grove Church Road, Acworth, GA 30101 .

For more information on this contest, please contact Cherry Waddell at 770.596.1836.

Public Library Art Contest ENTRY FORM



NAME

PARENT'S NAME

ADDRESS

Street

City

State

Zip Code

TELEPHONE

Home

Mobile

EMAIL

LIBRARY TO WHICH THE ARTWORK WAS SUBMITTED

DATE ARTWORK SUBMITTED

Crossroads Public Library
909 Harmony Grove Church Road
Acworth, GA 30101

Maude P. Ragsdale Public Library
1815 Hiram Douglasville Highway
Hiram, GA 30141

New Georgia Public Library
94 Ridge Road
Dallas, GA 30157

Dallas Public Library
1010 Memorial Drive E
Dallas, GA 30132

SIGNATURE OF LIBRARY PERSONNEL ACCEPTING THE SUBMITTAL

SUBMITTAL IDENTIFICATION: For library use only.

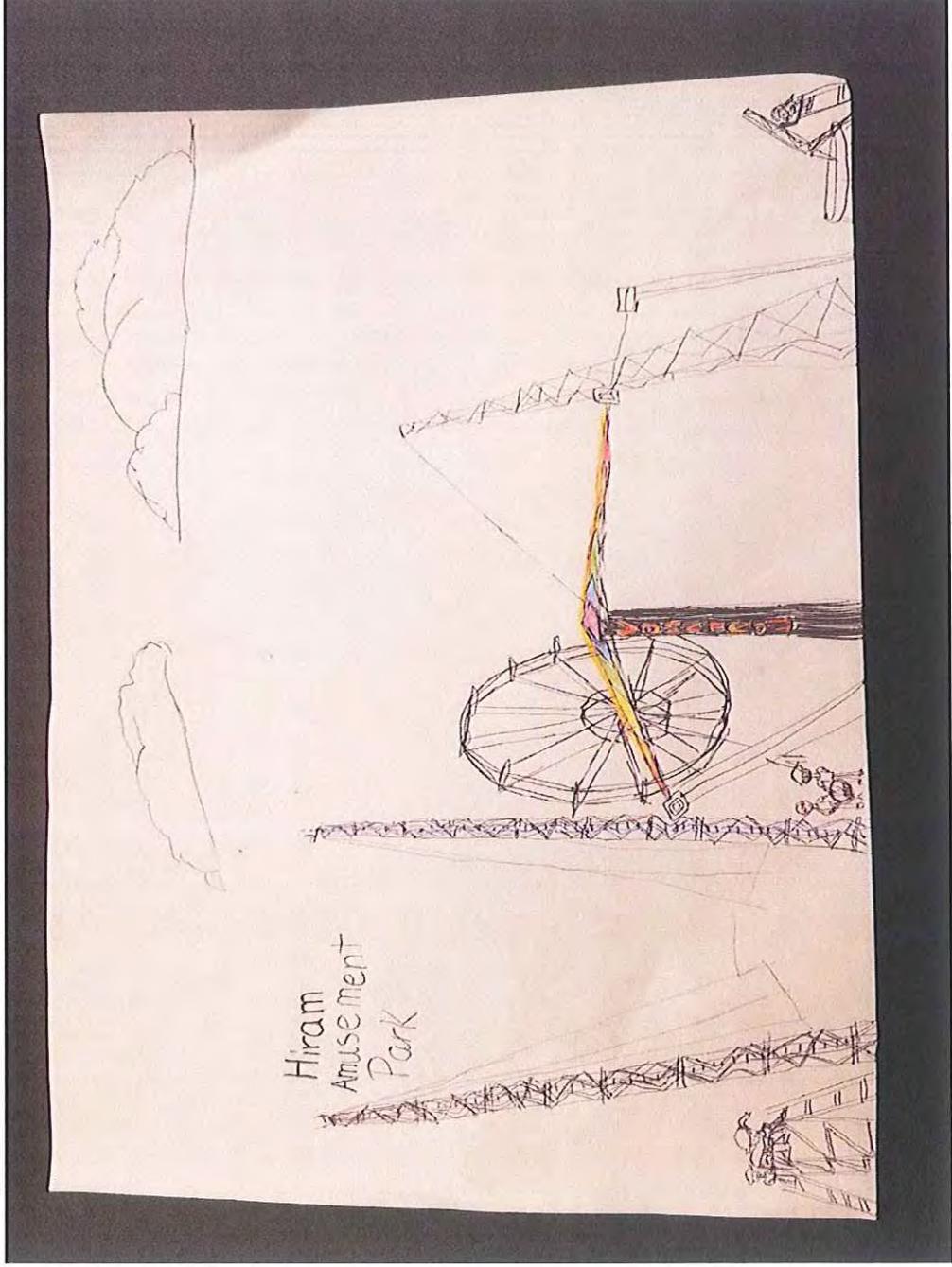


Art Contest Winners

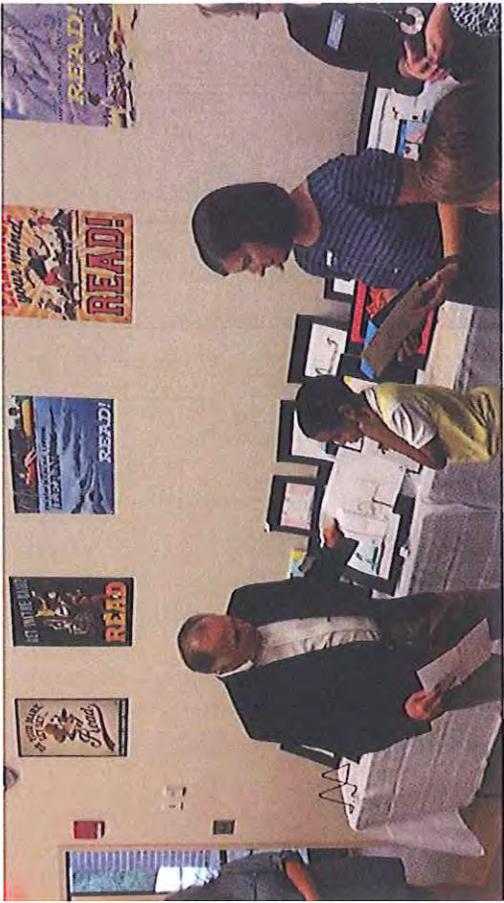
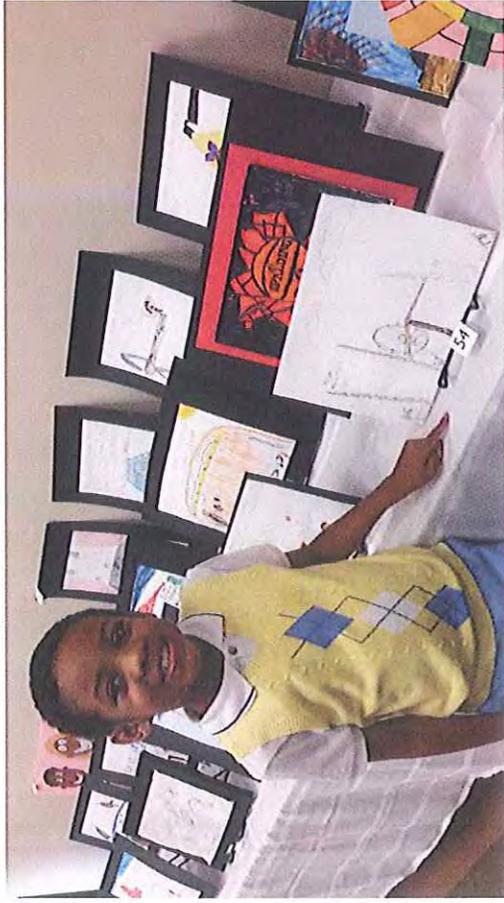
Sponsored by Paulding County
Library System and Community
Development Department

1st Place "Hiram Amusement Park"

Question: When I grow up...



1st Place Winner Braden Williams

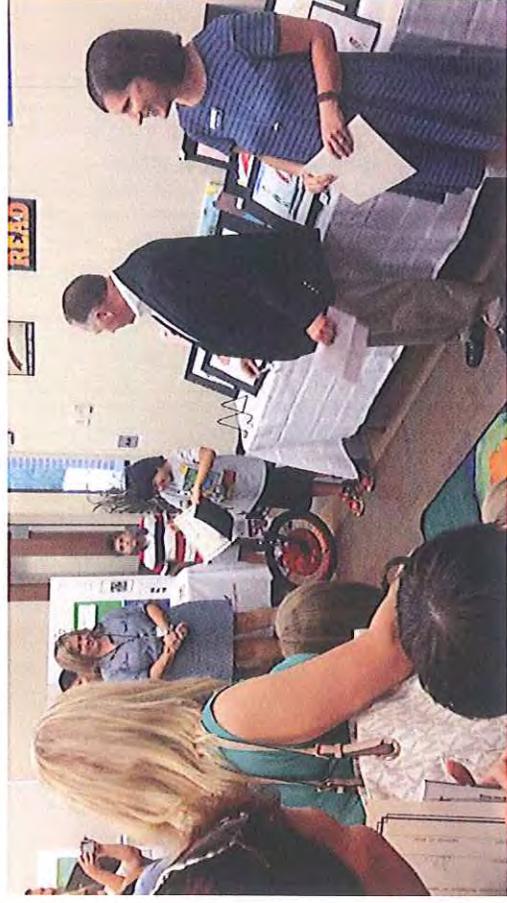


2nd Place "Movie Industry"

Question: When I grow up...

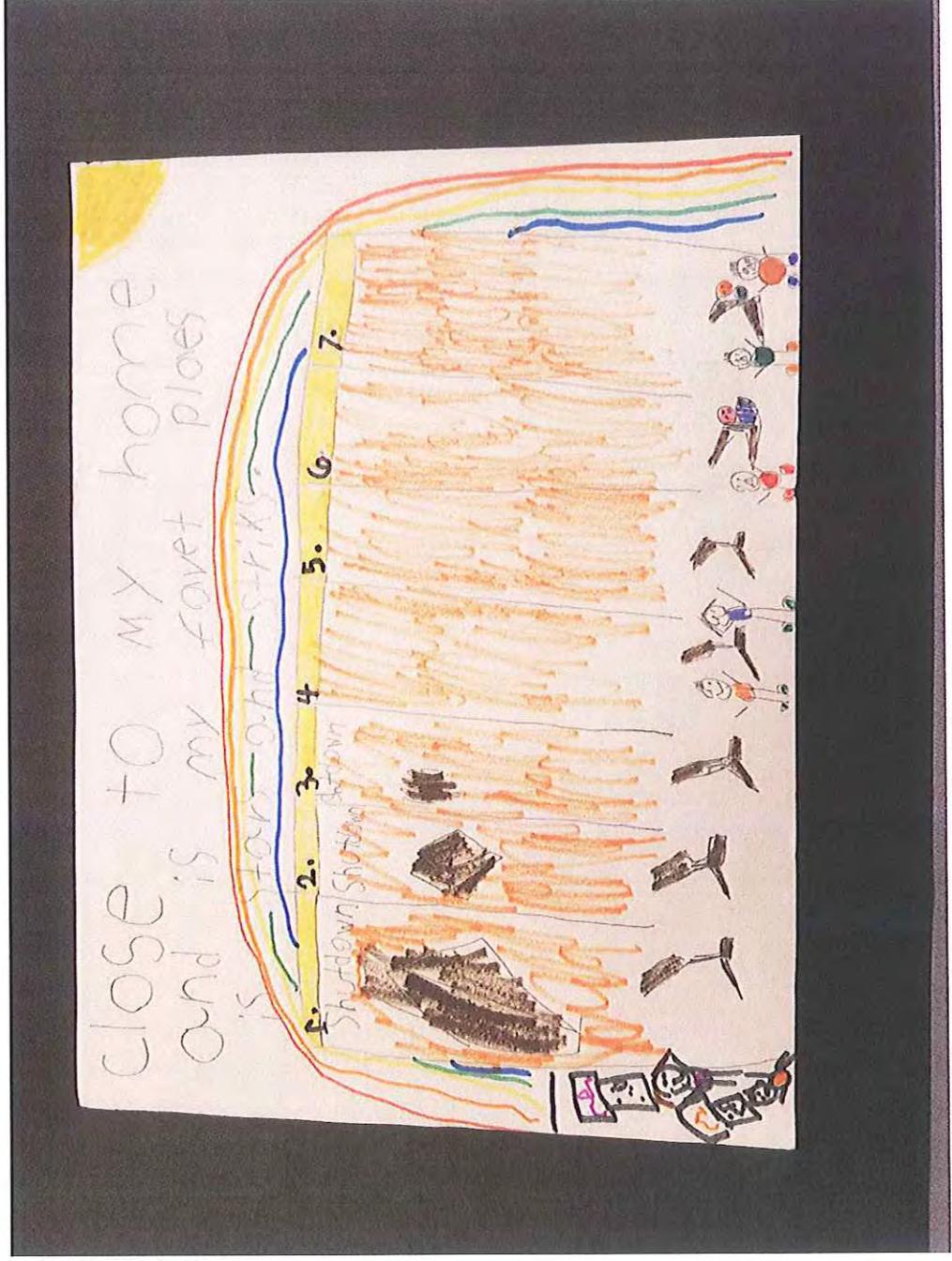


2nd Place Winner Sergi Vargas-Adan

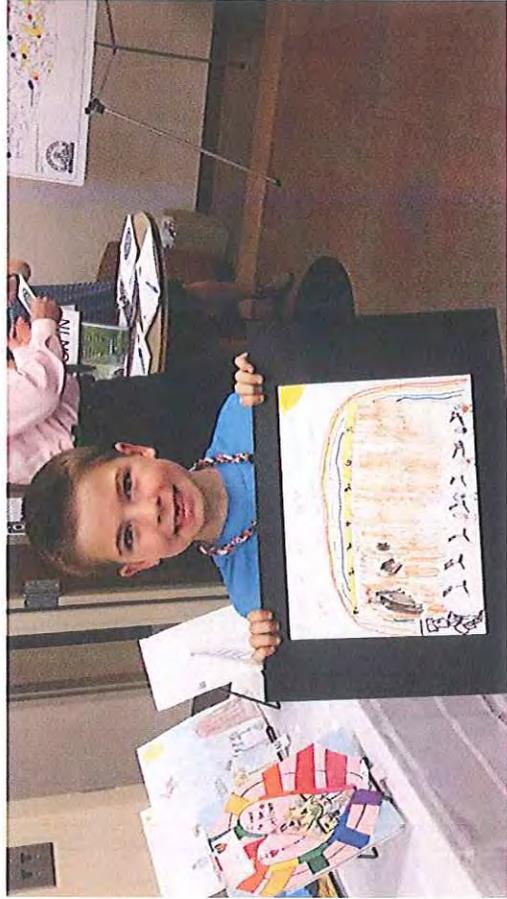


3rd Place "Stars and Strikes"

Question: Places I love



3rd Place Winner Mason Wall





20160830_100234



20160830_100247



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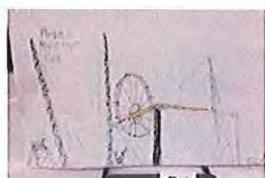
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20160915_181316



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20160915_181402



20160915_181408



20160915_181842



20160915_181844



20160915_182229



20160915_182232



20160915_182416



20160915_182423



20160915_182622



20160915_182637



20160915_183310



20160915_183448



20160915_183456



20160915_183539



20160915_183543



20160915_183603



20160915_183609



20160915_183621



20160915_183624



20160915_183637



20160915_183639



20160915_183700



20160915_183703



20160915_183743



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20160915_183755



20160915_183758



20160915_183815



20160915_183852



20160915_183929



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20160915_184055



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20160915_184124



20160915_184127



20160915_184130



20160915_184135



20160915_184136



20160915_184240



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20160915_184357



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20160915_184632



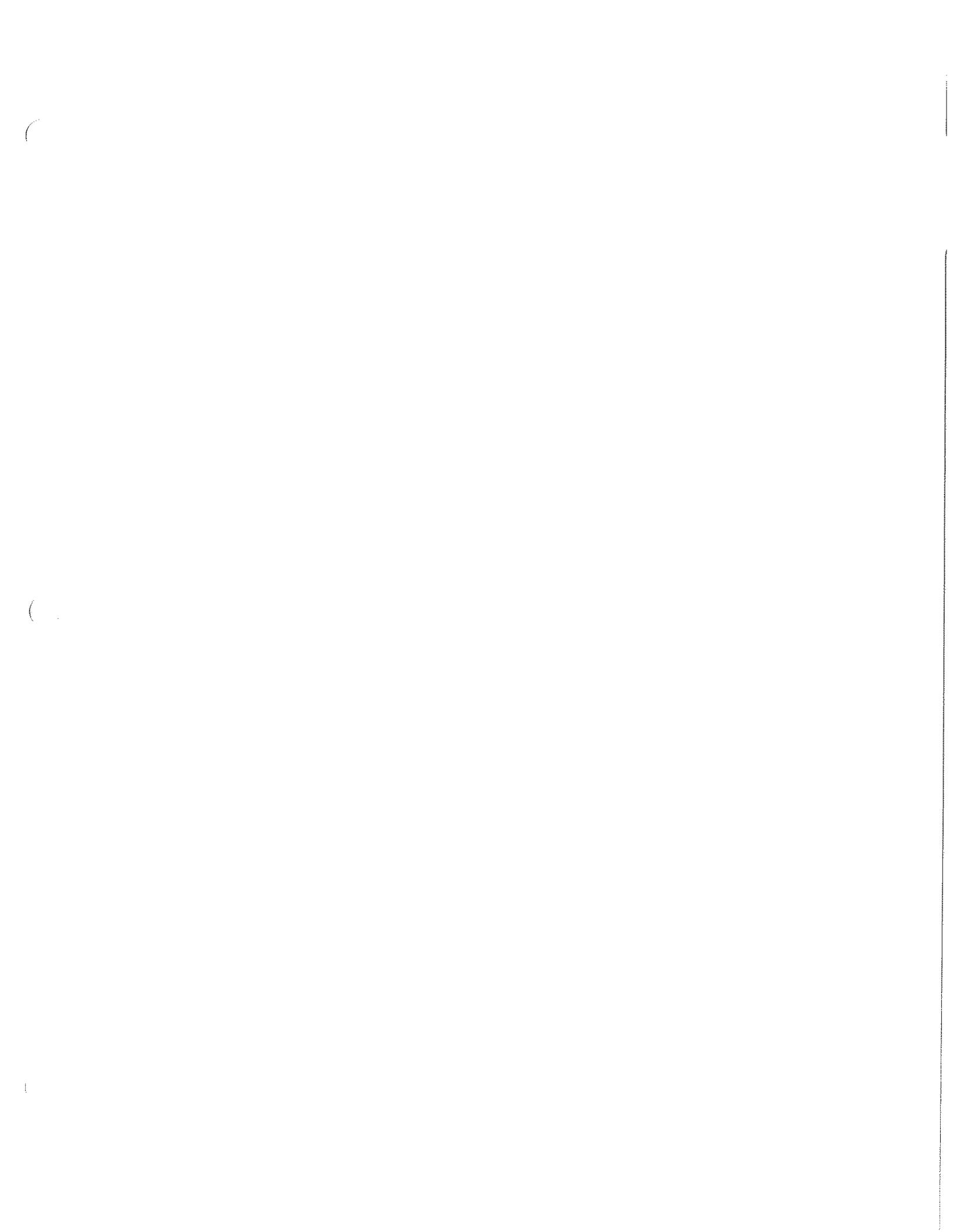
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20160915_184738



PUBLIC PARTICIPATION

E. Media & Other Public Participation

3. Presentations



Charting a Course

**PAULDING COUNTY BOARD OF COMMISSIONERS
JULY 25, 2016
WORK SESSION AGENDA**

CALL TO ORDER: David A. Austin, Chairman

**INVOCATION &
PLEDGE:** Pastor to be determined

MINUTES: The July 12, 2016, Work Session Minutes, and the July 12, 2016, Board Meeting Minutes are available for review.

ANNOUNCEMENTS:

The Board of Commissioners would like to recognize 911 Communications Officers Bethany Anderson, Natalie Roper, Roscenne Linares, Marlee McClure, Cyndi Coleman and Amber Aiken for their outstanding teamwork during an active shooter incident on July 5th, 2016 and would like to present the Public Safety Award to 911 Communications Officer Cyndi Coleman for her professionalism and outstanding performance while speaking with a wounded caller during this incident.

The Board of Commissioners would like to congratulate Will Lyons, Paulding County Information Technology Director, for being selected as the 2016 winner of the prestigious GMIS Outstanding Professional Award. Will was nominated by his GMIS International peers and selected for this award by the GMIS International Awards Committee. With this award Will is being honored for his outstanding service and dedication to his jurisdiction.

INVITED GUESTS:

Terry Tibbitts, Interim Airport Director, to give update on the Silver Comet Field Airport

BID AWARDS:

1. Discuss action to approve the construction contract for the Stonewood Creek Outfall Sewer Project to the lowest, responsive, responsible bidder, Strack, Inc., in the amount of \$284,735.
2. Discuss action to approve the construction for the Richland Creek Dam and Reservoir to the lowest, responsive, responsible bidder, Brad Cole Construction, in the amount of \$42,708,932.67.

REPORTS FROM COMMITTEES & DEPARTMENTS:

Ann Lippmann Re: Paulding County Comprehensive Plan Update

PUBLIC PARTICIPATION ON AGENDA ITEMS:

CONSENT AGENDA: Discuss action on one (1) consent agenda item:

OLD BUSINESS: None

NEW BUSINESS:

1. Public Hearing on the Fiscal Year 2017 Budget.
2. Public Hearing on project submitted by RedX Medical, LLC for a Medical Waste Facility on 6.76 acres of property located in Land Lot(s) 685 & 758 of 2nd District, 3rd Section 740 of 19th District, 2nd Section Paulding County, Georgia, Lot #3 of Hiram Industrial Park on Metromont Road. Post 3
3. Discuss action to adopt Resolution 16-28 A Resolution of the Board of Commissioners of Paulding County, Georgia, authorizing the issuance of certain General Obligation Bonds to fund certain projects for the Paulding County Sheriff's Office, and requesting the Paulding County Board of Registration and Elections call a Special Election of the Voters of Paulding County, Georgia, to approve the issuance of said General Obligation Bonds and further specifying the use of the proceeds from such bonds, approving the form of the ballot question to be used in the Special Election and the Notice of the Special Election; and for such other purposes.
4. Discuss action to authorize the Chairman to enter into a Development Agreement with McNeel Lakeside North Properties LLC to fund improvements to Metromont Road in the amount of \$84,255.00.
5. Discuss action to approve a Development Agreement between Paulding County and four developers upstream of the proposed Stonewood Outfall Sewer.
6. Discuss action to adopt Resolution 16-29 Amending Resolution 16-24 to allow the payments to extend beyond 2050 to 2058.

CONCLUSION OF REGULAR BUSINESS

EXECUTIVE SESSION: Real Estate

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:

Kathryn Melton Re: Request for Renewal of Contract for Advocacy Program

ADJOURNMENT:

07252016 Consent Agenda

**PAULDING COUNTY BOARD OF COMMISSIONERS
JULY 25, 2016
CONSENT AGENDA**

- I. Declare items listed as Surplus, and approve their disposal through donation to Richmond County, Augusta:

<u>Department</u>	<u>Items Name</u>	<u>Modle/Make</u>	<u>Serial Number</u>
Superior Court	Court Reporting Machine	Sony- Model BM-246	527260
Superior Court	Court Reporting Machine	Sony- Model BM- 246	524791
Superior Court	Court Reporting Machine	Sony- Model BM-246	524789
Superior Court	Reporting Tapes	177 Cassette Tapes	



Charting a Course

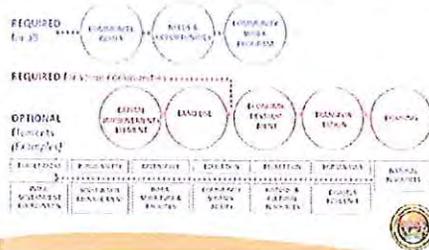
Paulding County, Georgia
Board of Commissioners Work Session
July 25, 2016

- MJWG meets monthly and has:
 - Reviewed DCA Requirements for Plan Update
 - Developed mission and objectives for the update
 - Inventoried and prioritized community assets
- Official kick-off for the update of Comprehensive Plan with Public Hearing on October 27, 2015



Where Did We Start?

Menu of Plan Elements



- In 2015 County staff began meeting with representatives from Dallas, Hiram, Braswell, Economic Development, Chamber of Commerce, School District and Northwest Georgia Regional Commission and formed Multi-Jurisdictional Work Group



- A Stakeholder committee comprised of residents, and business owners met on March 15, 2016 at the Dallas Civic Center and began to review the work done by the MJWG



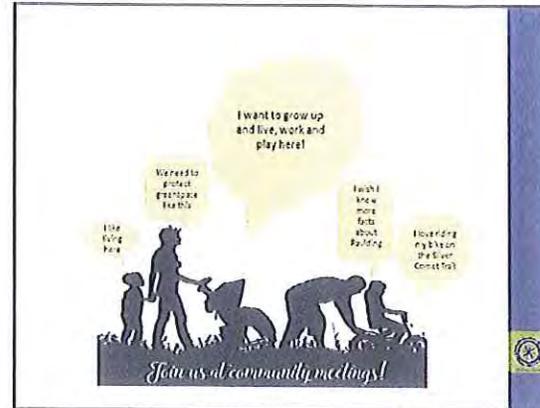
Where Are We Now?

- Strategic Economic Development Plan being completed by SPG, Inc.

Why Do Economic Development?



- Land Use Study conducted by the Georgia Conservancy in association with Georgia Tech



Thursday August 4, 2016 – Paulding Chamber of Commerce
Georgia Power Luncheon
Keynote Speaker



Katherine Moore, Sustainable Growth Program Manager
Georgia Conservancy

ART CONTEST

Kindergarten - 6th Grade
August 18 - August 26

The goal of this contest is to help Paulding County complete its park system. Prizes will be awarded to the winners of each grade level. All entries will be judged by a panel of judges. The winners will be announced on August 26th.



CONTEST DETAILS

ARTICLE 1
of the following questions with a picture of a location

What do you want to be when you grow up?
How will you get to school and to work in the future?
What is your most favorite place in Paulding County close to home?

- All citizens are invited to interactive workshops – drop in between 4 pm and 7 pm for a series of Thursday Workshops

August 11th Dallas Civic Center

August 18th Hiram Community Center

September 8th New Georgia Library

September 15th Crossroads Library

Where Are We Headed?

- Completion of Land Use and Economic Development Studies
- Plan Draft to complete by December
- Final Public Hearing – January 2017
- Plan Submitted – March 2017
- Plan Approved – June 2017

Questions???



Charting a Course



PAULDING COUNTY
 Planning Department
 1000 Peachtree Street, NE
 Atlanta, GA 30309
 Phone: 404.271.1234

The Future of Paulding County
 Share Your Ideas @ Thursday Workshops

Paulding government holds public meetings to address community issues.

PAULDING COUNTY

Open to between 4PM - 7PM
 For registration display

September 8, 2011
 Paulding County Library
 1000 Peachtree Street, NE
 Atlanta, GA 30309

September 15, 2011
 Paulding County Library
 1000 Peachtree Street, NE
 Atlanta, GA 30309

GEORGIA POWER
 A SCANA COMPANY

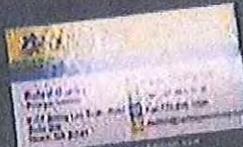
Katherine Moore, AICP
 Sr. Director, Sustainable Growth
 Georgia Conservancy



Sponsored by


PAULDING

my meetings!





PAULDING COUNTY LAND USE PLAN

Charting a Course



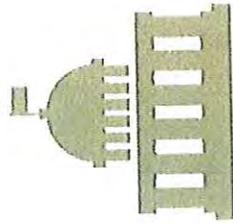
Our Mission

To protect and conserve Georgia's natural resources through advocacy, engagement and collaboration.



WHAT WE DO

The Georgia Conservancy's five programmatic areas work throughout the state to advance our mission and conserve Georgia's land and water.



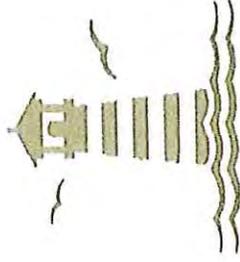
ADVOCACY



LAND CONSERVATION



SUSTAINABLE
GROWTH



COASTAL
GEORGIA



STEWARDSHIP
TRIPS

SUSTAINABLE GROWTH



The Georgia Conservancy's Sustainable Growth program works to foster smart, sustainable development across the state.

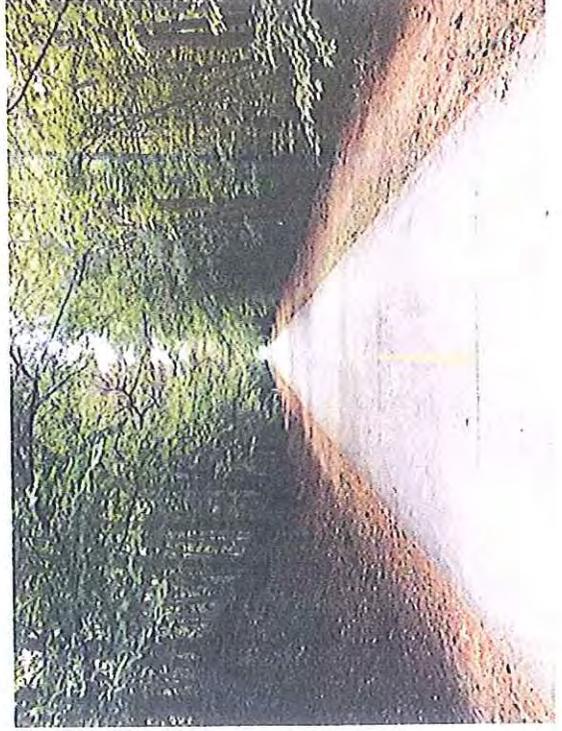
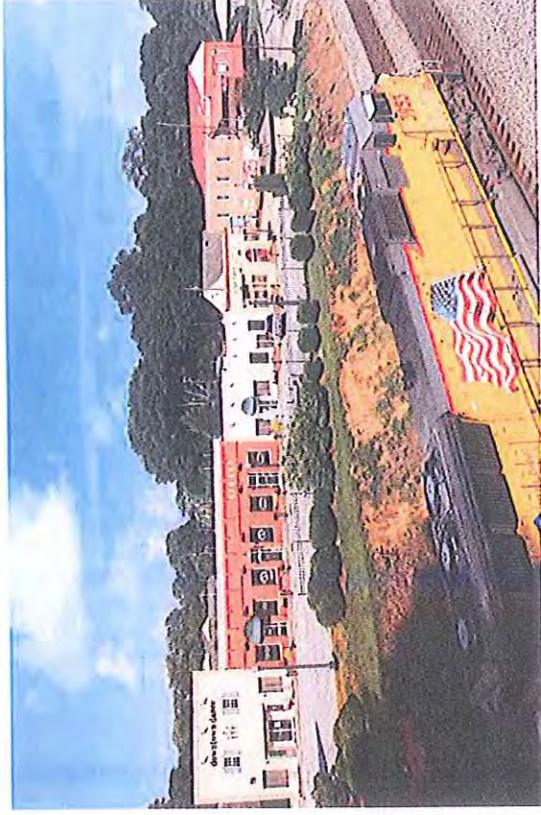
We provide:

- Technical assistance
- Advocacy
- Trainings, education, and workshops

Issues:

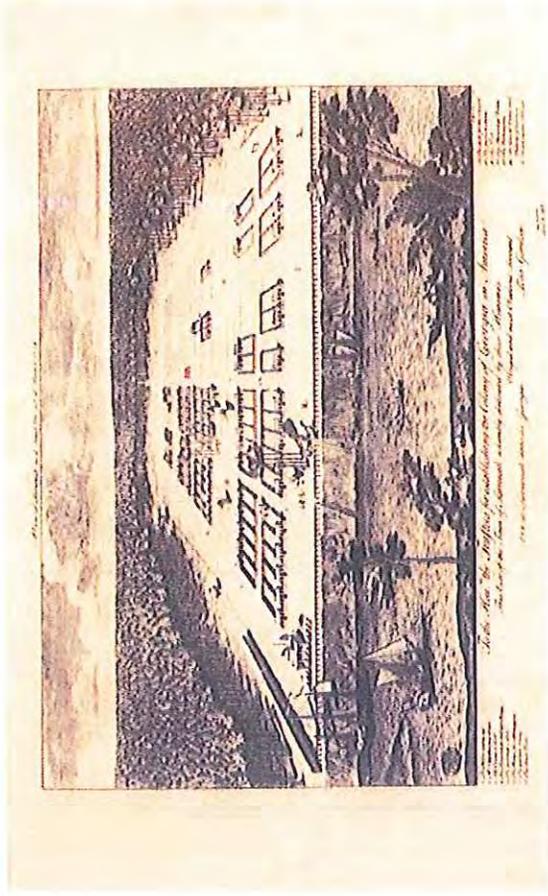
- Community planning
- Good Urbanism
- School Siting
- Small Towns

YOUR COMMUNITY IS YOUR PRODUCT

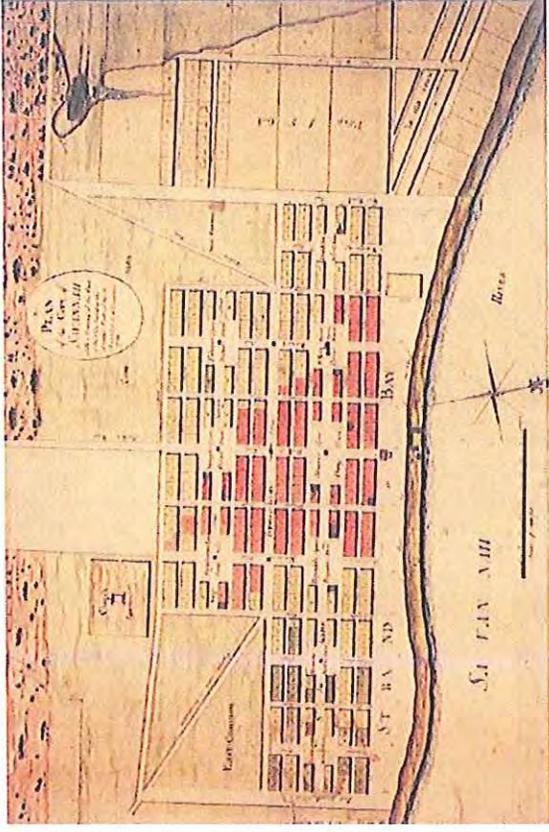


Dallas
Hiram
Silver Comet Trail

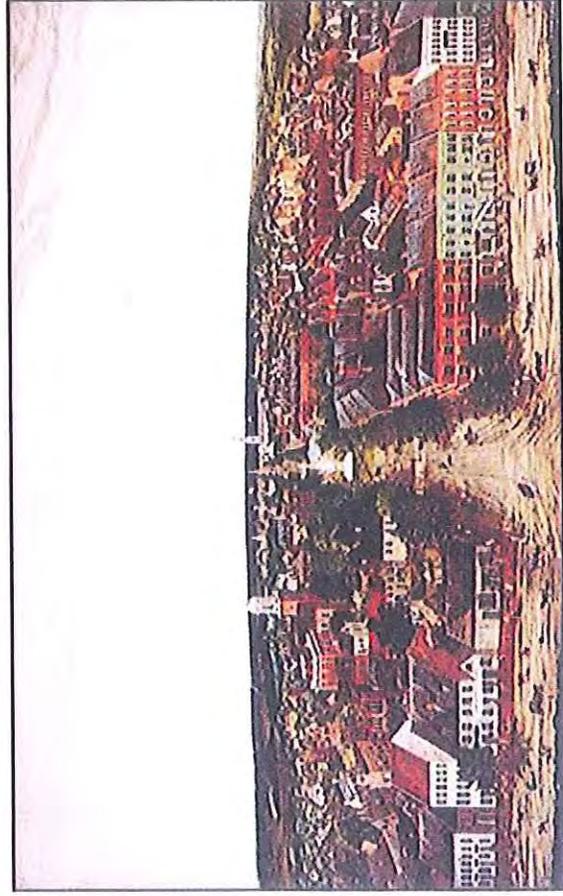
Savannah's Evolving Urban Form



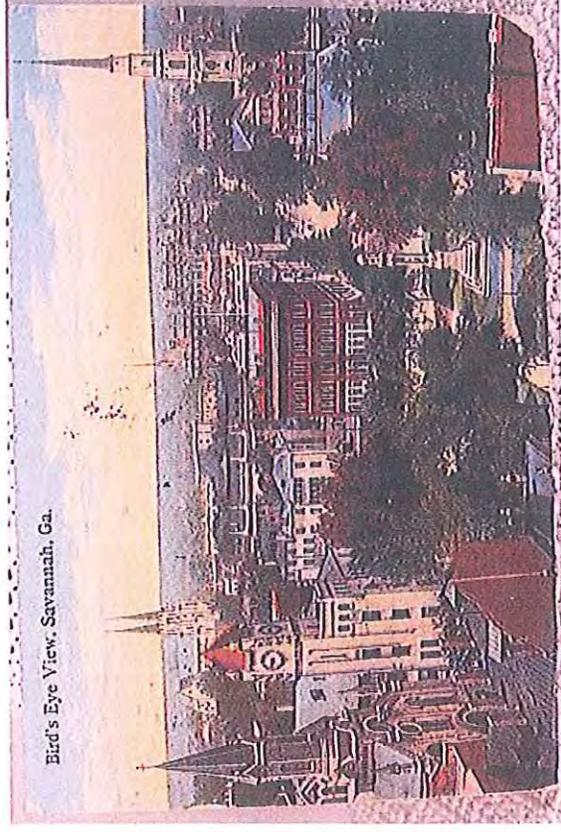
Savannah 1734



Savannah 1796

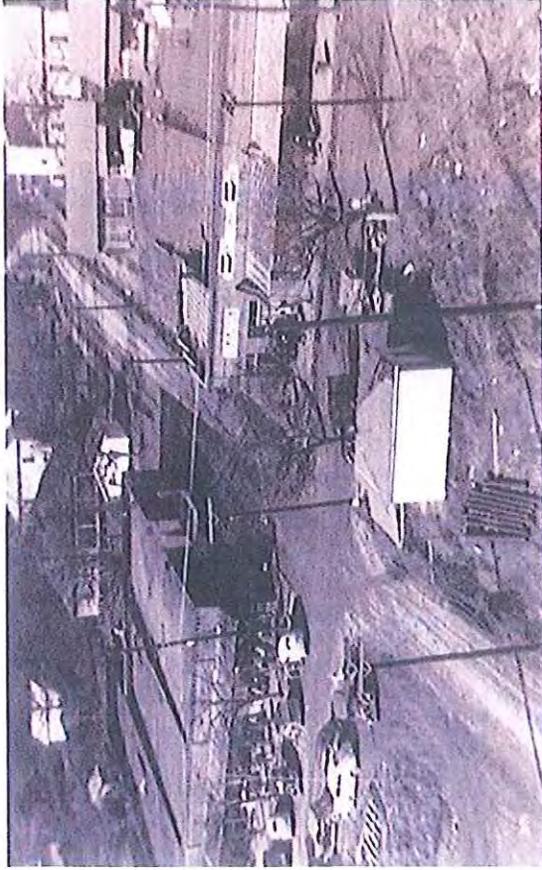


Savannah 1837

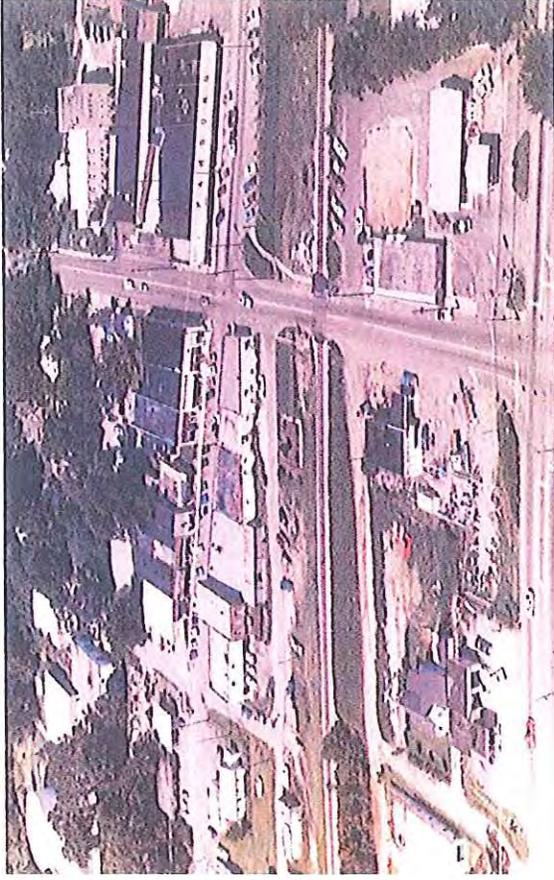


Savannah 1950

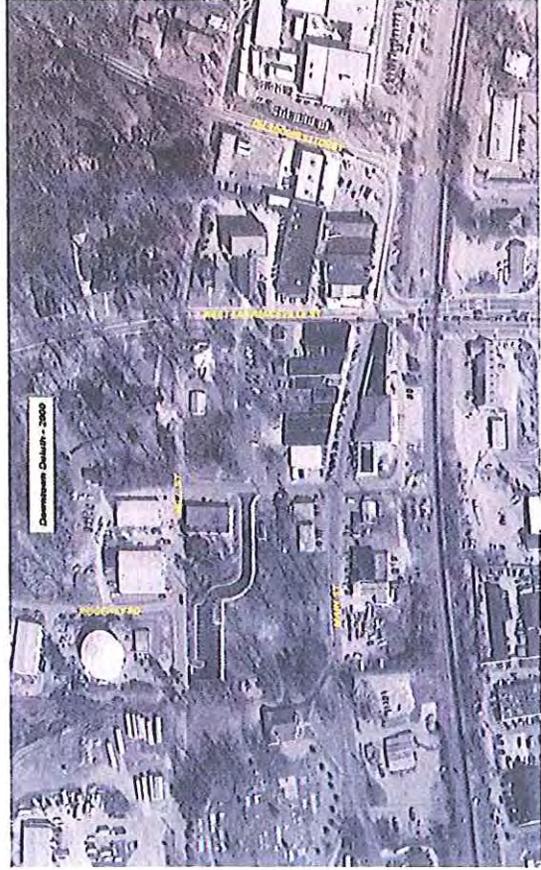
Duluth's Evolving Urban Form



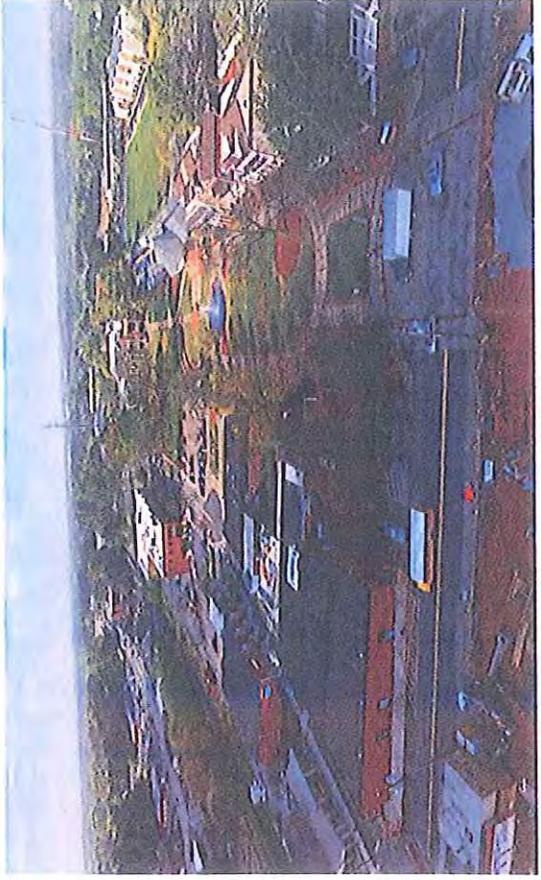
Duluth 1873 - 1940s



Duluth 1970s



Duluth 2000



Duluth 2016

Dallas's Evolving Urban Form



Dallas 1993



Dallas 2004



Dallas 2006



Dallas 2015

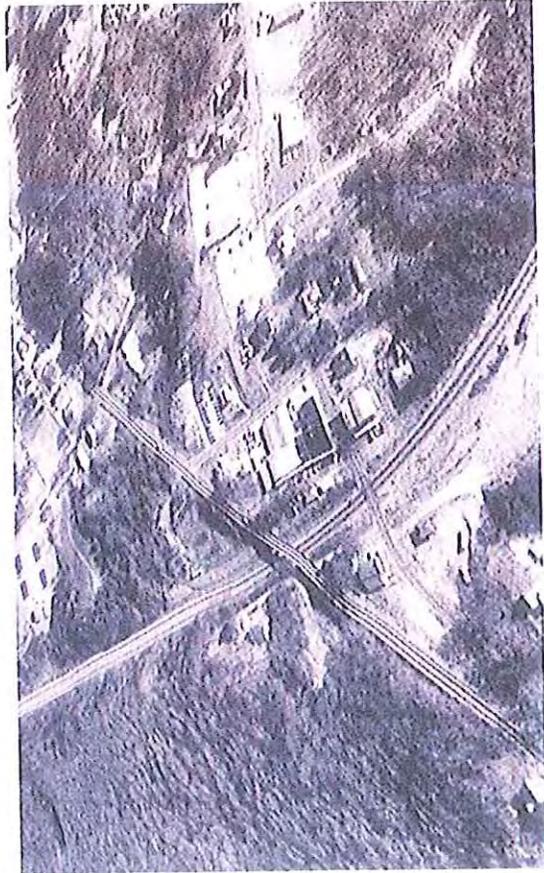
Hiram's Evolving Urban Form



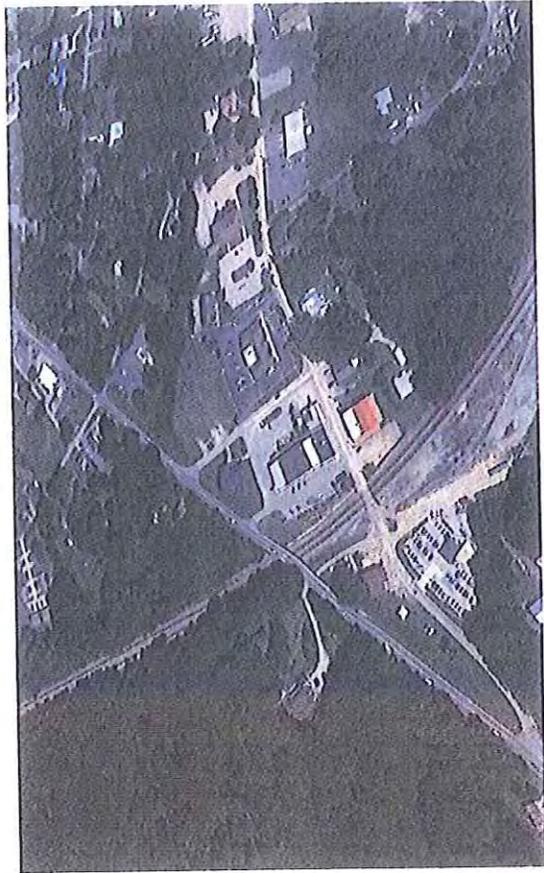
Hiram - off US 278 - 1993



Hiram - off US 278 - 2015



Hiram downtown 1993



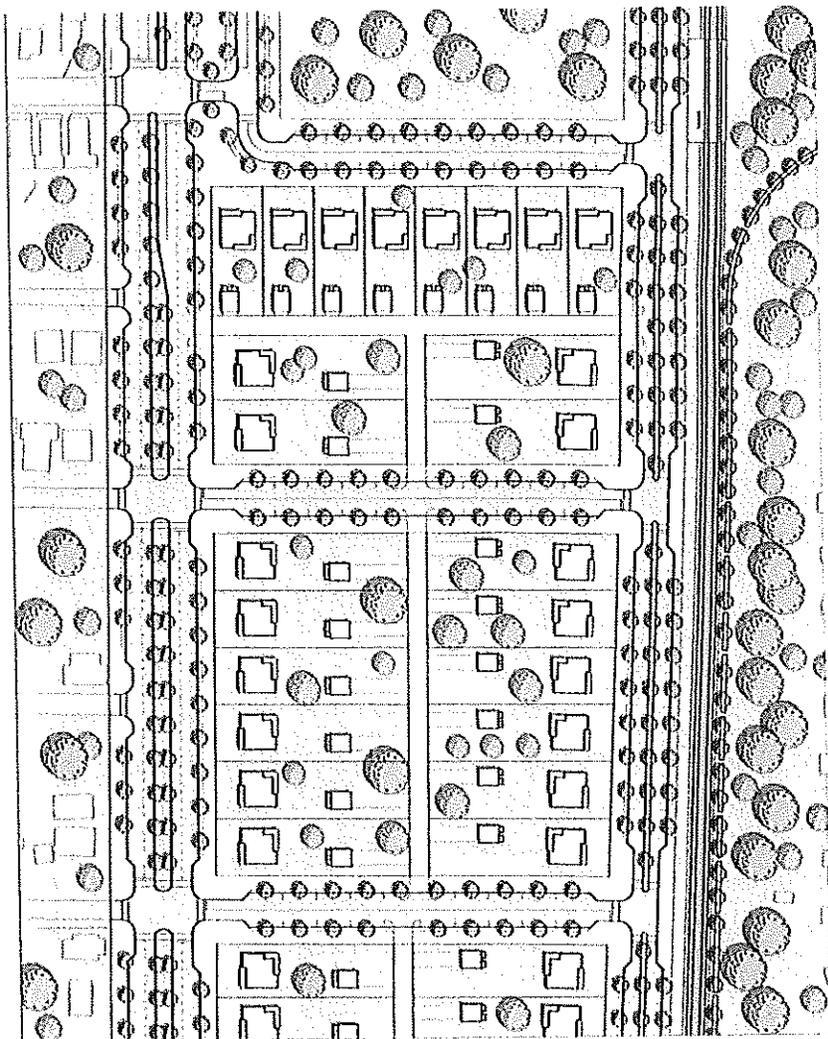
Hiram downtown 2015

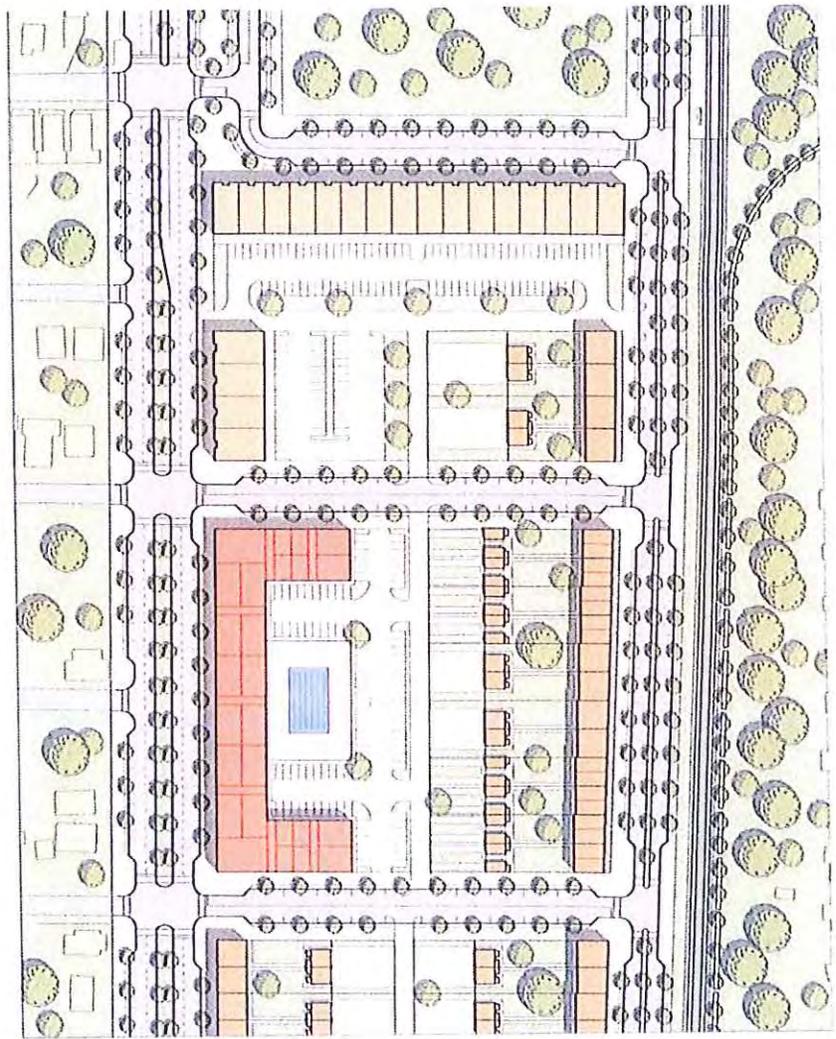
The size, shape, orientation, legal process of the subdivision

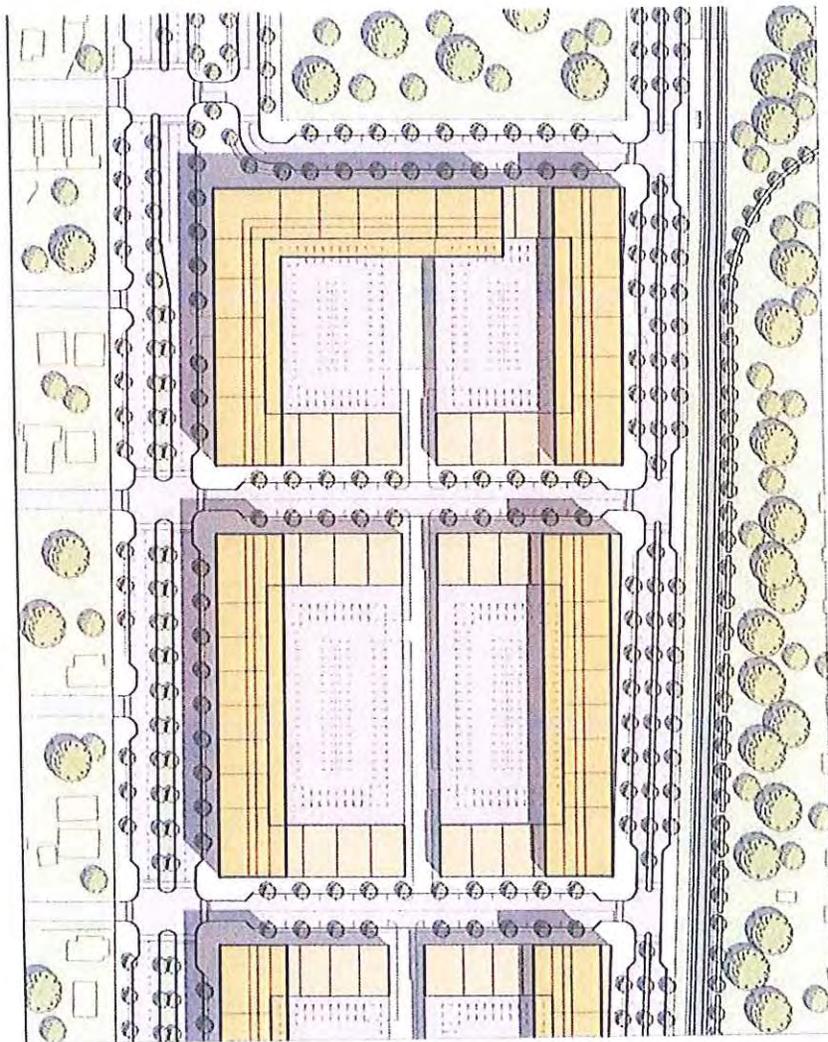
How we divide up our land is more important than what we do with it.

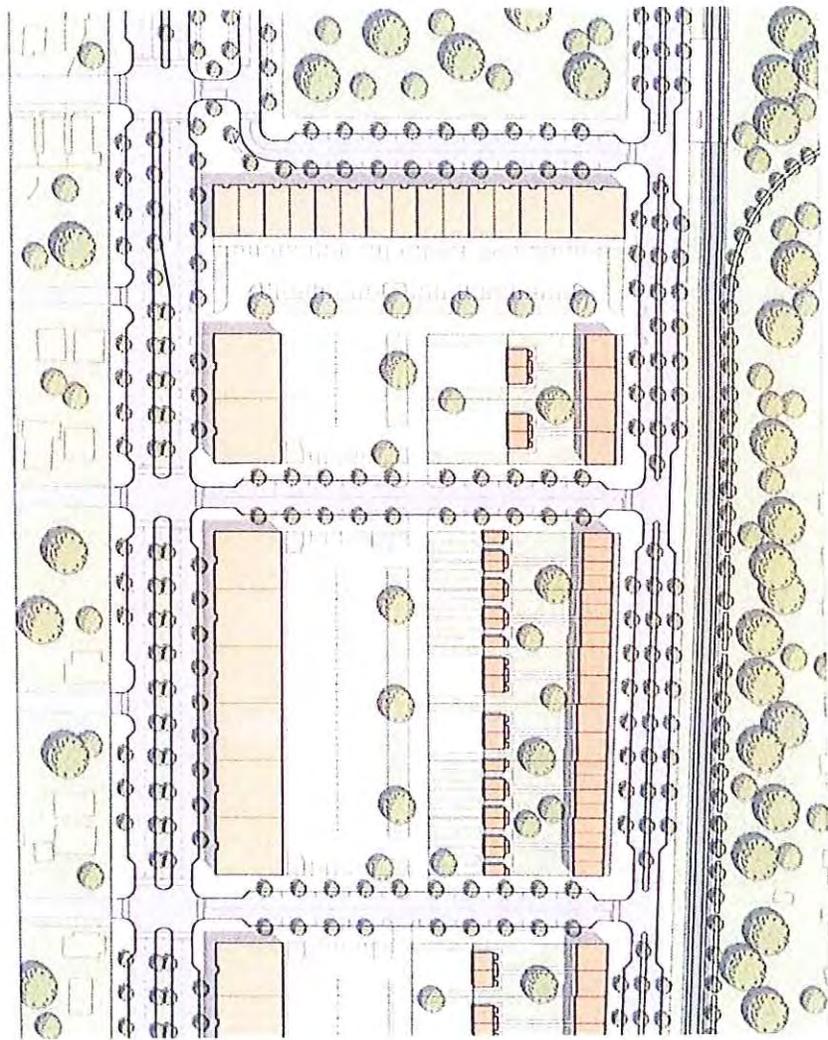
Zoning, use changes, bulk limitations

(because this allows USE to change over time)









dynamic:

demographic shift

Millennials (born 1981 – 2000) and **Baby Boomers** (born 1946 – 1964) account for over **150 Million** Americans (nearly 50% of the population)

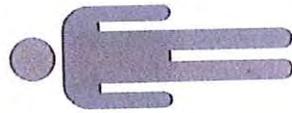
Millennials want to live in vibrant, diverse and accessible places...and so do Boomers.

...Places with a diversity of land uses and the ability to walk to shops, grocery stores, schools, etc.

WHAT DOES THIS MEAN?

- 1. Competition is stiff for the shrinking small towns and businesses**
- 2. Careful investment in key areas will make the difference in stable vs. non stable communities**
- 3. Planning is essential to making those investment decisions**

.....but.....
what kind of city
do we want to be?



more parks... we
need greenspace.

enforce our codes.
we need more
police.

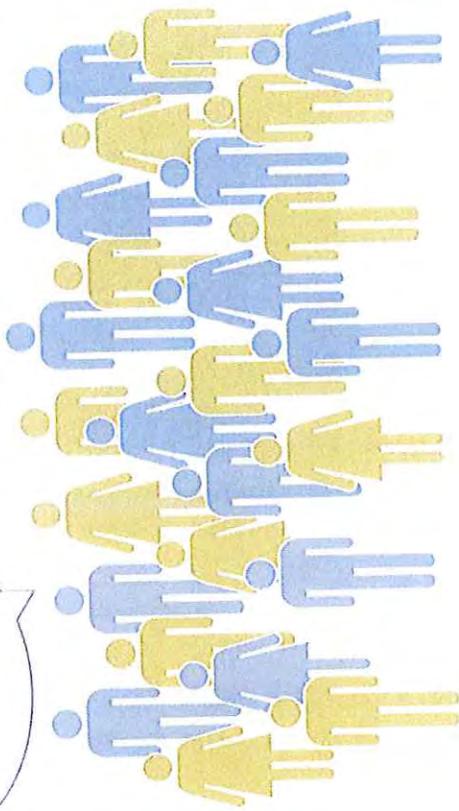
we need to be
more 'new urban'

how do we get a
whole foods?

no more
big boxes. please.

don't put that
bus on my street.

traffic
is a problem.





Paulding Board of Realtors®
General Membership Meeting
August 10, 2016

CHARTING A COURSE
With Chris Robinson
& Ann Lippmann

Welcome

Wendy Turnbill - 2016 PBOR President

Invocation and Pledge

John Bosonetto - Housemaster

Introduction of Affiliates

Drew Hook - Greystone Power Corporation
2016 Affiliate Local Director

LUNCH

Introduction of Speaker

Herb Haynes - 2016 Local Director

PAULDING COUNTY COMPREHENSIVE PLAN

Chris Robinson - PC Planning & Zoning Manager
Ann Lippmann - PC Community Development Director

GRI Pinning

Sandy U. Johnson - GRI Governor

RPAC 2015 Recognition

Kyle Duncan - 2016 PBOR Local Director/RPAC Chairperson
Hayley McCloud - GAR Political Field Representative
Rett Harmon - 2016 GAR Region 3 Director

2015 Distinguished Service Award

Wendy Turnbill

Announcements/Committee Updates

Wendy Turnbill

Adjourn

August General Membership Luncheon

Guest Speakers: Chris Robinson - Planning & Zoning Division Manager
Ann Lippmann - Community Development Director

Charting A Course Comprehensive Plan 2017-2027

Come and hear where Paulding County is headed!
Be the first in the community to receive this updated information!



2015 RPAC (REALTOR® Political Action Committee) Contribution Recognition. All 2015 Donors will be recognized and will receive their pin. And then...2016 RPAC Cake Auction!

Cost: PBOR Member: \$15.00 advance purchase (\$20 at the door if seats are available)

Non-PBOR member: \$20 advance purchase (\$25 at the door if seats are available)

Purchase your tickets today: <https://augustgm2016.eventbrite.com>

All sales are final. Advance purchase sales will CLOSE Monday August 8th at 12:00 pm (noon).

Time: 11:00 am -- 11:30 am: Registration / Networking

11:30 am -- 1:00 pm: Luncheon / Meeting

Location: The Events Place (855 Hiram-Douglasville Hwy, Hiram GA 30141)

Don't delay as seating is limited. Purchase your ticket today!

<https://augustgm2016.eventbrite.com>



Come kick-off the new School Year with Paulding Board of REALTORS®. Please bring new school supplies to be donated to Paulding County School District for the 2016-17 school year. Any and all donations are greatly appreciated!

Sample of Requested School Supplies for K - 5

Crayons Pencils / Colored Pencils Pencil Box / Zipper Case
Washable Markers / Dry Erase Markers Scissors Glue Sticks Composition Notebooks
Notebook Paper Tissues Baby Wipes Hand Sanitizer Ziploc Bags

Thank you

to our SPONSORS

Thank you to our valued Affiliate Sponsors for your continued support!

Silver Level Sponsorship

AmeriSpec Home Inspections -- Tim & Kris Maxwell

Almand & Cohen LLC -- Bond Almand & Holly Cohen McMurray

GAMIS -- Greg Epps & John Ryan

HomeStar Financial Corporation Villa Rica -- Anna Harvey Carter & Brittany McCorkle

Bronze Level Sponsorship

Fidelity Bank Mortgage -- Tony Boothe; HomeStar Financial Corporation -- Debbi Lindsay; Artisan Built Communities --

Cammy Luchina; HouseMaster -- John Bosonetto; Davis Home Inspections -- Scott Davis; Paul Davis Restoration --

Garrett Bell; Keystone Communities, LLC -- Mark Taglieber; Eagle Home Mortgage -- Corey Mason;

All Print Marketing - Donnie Glass; RMIS - Bob Ramsey



Charting a Course

Paulding County Board of Realtors
August 10, 2016

- MIWG meets monthly and has:
 - Reviewed DCA Requirements for Plan Update
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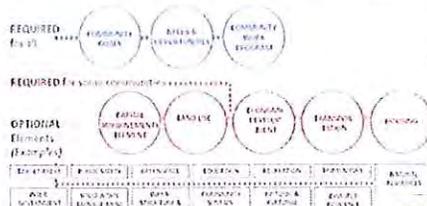


Where Did We Start?

- In Spring of 2014 Paulding County Commissioners and Senior Staff held a retreat that served as the unofficial kick-off of the Update to the Comprehensive Plan



Menu of Plan Elements



- In 2015 County staff began meeting with representatives from Dallas, Hiram, Braswell, Economic Development, Chamber of Commerce, School District and Northwest Georgia Regional Commission and formed Multi-Jurisdictional Work Group



- A Stakeholder committee comprised of residents, and business owners met on March 15, 2016 at the Dallas Civic Center and began to review the work done by the MIWG



Questions???



Charting a Course

Single Family Permits Issued By Post Commission District
Total Permits Issued as of 7/31/16 = 753

Post	Units	%	Value	Ave Value	Fees
Post 1	222	29%	\$22,132,362	\$99,695	\$33,858
Post 2	50	4%	\$2,579,593	\$51,992	\$11,040
Post 3	71	9%	\$6,703,830	\$94,420	\$27,501
Post 4	410	57%	\$56,015,321	\$107,012	\$176,266
Total	753	100%	\$77,431,111	\$102,830	\$258,695

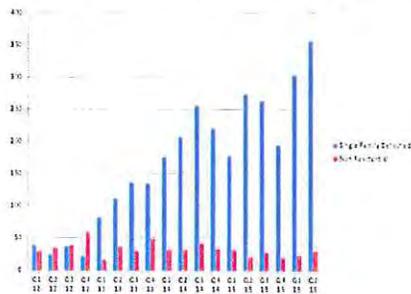
Residential Building
Permit Update

As of July 31, 2016

Single Family Permits Issued By High School Attendance Zone

HS Zone	2016	2015	2014	2013	2012	2011	2010	Total	%
EPHS	203	252	199	53	7	10	26	759	22%
HHS	41	75	161	55	23	15	35	409	12%
NFHS	322	423	451	318	80	71	54	1,860	56%
FCHS	63	54	23	6	6	27	25	215	6%
SPHS	25	30	11	10	5	5	17	102	3%
Total	659	839	851	463	125	128	200	3,315	100%
<i>Average per Month</i>	<i>55</i>	<i>70</i>	<i>71</i>	<i>39</i>	<i>10</i>	<i>11</i>	<i>17</i>	<i>46</i>	

Single Family Detached & Non Residential New/Additions
Number of New Construction Permits by Quarter



Single Family Permits Issued By Middle Attendance Zone

MS Zone	2016	2015	2014	2013	2012	2011	2010	Total	%
AMS	16	14	4	0	0	3	12	49	1%
DMS	30	26	11	1	0	3	3	74	2%
EPMS	119	114	49	64	24	18	25	413	12%
HMS	41	32	16	3	2	19	19	135	4%
MMS	226	371	400	290	53	39	55	1,434	42%
NMS	135	126	72	14	1	11	17	377	11%
PERMS	105	151	253	66	24	15	41	658	19%
SMS	9	11	6	0	2	2	0	30	1%
SPMS	21	11	2	0	0	3	1	38	1%
N/A*	47	50	33	25	19	15	18	212	6%
Total	753	839	851	463	125	128	200	3,429	100%
<i>Average per Month</i>	<i>63</i>	<i>70</i>	<i>71</i>	<i>39</i>	<i>10</i>	<i>11</i>	<i>17</i>	<i>43</i>	

Ann Lippmann

From: BARBOUR, DON F <db5391@att.com>
Sent: Wednesday, August 10, 2016 3:37 PM
To: ryan_pelfrey@isakson.senate.gov; "matt.buzzelli@iabcg.com" (matt.buzzelli@iabcg.com); 'michaellewis.mason@gmail.com'; 'Jim Hatsell'; 'Brandon Reese'; 'Chris Cochran (chris@cmcochran.com)'; 'ed.cahill@greystonepower.com'; 'Ford Thigpen (FThigpen@WestSideBank.net)'; 'drew.ferguson@mail.house.gov'; 'Virginia Galloway'; 'Scott Greene'; 'Matt Buzzelli'; 'Michael Mason'; 'Steven Schell'; 'Brandon Reese'; 'Terry Hardy'; 'Devan Seabaugh (Devan.Seabaugh@maas911.com)'; 'Ferguson, Drew'; 'Lawson, Josh'; 'derrick.vincent@jacobs.com'; 'Josh Rowan'; 'reynolds@pauldingdevelopment.org'; christine.mullinax@cobbemc.com; rjmarroq@southernco.com; beatrice_torralba@perdue.senate.gov; mark.haney@wellstar.org; christine.mullinax@cobbenergy.com; Mark Mathews; Cliff Cole; Shelbia Bone; Williams, Tim; Mark Lethbridge; Ann Lippmann; crann@edisoneng.com; terry.tibbitts@pauldingairport.com; mmason@pauldingchamber.org
Cc: Amy Scheid
Subject: Paulding Chamber Government Affairs Committee Meeting - August 15th @ 8:00 AM

Paulding Chamber Government Affairs Committee,

Our next Government Affairs Committee Meeting will be held next Monday, August 15th, at 8:00 AM in the Kenneth Rogers Room at the Chamber.

Our guest speaker will be Paulding County Community Development Director Ann Lippmann, who will provide an overview of the County's new Comprehensive Plan.

We will also begin our work on the 2017 State Legislative Agenda.

I look forward to seeing you next Monday.

Thanks,

Don Barbour
Regional Director - External Affairs
AT&T Georgia
(770) 422-2425 (Office)
(404) 345-2447 (Cell)
(770) 423-0677 (Fax)
don.barbour@att.com

Please do not Text and Drive. Take the pledge. [It Can Wait.](#)

THE OBJECT OF ROTARY is to encourage and foster the ideal of service as a basis of worthy enterprise and, in particular, to encourage and foster:

First: The development of acquaintance as an opportunity for service;

Second: High ethical standards in business and professions; the recognition of the worthiness of all useful occupations; and the dignifying of each Rotarian's occupation as an opportunity to serve society;

Third: The application of the ideal of service in each Rotarian's personal, business, and community life;

Fourth: The advancement of international understanding, goodwill, and peace through a world fellowship of business and professional persons

Attendance at all meetings is a goal of Rotary. Members who miss are expected to make up at other clubs. The following information is for your use.

WHERE AND WHEN TO MAKE UP MEETINGS:

MONDAY

Atlanta—Loudemilk Conference Center 40
Counland Street 12:15 PM
Atlanta Peachtree—Buckhead Club
Buckhead—Anthony's Restaurant—
3109 Piedmont Road 12:15 PM
Cantorsville—Barbecue Street
Douglas County—Downtown Douglas
Conference Center 12:00 PM
Fayetteville—Village Cafe 12:15 N
Henry County—PJ's Sidewalk Cafe 12:00 PM
Marietta Metro—Marietta Conference Center 12:15 N
Sandy Springs—The Hammond Glen Apartments 12:15 PM
Windward (N. Fulton Co.) - Pizces Seafood
& Jazz 12:00 PM

TUESDAY

Bainbridge—Terri Lynn's Restaurant—
Charter House Inn 12:00 PM
Barnesville—Women's Club House 12:05 PM
Canton—Cherokee City Chamber of Commerce 12:00 N
Carrallton—Sunset Hills Country Club 12:00 N
Elowah—Cantorsville—Barbecue Street 7:30 AM
Midtown Atlanta—Ansley Golf Club 12:15 PM
North Fulton—Rainwater Restaurant 12:00 N
Rockmart/Pelk County—Women's Club House 12:00 N
Smyrna—Smyrna Community Center 12:15 PM
Stone Mountain—Smoke Rise Golf
& Country Club 12:15 PM
Rome—Seven Hills—Cooss Country Club 12:00 N
Woodstock—Leilimer Hall 7:30 AM

THE FOUR WAY TEST

1. Is it the truth?
2. Is it fair to all concerned?
3. Will it build goodwill and better friendships?
4. Will it be beneficial to all concerned?

ROTARY INTERNATIONAL PRESIDENT

JOHN T. GERM

DISTRICT 6900 GOVERNOR

RAYMOND RAY

ASSISTANT GOVERNOR

CHARLES MORRIS

Rotary Club of Paulding County

P. O. Box 853 • Dallas, Georgia 30132
www.pauldingrotary.org

Proud Member of
Rotary District 6900

SEPTEMBER 13, 2016



**ROTARY
SERVING
HUMANITY**

The Rotary International Theme

2016-2017

www.rotary.org

WEDNESDAY
Brookhaven—Capital City Country Club 12:00 N
Carrallton Dawn Breakers—Sunset Hills
Country Club 7:30 AM
Dawson—Dawson Country Club 12:00 N
East Cobb—Indian Hills Country Club 7:00 AM
LaGrange—Highland Country Club 12:00 N
Marietta—Marietta Conference Center 12:00 N
Roswell East—Roswell River Landing
Vintings—The Vintings Club 12:00 N
2859 Paces Ferry Rd. 12:15 PM

THURSDAY

Austell/South Cobb—Presbyterian Village
Barrow County—Cantorsville Country Club 12:00 N
Bremen—West Central Technical College 12:45 PM
Dallas—Audrey's Cafe 7:40 AM
Fayette Daybreak—Wynham Peachtree
Conference Center 7:15 AM
Forsyth—Monroe County—Holiday Inn 12:00 N
Griffin—Griffin Country Club 12:00 N
North Cobb—Pinetree Country Club—
4300 McCallum Pkwy 7:30 AM
North Lake—Northlake Doubletree 12:15 PM
Peachtree City—Wynham Peachtree
Conference Center 12:00 N
Perimeter Dekalb—Wynham Garden Hotel—
800 Hammond Dr. 7:30 AM
Rome—Cooss Country Club 12:00 N

FRIDAY

Alpharetta—Alpharetta Presbyterian Church 7:15 AM
Atlanta Airport—Michons Restaurants 12:15 PM
Decatur—Old Dekalb County Court House—
Ponce de Leon 12:30 PM
Dunwoody—Ravenna Club—2 Ravinia Dr., Atlanta 7:15 AM
Newman—Newman Country Club 12:00 N
North Dekalb County—Ravina Club—
2 Ravinia Dr., Atlanta 2:15 PM



Charting a Course

Paulding County Rotary
September 13, 2016

- MJWG meets monthly and has:
 - Reviewed DCA Requirements for Plan Update
 - Developed mission and objectives for the update
 - Inventoried and prioritized community assets
- Official kick-off for the update of Comprehensive Plan with Public Hearing on October 27, 2015

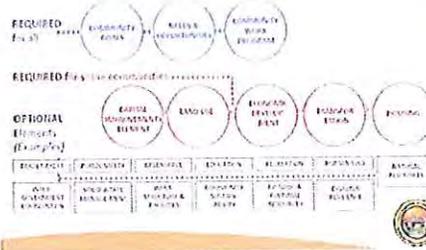


Where Did We Start?

- In Spring of 2014 Paulding County Commissioners and Senior Staff held a retreat that served as the unofficial kick-off of the Update to the Comprehensive Plan



Menu of Plan Elements



- In 2015 County staff began meeting with representatives from Dallas, Hiram, Braswell, Economic Development, Chamber of Commerce, School District and Northwest Georgia Regional Commission and formed Multi-Jurisdictional Work Group



- A Stakeholder committee comprised of residents, and business owners met on March 15, 2016 at the Dallas Civic Center and began to review the work done by the MJWG



Where Are We Now?

- Strategic Economic Development Plan being completed by SPG, Inc.



- Land Use Study conducted by the Georgia Conservancy in association with Georgia Tech



August 4, 2016 -- Chamber Luncheon Keynote Speaker was Katherine Moore of The Georgia Conservancy

COMBINED MAP

- LEGEND
- Conservation 1
 - Conservation 2
 - Rural Pastures
 - Community Forests
 - Parks
 - Forested Openlands
 - Target Zone



ART CONTEST

Kindergarten to 6th Grade
August 19 - August 26

Participate in an art contest for Parkland County, Georgia. Prizes will be awarded to the artist whose artwork is selected by the Parkland County Board of Commissioners. Prizes include a cash award and a certificate of appreciation.



CONTEST DETAILS

ARTIST 1
of the following questions with others of any matter:
What do you want to be when you grow up?
How will you get to school and to work in the future?
What is your most favorite place in Parkland County close to home?

- All citizens are invited to interactive workshops -- drop in between 4 pm and 7 pm for a series of Thursday Workshops

August 11th Dallas Civic Center

August 18th Hiram Events Center

September 8th New Georgia Library

September 15th Crossroads Library

Where Are We Headed?

- Completion of Land Use and Economic Development Studies
- Plan Draft to complete by December
- Final Public Hearing -- January 2017
- Plan Submitted -- March 2017
- Plan Approved -- June 2017

Questions???



Charting a Course

Single Family Permits Issued By Post Commission District
Total Permits Issued as of 8/31/16 = 902

Post	Units	%	Value	Ave Value	Fees
Post 1	264	29%	\$26,861,428	\$99,854	\$100,613
Post 2	47	5%	\$4,276,020	\$90,979	\$17,770
Post 3	80	9%	\$7,456,176	\$93,202	\$30,856
Post 4	511	57%	\$54,864,511	\$107,367	\$209,916
Total	902	100%	\$92,958,175	\$103,358	\$359,185

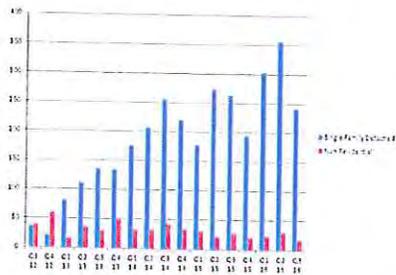
Residential Building Permit Update

As of July 31, 2016

Single Family Permits Issued By High School Attendance Zone

HS Zone	2016	2015	2014	2013	2012	2011	2010	Total	%
EPHS	203	252	159	53	7	10	26	759	22%
RHS	41	75	161	55	23	15	35	409	12%
NPHS	322	493	451	313	86	71	54	1,660	56%
FCMS	63	54	23	6	6	27	25	215	6%
SPHS	26	30	11	10	3	5	17	102	3%
Total	660	909	654	453	125	126	200	3,338	100%
<i>Average per Month</i>	<i>110</i>	<i>76</i>	<i>71</i>	<i>39</i>	<i>10</i>	<i>11</i>	<i>17</i>	<i>46</i>	

Single Family Detached & Non Residential New/Additions
Number of New Construction Permits by Quarter



Single Family Permits Issued By Middle Attendance Zone

MS Zone	2016	2015	2014	2013	2012	2011	2010	Total	%
AMS	16	14	4	0	0	3	12	49	1%
DMS	30	26	11	1	0	3	5	76	2%
EPMS	119	114	49	61	24	18	25	413	12%
HMS	44	32	16	3	2	19	19	135	4%
McMS	226	371	400	299	55	39	55	1,334	42%
MMS	136	126	72	14	1	11	17	377	11%
FBRMS	105	154	253	66	24	15	41	658	19%
SMS	9	11	6	0	2	2	9	39	1%
SPMS	21	11	2	0	0	3	1	38	1%
N/A*	47	50	38	25	10	15	18	212	6%
Total	753	909	654	453	125	126	200	3,423	100%
<i>Average per Month</i>	<i>126</i>	<i>76</i>	<i>71</i>	<i>39</i>	<i>10</i>	<i>11</i>	<i>17</i>	<i>48</i>	



Paulding Board of Realtors®
General Membership Meeting
August 10, 2016

CHARTING A COURSE
With Chris Robinson
& Ann Lippmann

Welcome

Wendy Turnbull - 2016 PBOR President

Invocation and Pledge

John Bosonetto - Housemaster

Introduction of Affiliates

Drew Hook - Greystone Power Corporation
2016 Affiliate Local Director

LUNCH

Introduction of Speaker

Herb Haynes - 2016 Local Director

PAULDING COUNTY COMPREHENSIVE PLAN

Chris Robinson - PC Planning & Zoning Manager
Ann Lippmann - PC Community Development Director

GRI Pinning

Sandy U. Johnson - GRI Governor

RPAC 2015 Recognition

Kyle Duncan - 2016 PBOR Local Director/RPAC Chairperson
Hayley McCloud - GAR Political Field Representative
Rett Harmon - 2016 GAR Region 3 Director

2015 Distinguished Service Award

Wendy Turnbull

Announcements/Committee Updates

Wendy Turnbull

Adjourn



Governmental Affairs Committee
Agenda
August 15, 2016

- ✓ I. Welcome, Call to Order and Introductions
- ✓ II. Overview of Paulding County Comprehensive Plan by Ann Lippmann, Paulding County Community Development Director
- ✓ III. Review and discuss 2017 State Legislative Agenda
- IV. Review and Approve 2017 RBC Legislative Agenda
- V. Discuss Next Meeting Date and Remaining 2016 Schedule
- VI. Adjourn

Remaining 2016 Meeting Schedule

August 30th and/or September 13th?

October – Legislative Listening Day (October 20th?)

November – schedule as needed

December – Pre-Legislative Breakfast

* 11:30
Morning
lunch



Recreation Industry

see when Bob will be up here
send rec industry info to Shelby
+ meeting ad

Casino gambling – back to legislature (GA)
Religious freedom

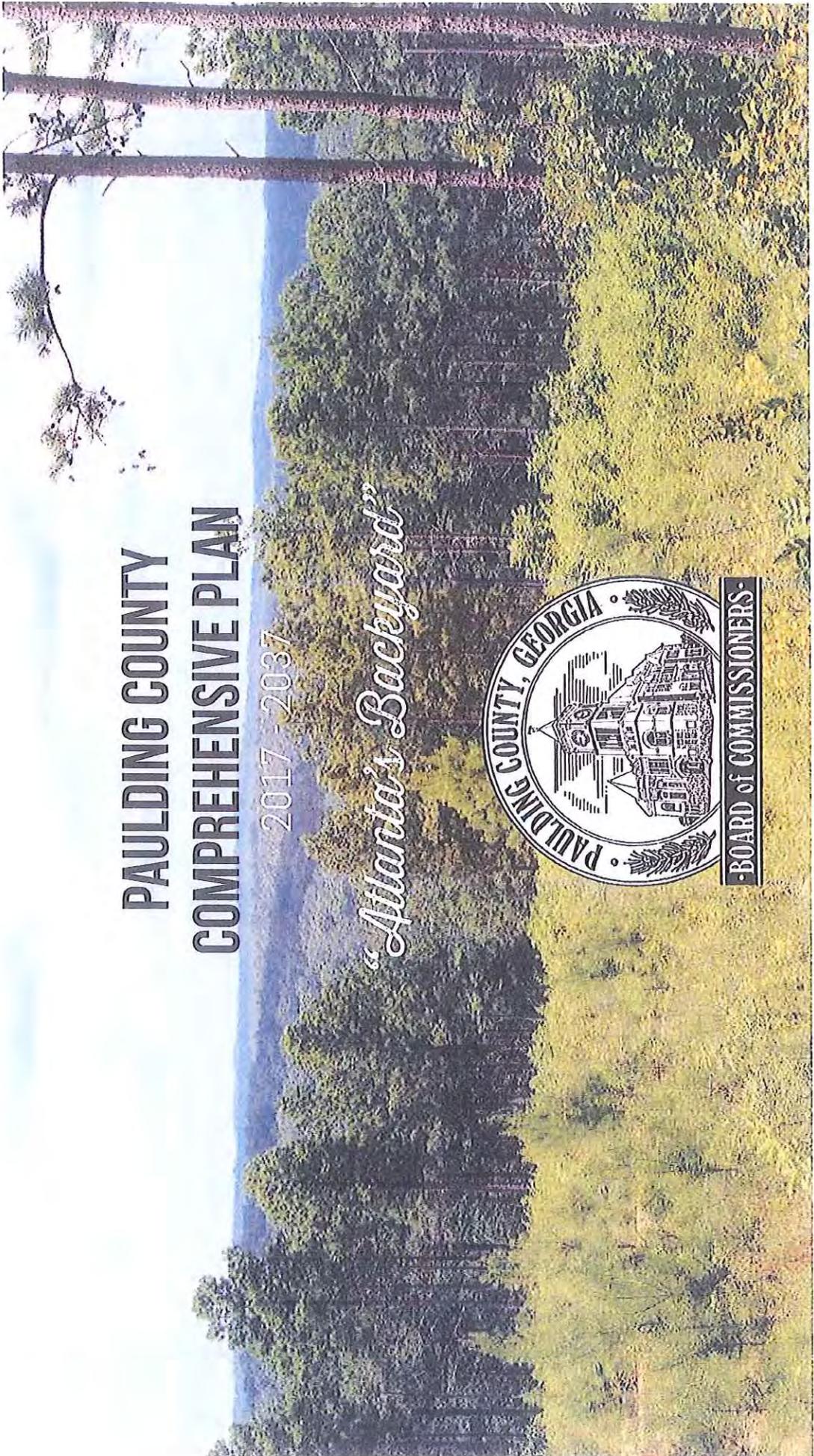
PAULDING COUNTY COMPREHENSIVE PLAN

2017 - 2037

"Atlanta's Backyard"



· BOARD of COMMISSIONERS ·



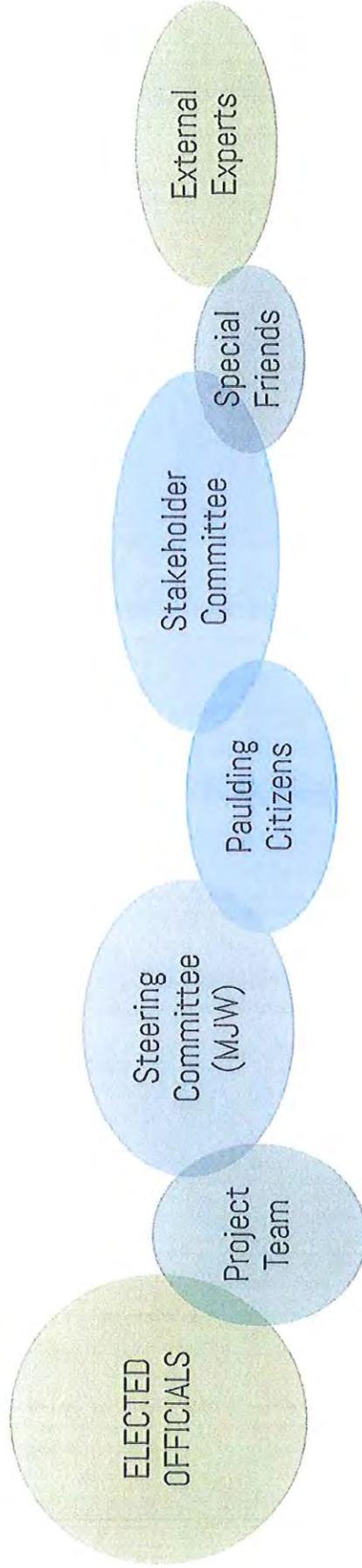
SETTING THE STAGE

Beginning of the End

Expectations to Complete

Document Availability

ACKNOWLEDGEMENTS



REGULATIONS

PAULDING COUNTY & CITIES

JOINT COMPREHENSIVE PLAN
16-YEAR FULL PLAN UPDATE
DUE DATE: JUNE 30, 2017

- | | | | |
|-------------------------------------|--|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <u>Required Elements</u> | <input checked="" type="checkbox"/> | 5) Transportation Element |
| <input checked="" type="checkbox"/> | 1) Community Goals | <input checked="" type="checkbox"/> | <u>Optional Elements</u> |
| <input checked="" type="checkbox"/> | 2) Needs & Opportunities | <input checked="" type="checkbox"/> | A) Economic Development Element
(One Credit - Tier 4) |
| <input checked="" type="checkbox"/> | 3) Community Work Program | <input checked="" type="checkbox"/> | B) Housing Elements |
| <input checked="" type="checkbox"/> | 4) Land Use Element
(if zoning is done) | <input checked="" type="checkbox"/> | C) Offices
(Normal Business, Public Facilities, Target Area) |

The Process

- A) The First Required Public Hearing, talks about the process and what is to be done - *October 27, 2016.*
- B) Each Element of the Plan is developed with Public Participation. Paulding County and the participating cities are creating a Stakeholder Committee that meets as often as needed, each meeting is open to the public. The planning staff works with the Stakeholder Committee and the public to prepare the plan documents. Stakeholder Meetings held March 15, 2016 and August 4, 2016 and February 2, 2017. Public Meetings held August 11 & 12 and September 8 & 15 of 2016. Draft ready by March 2017.
- C) Once the Draft is Complete, a Second Required Public Hearing is held - *February 22, 2017*
- D) Local Governments Prepare a Transmittal Letter to Send the DRAFT to the Regional Commission.
 - 1) Must certify that the Regional Water Plan was considered.
 - 2) Must certify that Rules for Environmental Planning Criteria (water supply watershed protection, wetland protection, groundwater recharge area protection, river corridor protection, and mountain protection)
- E) Regional Commission notifies Interested Parties
 - 1) Surrounding governments
 - 2) Local Agencies, special districts or others involved with government coordination
 - 3) Regional Commission which are cognate to or likely to be affected by the plan
 - 4) Affected state agencies - GDOT, DNR, GSWA, and DCA
- F) Regional Commission reviews all paperwork for Compliance with Planning Rules
- G) Department of Community Affairs reviews all paperwork for Compliance with Planning Rules
- H) Regional Commission prepares a Findings and Recommendation Report and sends to local government
- I) Adoption Resolution is Executed by the Local Government; the Plan is Published - *June 30, 2017*

BACKGROUND

Kay B. Lee
Church Street Services, LLC.



Charting a Course

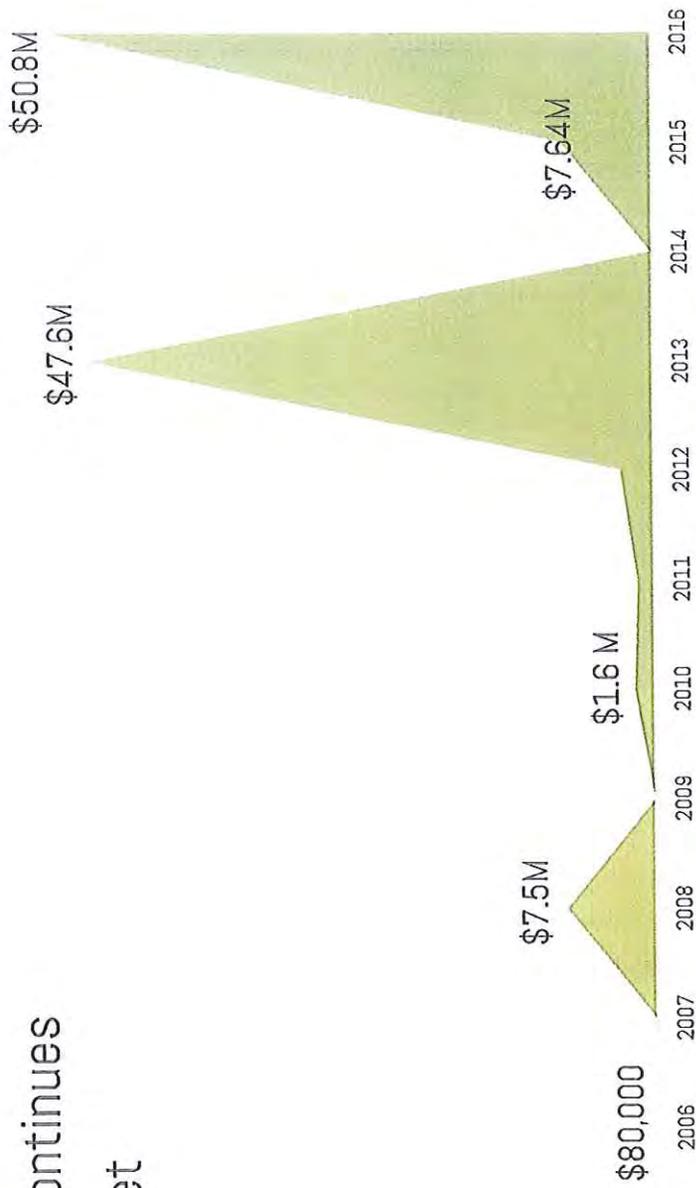
“TACT IS
THE ABILITY
TO TELL
SOMEONE TO
GO TO HELL
IN SUCH A WAY
THAT THEY
LOOK FORWARD
TO THE TRIP.”

Winston Churchill



OVERVIEW — WHY PAULDING COUNTY PLANS

- To plan for the future
- To ensure state funding continues
- Compete in a global market



QLG FUNDING TIMELINE

BACKGROUND

PART ONE

Planning
Outcomes

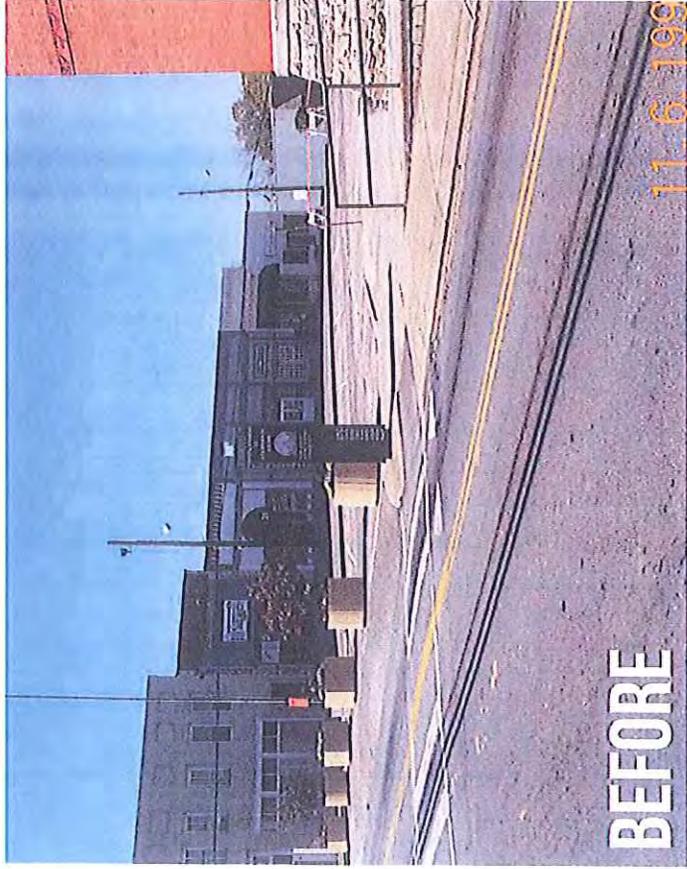
PART TWO

Details
Recommendations

PART THREE

Implementation
Value

PART ONE PLANNING AND OUTCOMES



INTRODUCTION

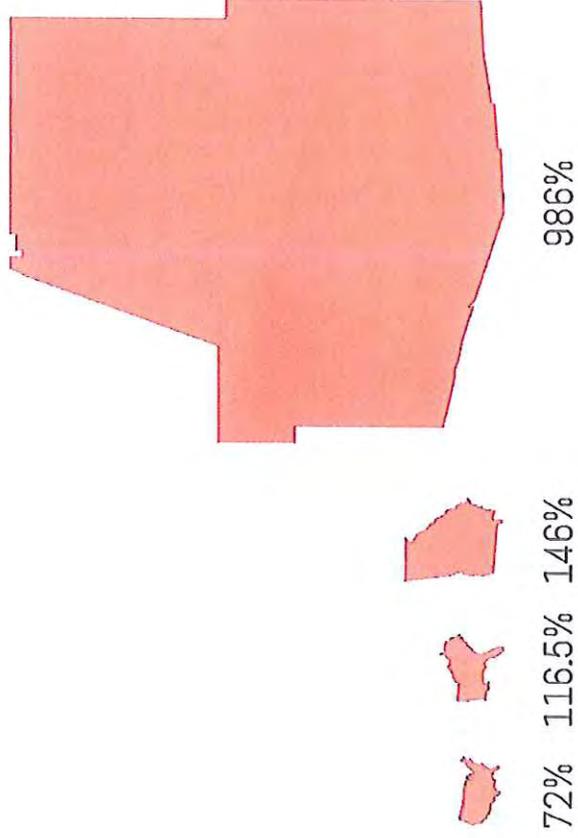
Paulding County is positioned to become one of the most livable places in metro Atlanta

- It has grown rapidly and will continue to do so
- It has a beautiful, vast and pristine landscape
- It has a unique mix of economic assets – housing, recreation, tourism and wellness
- It has an enviable list of historic, cultural and educational resources
- It has an existing & growing transportation network for autos, bikes, pedestrians
- It has strong potential for success

Decisions made and actions taken in the next five years will ensure or endanger that position

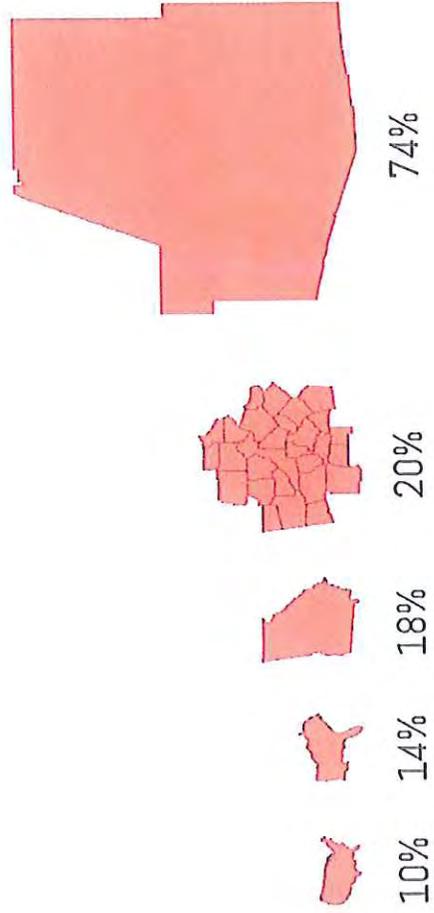
CONTEXT — RAPID GROWTH

1960 — 2010



CONTEXT – RAPID GROWTH

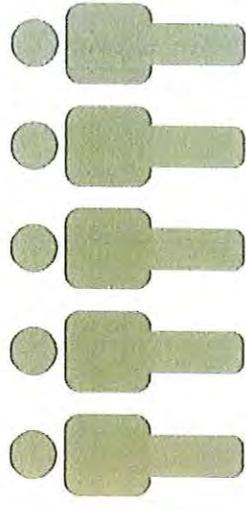
2000 – 2010



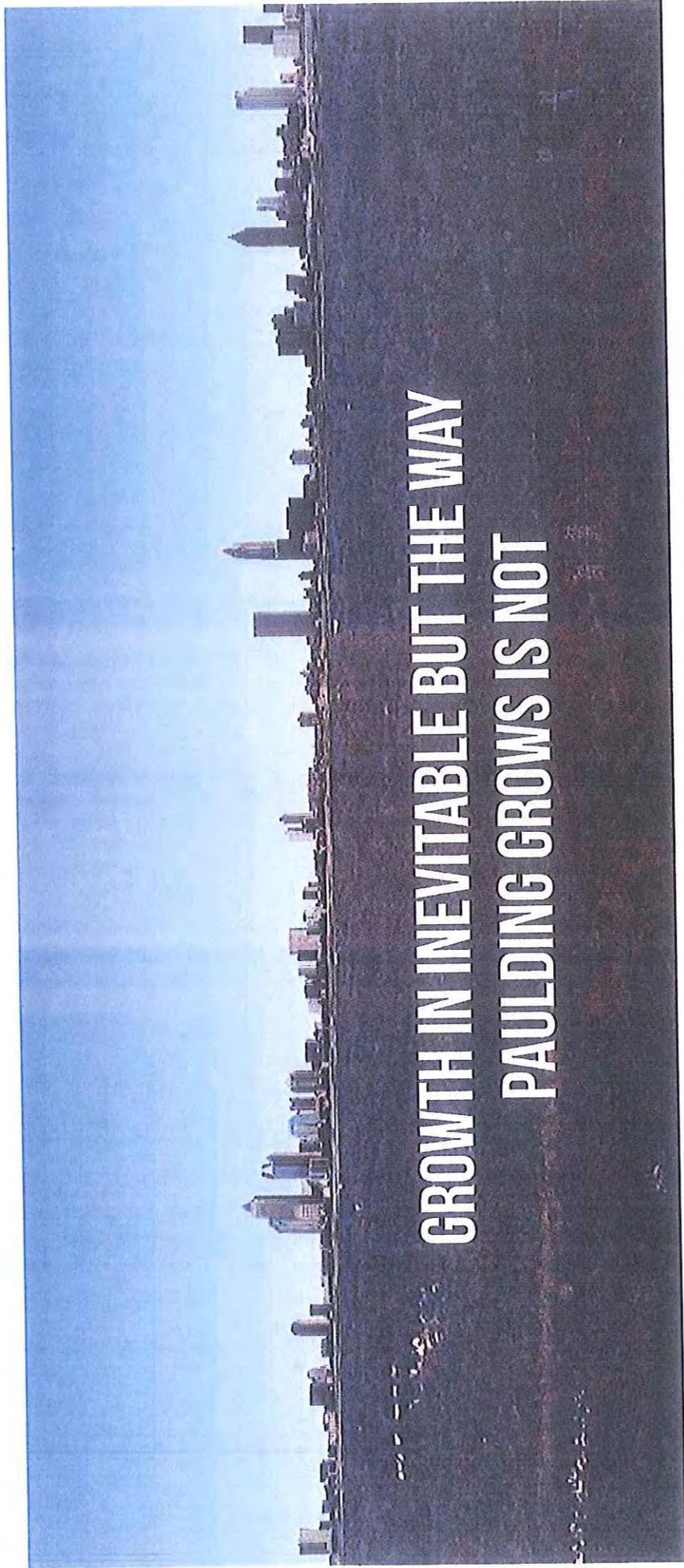
CONTEXT – RAPID GROWTH

IN 15 YEARS

56% population growth = 84,629 more people

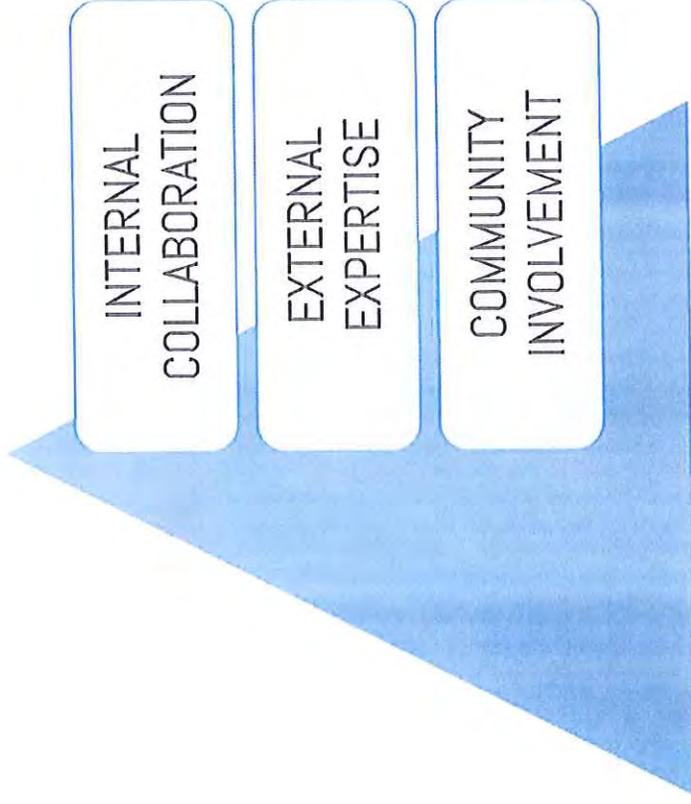


CONTEXT



**GROWTH IN INEVITABLE BUT THE WAY
PAULDING GROWS IS NOT**

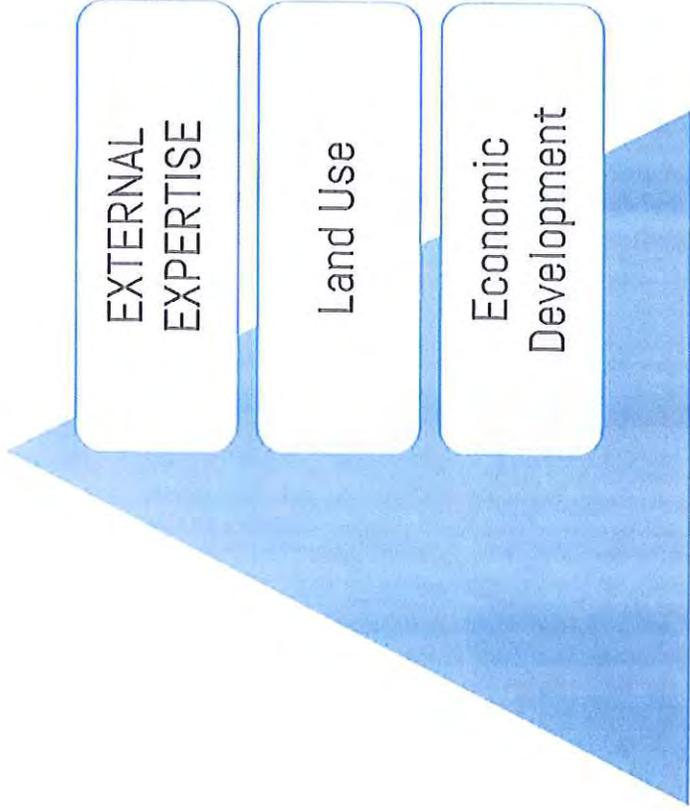
PAULDING PLANNING APPROACH



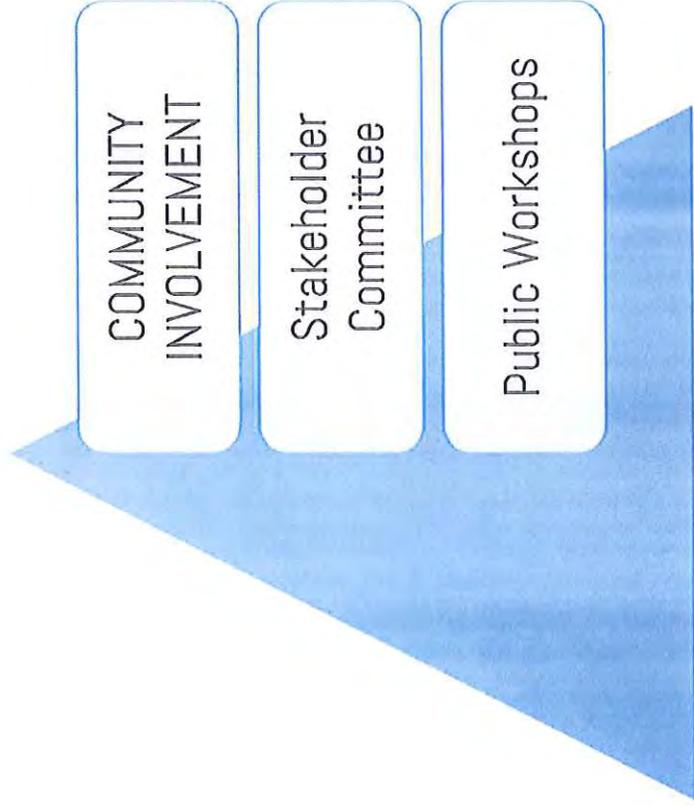
PAULDING PLANNING APPROACH



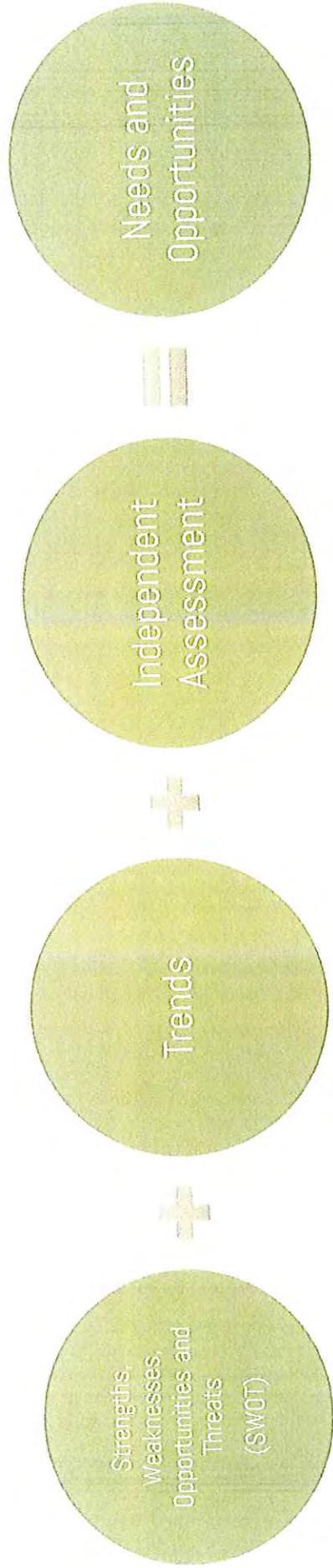
PAULDING PLANNING APPROACH



PAULDING PLANNING APPROACH



PLANNING APPROACH



PLANNING APPROACH

Strengths,
Weaknesses,
Opportunities and
Threats
(SWOT)



Trends



Independent
Assessment



Large
Overarching
Themes or
Areas of
Concentration

OUTCOMES

GOAL 1: PROTECT AND PRESERVE NATURAL RESOURCES

GOAL 2: TARGET GROWTH

GOAL 3: LEVERAGE AND PROMOTE EXISTING AND NEW ASSETS

GOAL 4: CREATE CONNECTION

GOAL 5: MAINTAIN FISCAL VIABILITY

OUTCOMES

GOAL 1: PROTECT AND PRESERVE NATURAL RESOURCES

N&O: Rural character is protected through conservation lands, while also providing for new economic opportunities within the Conservation Character Area

GOAL 2: TARGET GROWTH

N&O: Richland Creek Reservoir, currently under development in Paulding County, will supply 350,000 - 400,000 residents. The current zoning ordinance allows for 900,000 residents

GOAL 3: LEVERAGE AND PROMOTE EXISTING AND NEW ASSETS

N&O: Approximately 1.9 million users travel along the Silver Comet Trail (SCT) each year, 650,000 along the 22 miles of the portion that passes through Paulding County. Users spend \$100,000,000 annually on food and beverage items and merchandise

OUTCOMES

GOAL 4: CREATE CONNECTION

N&O: The communities of Dallas, Hiram and Braswell can best take advantage of the economic potential of the Silver Comet Trail if they are physically connected to the Trail and if there is directional signage from the trail to the community

GOAL 5: MAINTAIN FISCAL VIABILITY

N&O: Current annexation practices could, over-time, lead to disconnected areas and difficult servicing issues. Consistent annexation policies and "clean-up" of problematic past annexations should be considered

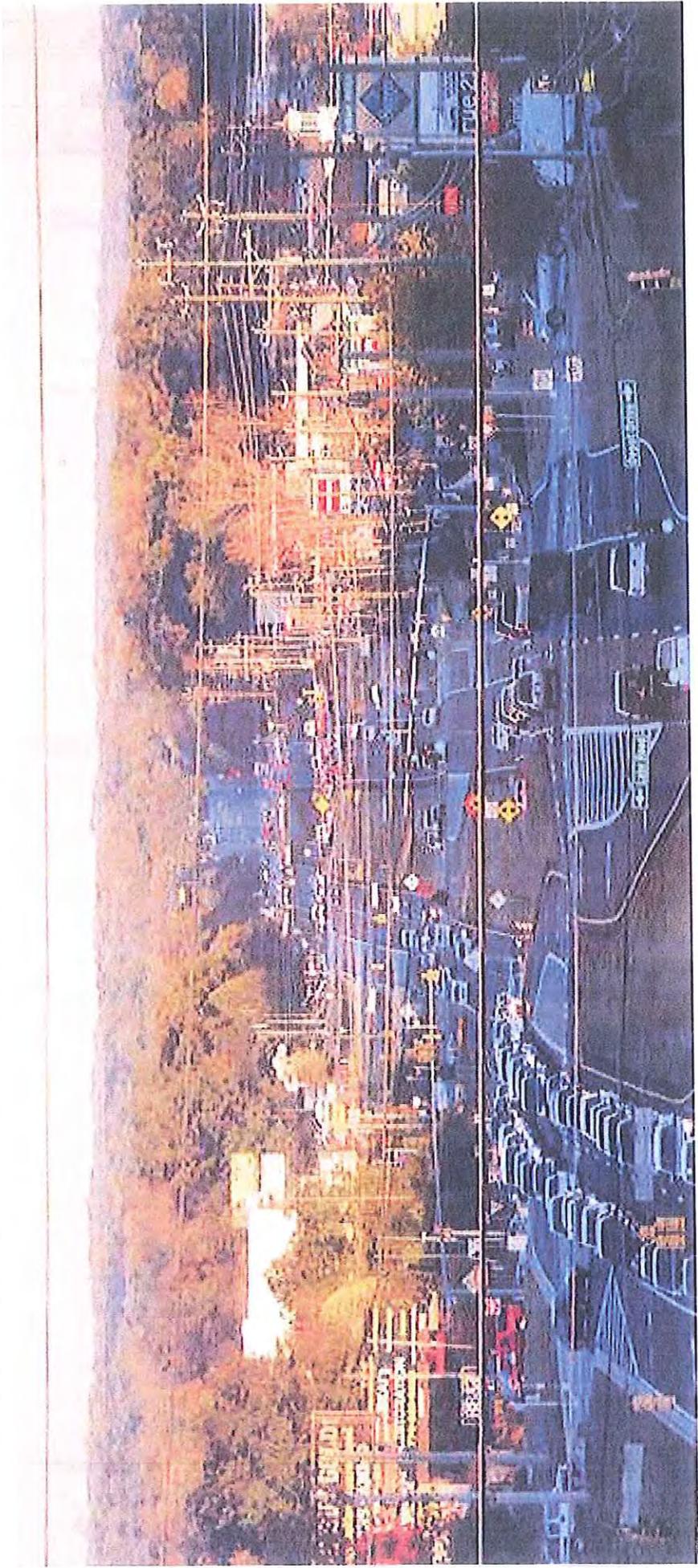
OUTCOMES

WORK PROGRAMS

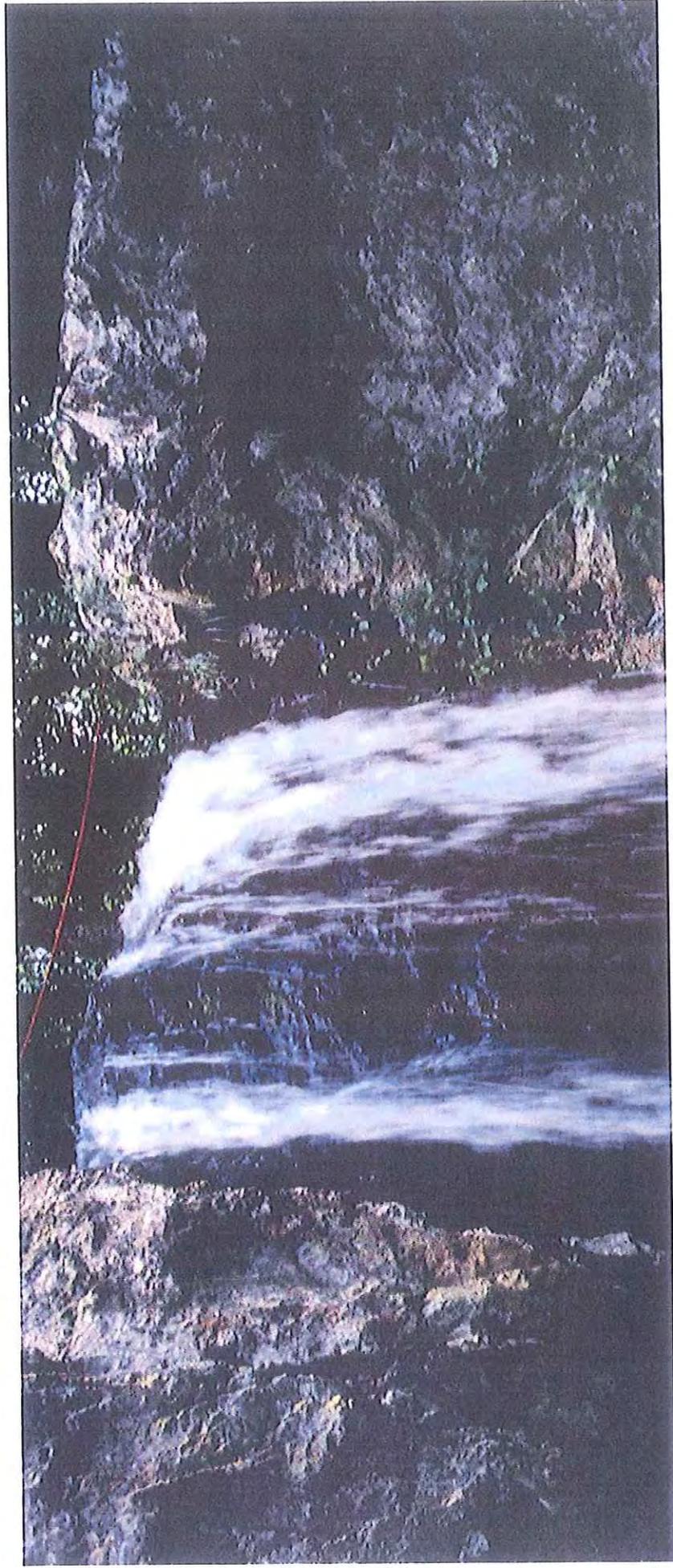
PAULDING COUNTY 2017-2021 SHORT TERM WORK PROGRAM

Project / Activity Description	Timeframe					Responsible Dept. / Agency	Cost Estimate	Funding Source	Status	Strategy / Page Reference	Notes
	2017	2018	2019	2020	2021						
CONNECT DALLAS to SILVER COMET TRAIL											
Host Project Development Workshops to identify connection solutions (SWOT Analysis, ID Constraints , Develop Concept Designs, Create Cost Estimates)	X	X				City of Dallas	\$5,000	Local		ED-6	
Seek alternative funding to connect Dallas to the Silver Comet Trail	X	X				City of Dallas	\$0	Fixed Labor		ED-7	

CONTEXT – RAPID GROWTH



CONTEXT – BEAUTIFUL, VAST, PRISTINE LANDSCAPE



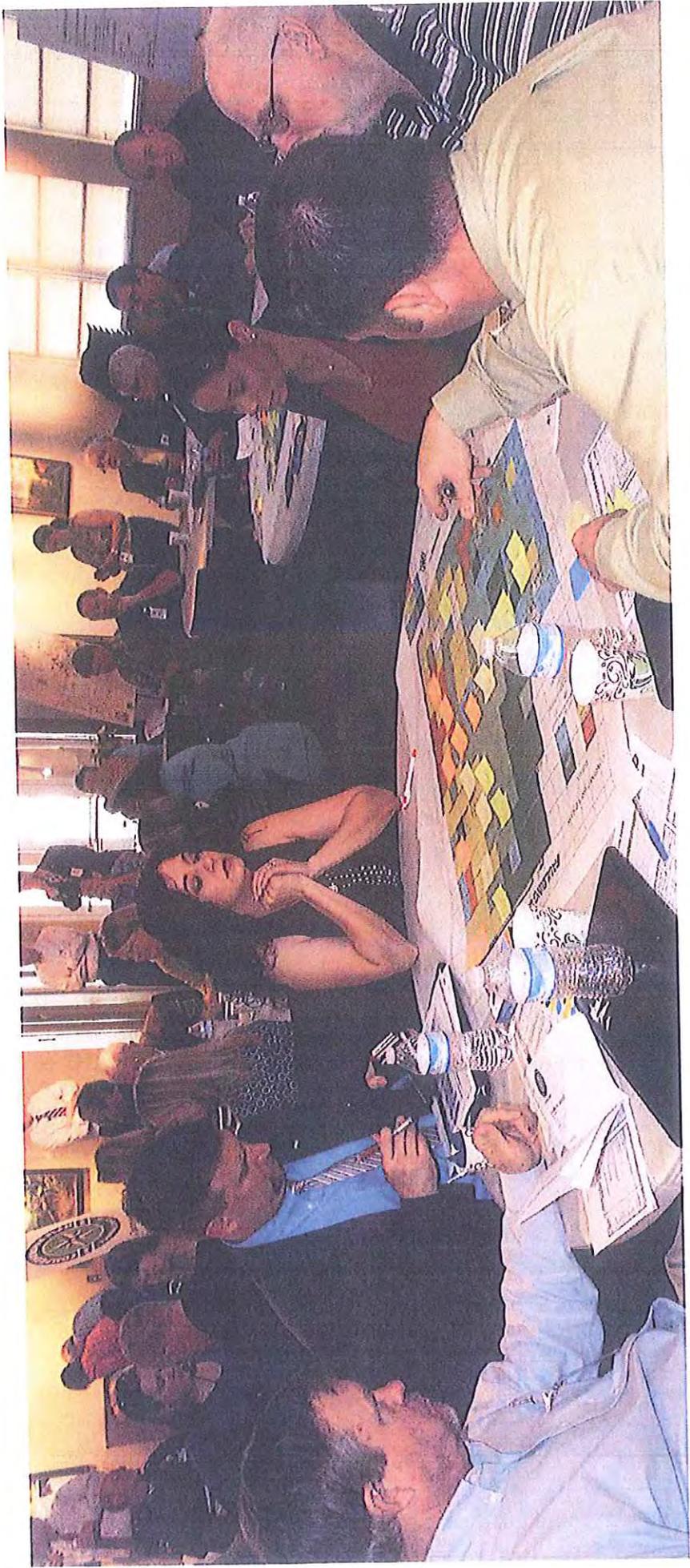
CONTEXT – UNIQUE ECONOMIC ASSETS



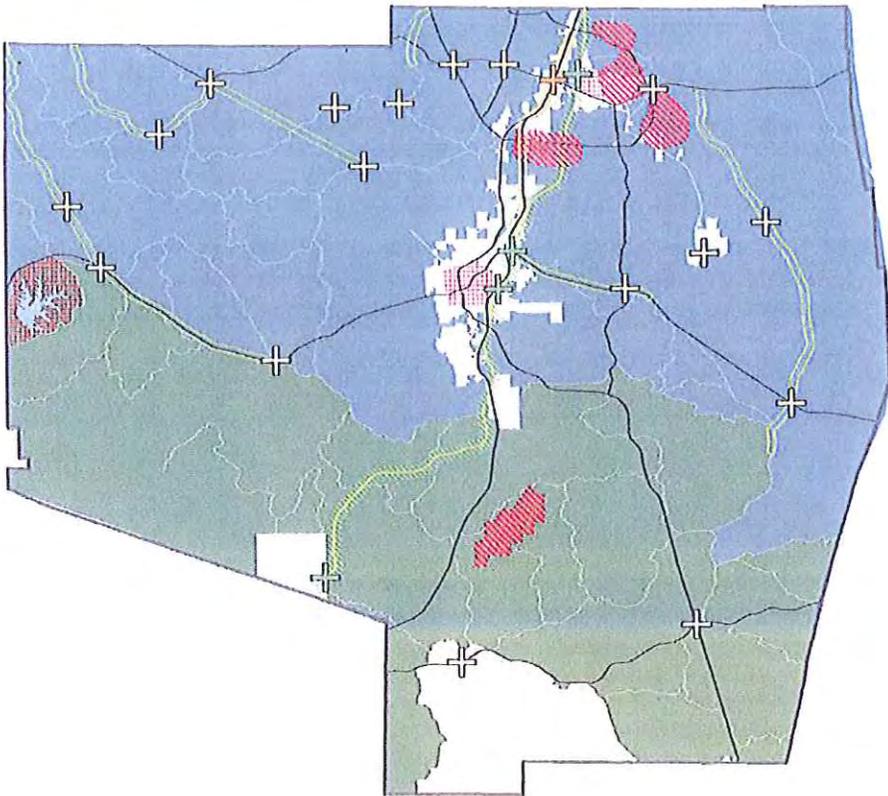
CONTEXT – GROWING MULTIMODAL SYSTEM



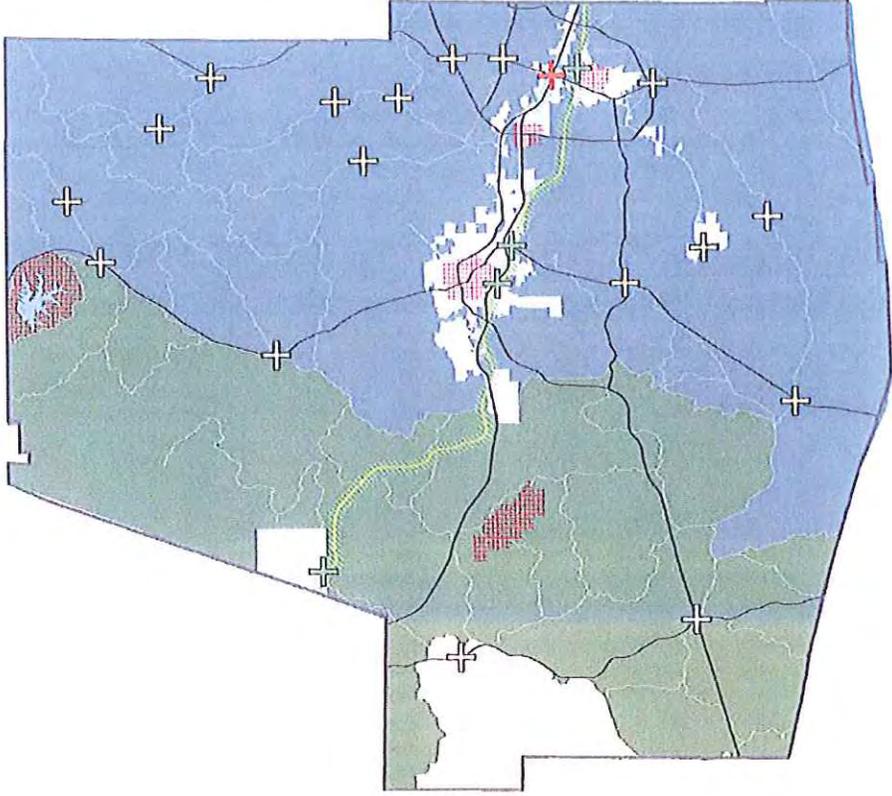
CONTEXT – INTERGOVERNMENTAL COOPERATION



FINDINGS



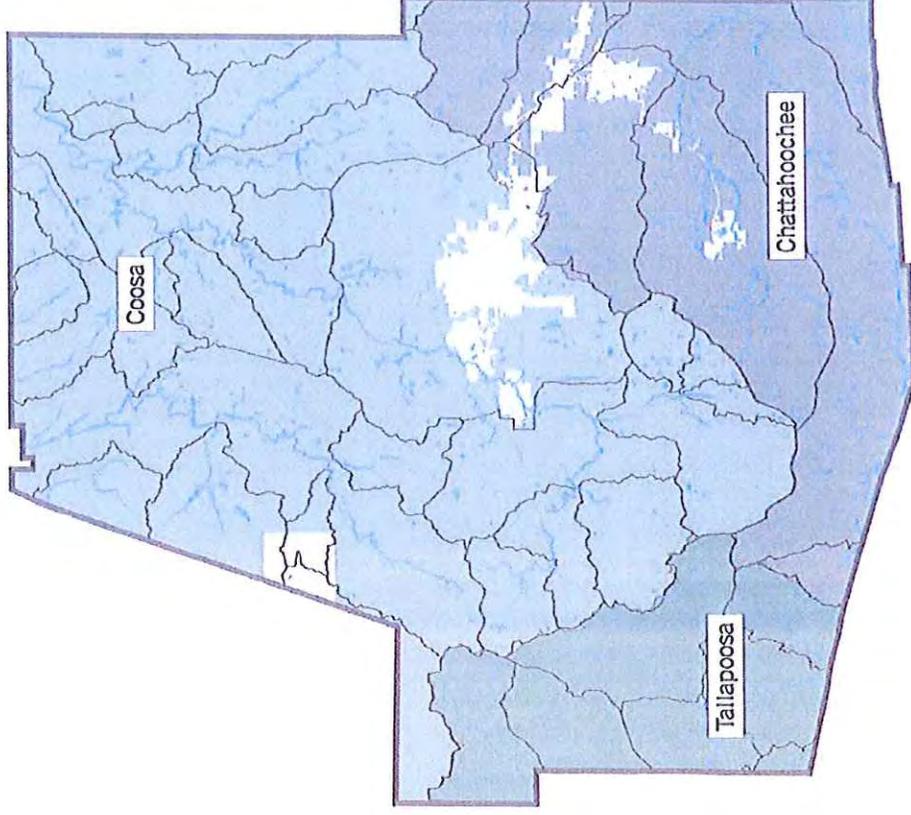
PART TWO THE PLAN



LAND USE PLAN

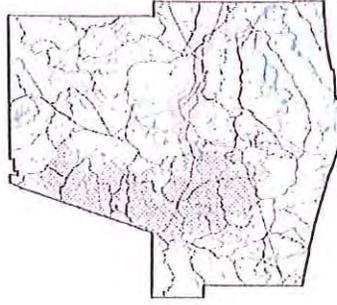
Why do a land use plan?

Watersheds and Paulding County

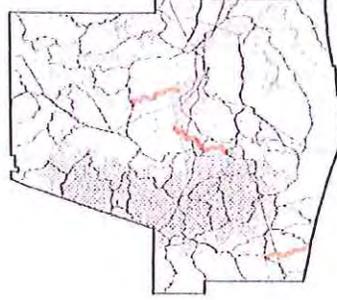


LAND USE PLAN – EXISTING CONDITIONS

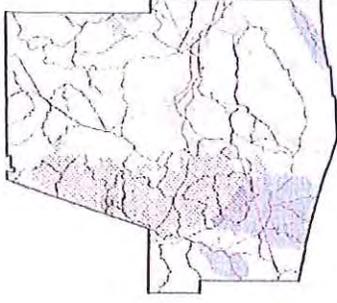
ENVIRONMENTAL ANALYSIS



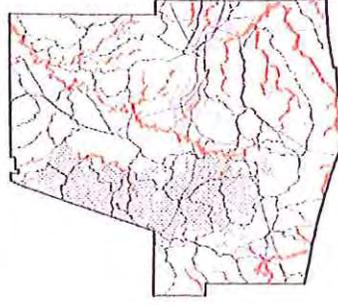
Hydrology & Wetlands



Impaired Streams



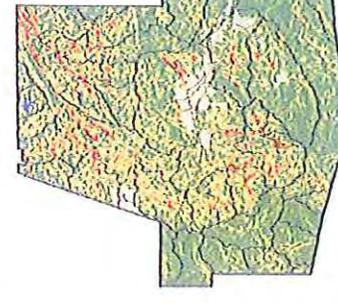
Groundwater Recharge Areas



FEMA Floodplains



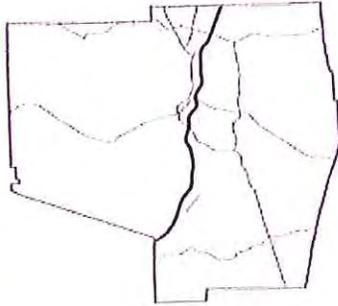
SEF's Priority Ecological Areas



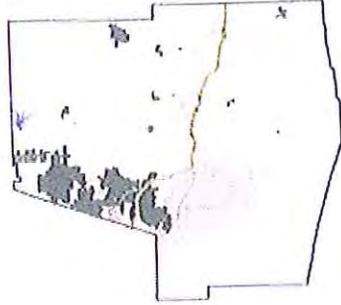
Slope Analysis

LAND USE PLAN – EXISTING CONDITIONS

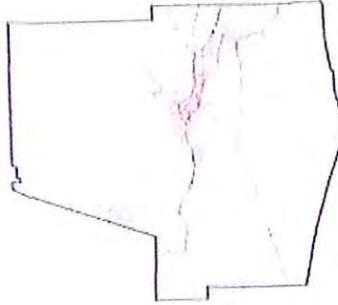
INFRASTRUCTURE ANALYSIS



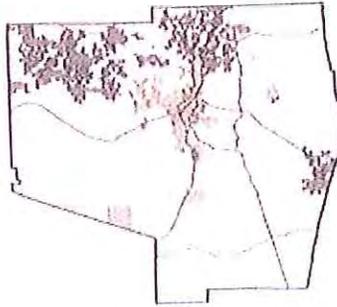
Road Network



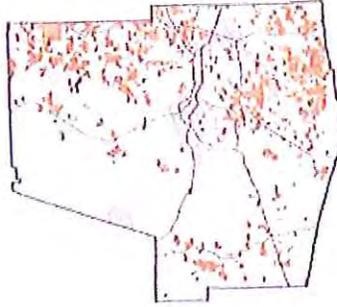
Silver Comet Trail & Parks



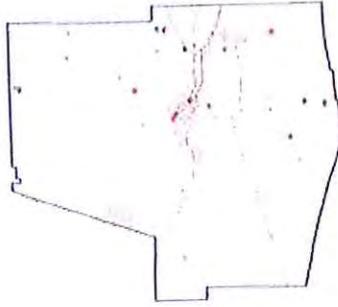
Fiber Network



Parcels Served by Sewer



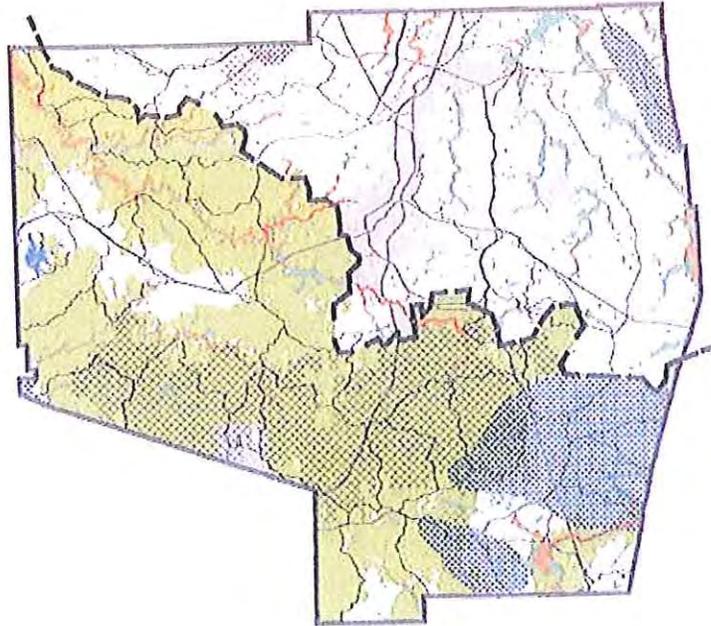
Suburban Development



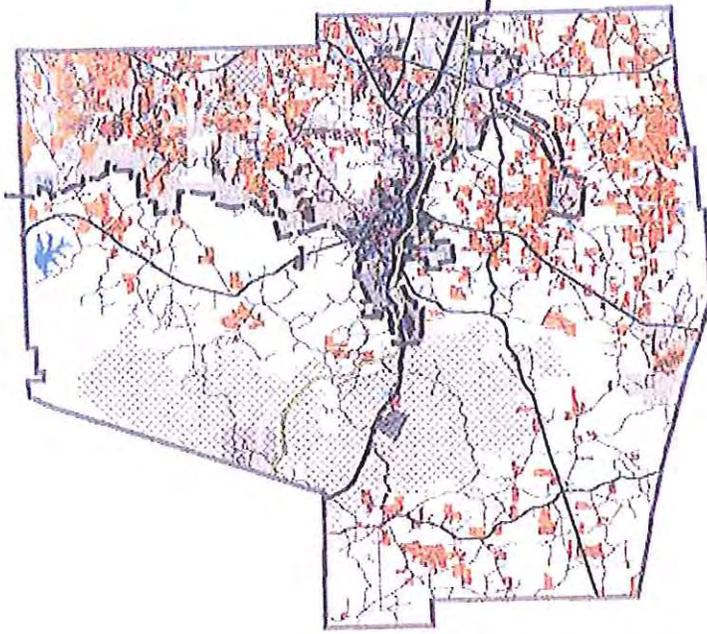
Schools

LAND USE PLAN – EXISTING CONDITIONS

ENVIRONMENT



INFRASTRUCTURE



LAND USE PLAN – CHARACTER AREAS

The Character Areas are intended to ensure compatibility with existing infrastructure conditions as well as appropriateness within specified areas of the county. The Character Areas are as follows:

Conservation, Community Residential, Rural, Corridors, Crossroad Communities.

The Target Areas identify developments/projects that need attention on their future surroundings because of their potential to catalyze growth.

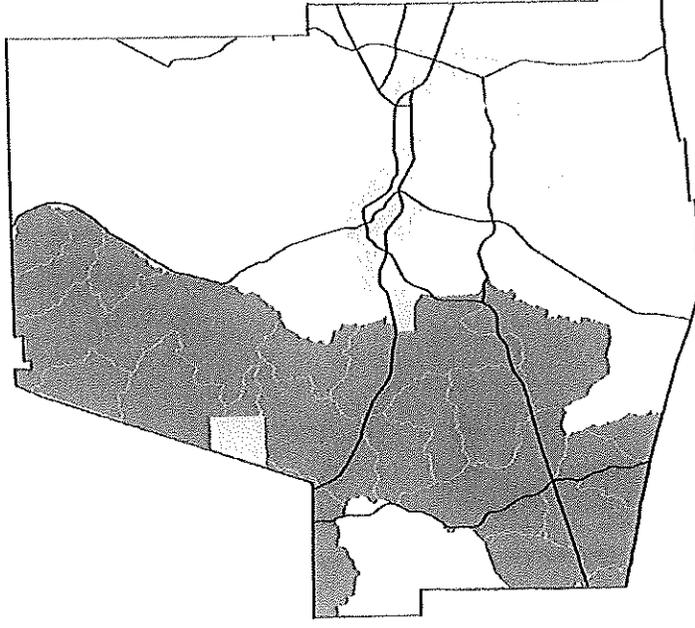
LAND USE PLAN – CHARACTER AREAS

CONSERVATION

Maintain natural, rural character and protect and enhance environmentally sensitive areas

KEY DEVELOPMENT PATTERNS

- Very large minimum lot size requirements to limit development density and protect farmland and rural character
- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts
- Use infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources



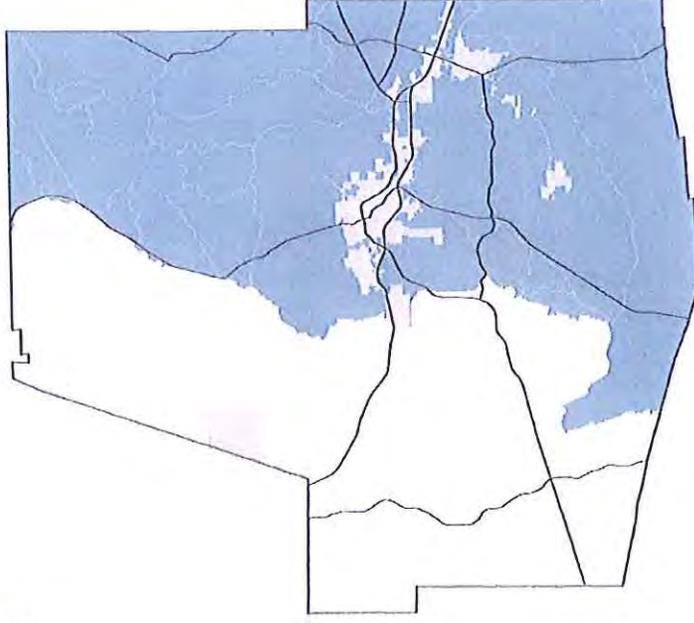
LAND USE PLAN — CHARACTER AREAS

COMMUNITY RESIDENTIAL

Encourage walkable and interconnected residential developments that highlight the natural environment.

KEY DEVELOPMENT PATTERNS

- Well-designed development that blends into existing neighborhoods by disguising density
- Support infill development
- New developments should contain a mix of residential, commercial uses and community facilities at a small enough scale and proximity to encourage walking between destinations



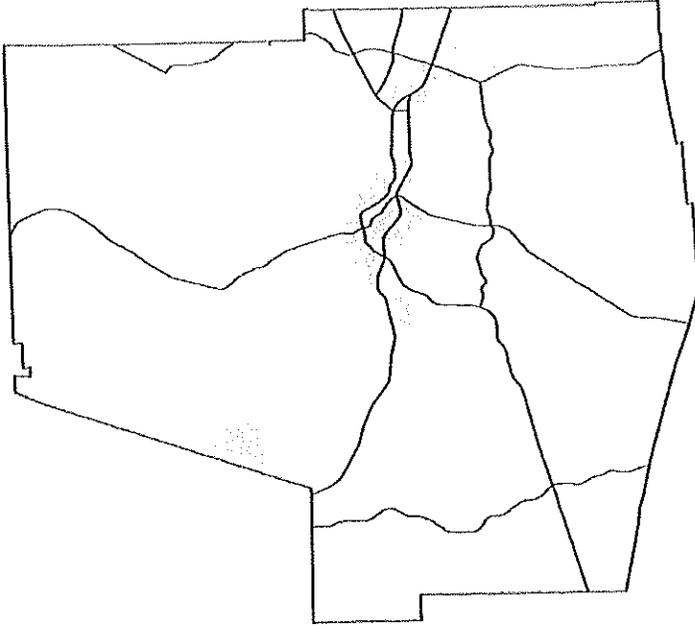
LAND USE PLAN – CHARACTER AREAS

RURAL

Maintain rural character while allowing for residential development on septic.

KEY DEVELOPMENT PATTERNS

- Very large minimum lot size requirements to limit development density and protect farmland and rural character
- Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenities that shape the identity and character of new development
- Nodal or village developments with buildings clustered at center, clearly defined edges surrounded by open space



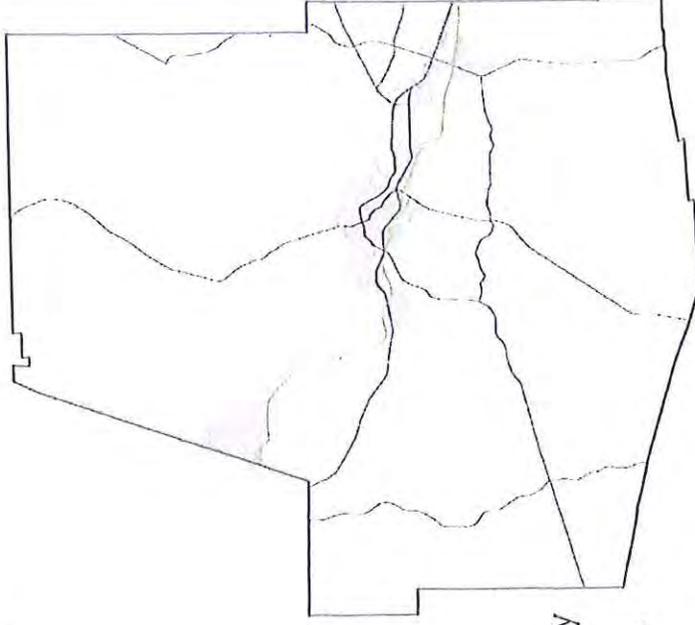
LAND USE PLAN — CHARACTER AREAS

CORRIDORS

Maintain natural, rural character and protect and enhance environmentally sensitive areas.

KEY DEVELOPMENT PATTERNS

- Commercial structures (shopping, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian friendly
- Redevelopment of older strip commercial centers in lieu of new construction further down the strip
- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Developments have easy access to nearby transit, shopping, schools and other areas where residents travel daily



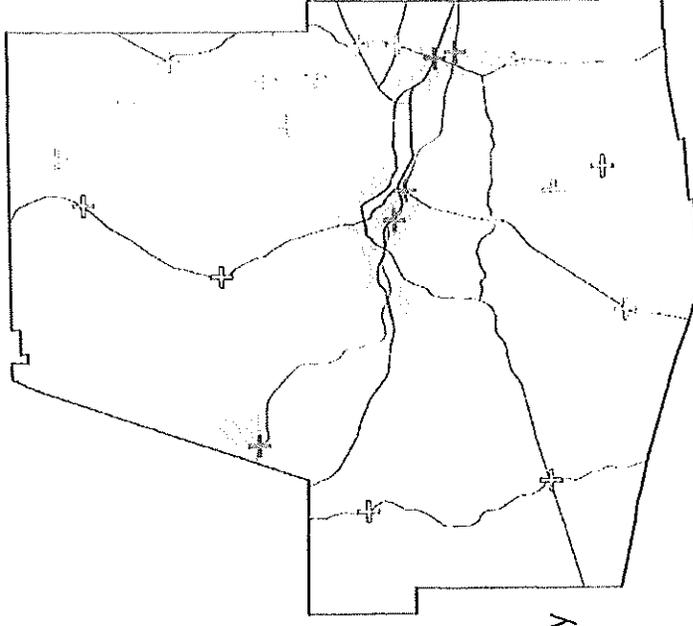
LAND USE PLAN – CROSSROADS

CROSSROADS

Maintain natural, rural character while providing nearby amenities for residents.

KEY DEVELOPMENT PATTERNS

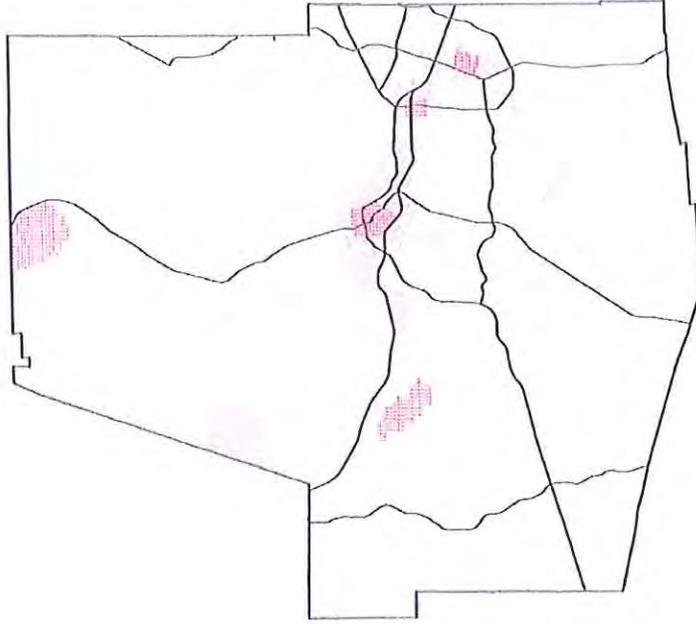
- Commercial structures (shopping, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian friendly
- Redevelopment of older strip commercial centers at these locations in lieu of new construction further along the corridor
- Well-designed development that blends into existing neighborhoods by disguising its density
- On-street parking or rear parking / shared parking agreements



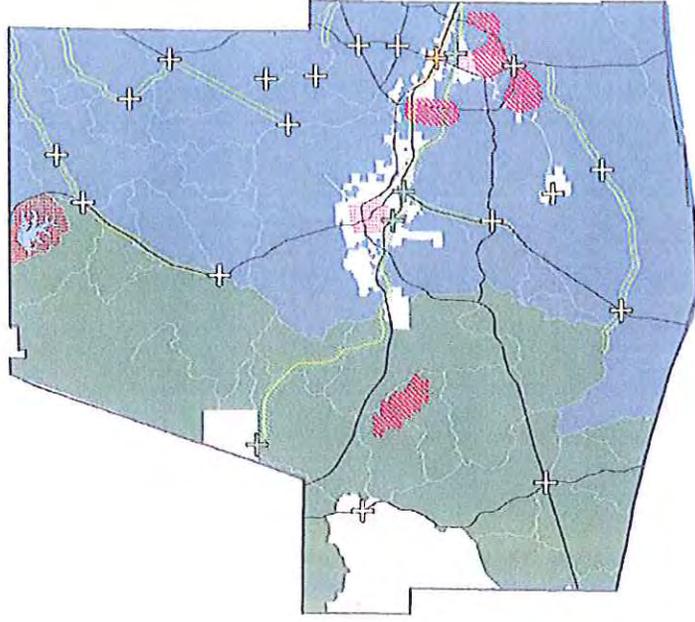
LAND USE PLAN — TARGET AREAS

TARGET AREAS

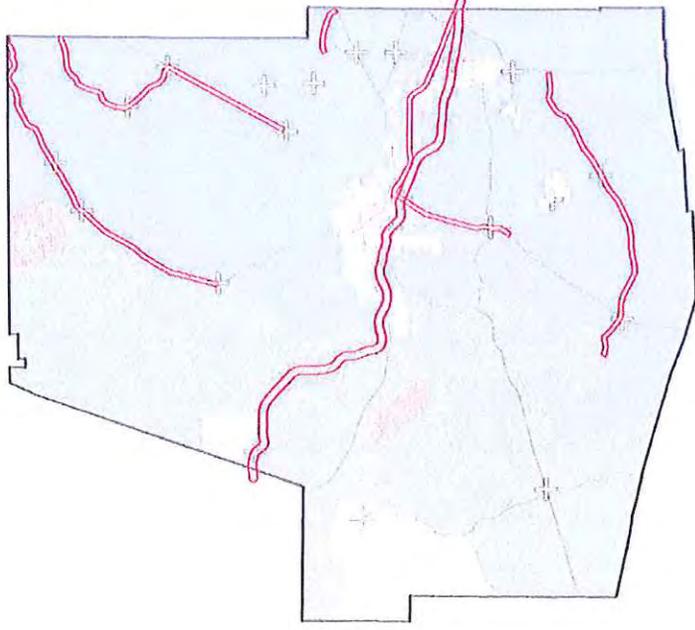
- The Cities of Dallas, Hiram, and Braswell
- Wellness District and WellStar Hospital
- Paulding County Airport
- Silver Comet Trailheads
- Richland Creek Reservoir



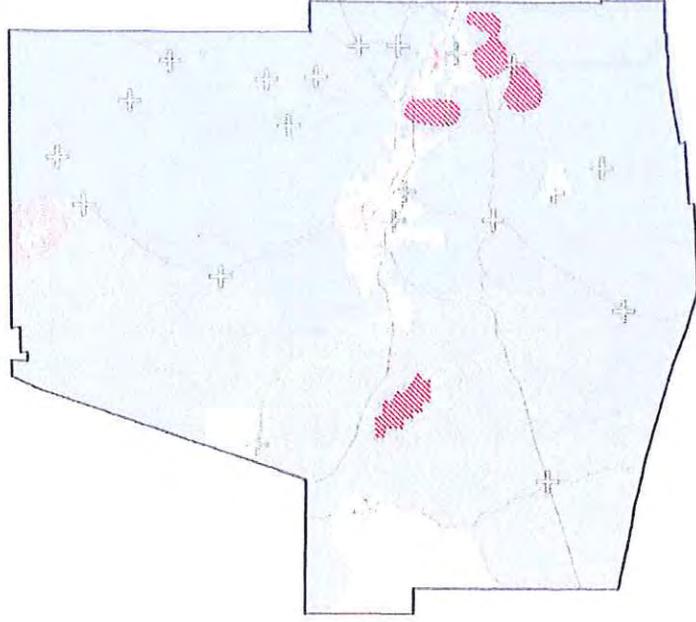
LAND USE PLAN – COMPOSITE MAP



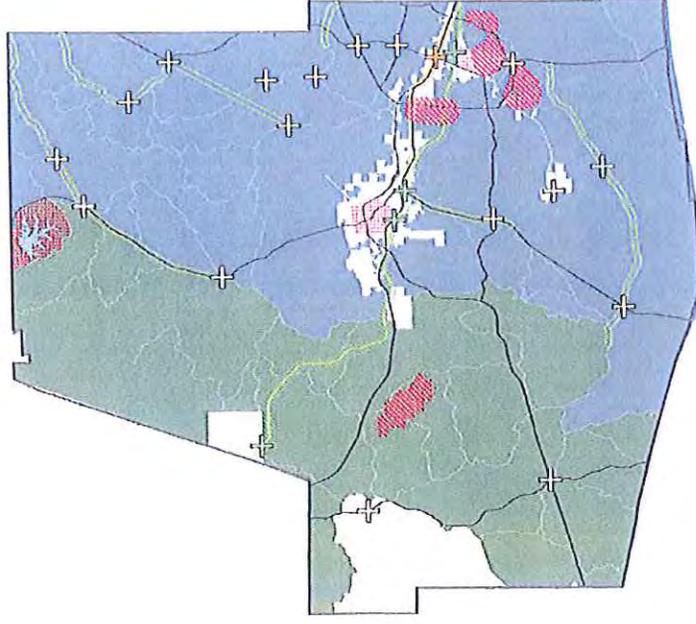
COMPOSITE MAP LAND USE + TRANSPORTATION



**COMPOSITE MAP
LAND USE +
ECONOMIC DEVELOPMENT**



**COMPOSITE MAP
LAND USE +
TRANSPORTATION +
ECONOMIC DEVELOPMENT**



PART THREE - IMPLEMENTATION

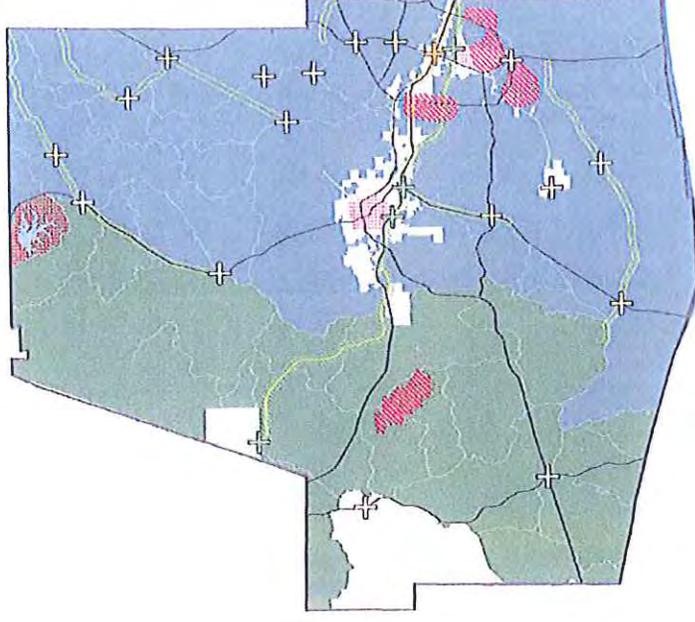


IMPLEMENTATION



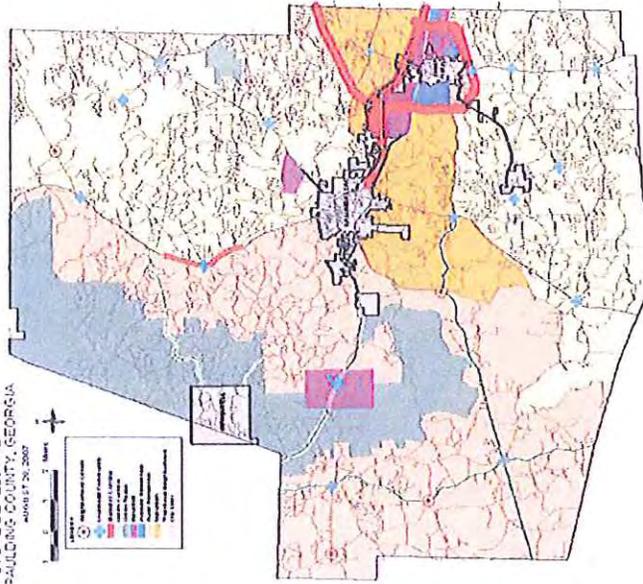
IMPLEMENTATION

The team that created
the plan is ready to
implement the plan

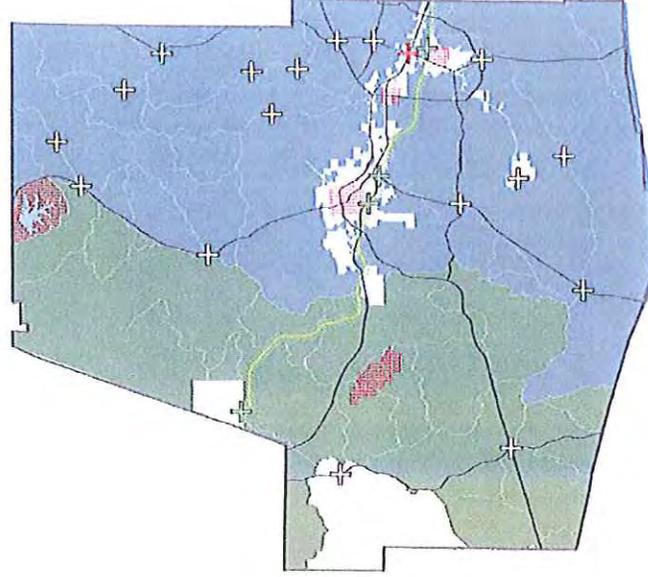


READY? WILLING?

FUTURE DEVELOPMENT MAP
SAULSBURY COUNTY, GEORGIA
APRIL 20, 2007



2007-2027
CHARACTER AREAS



2017 - 2037
CHARACTER AREAS

GETTING STARTED

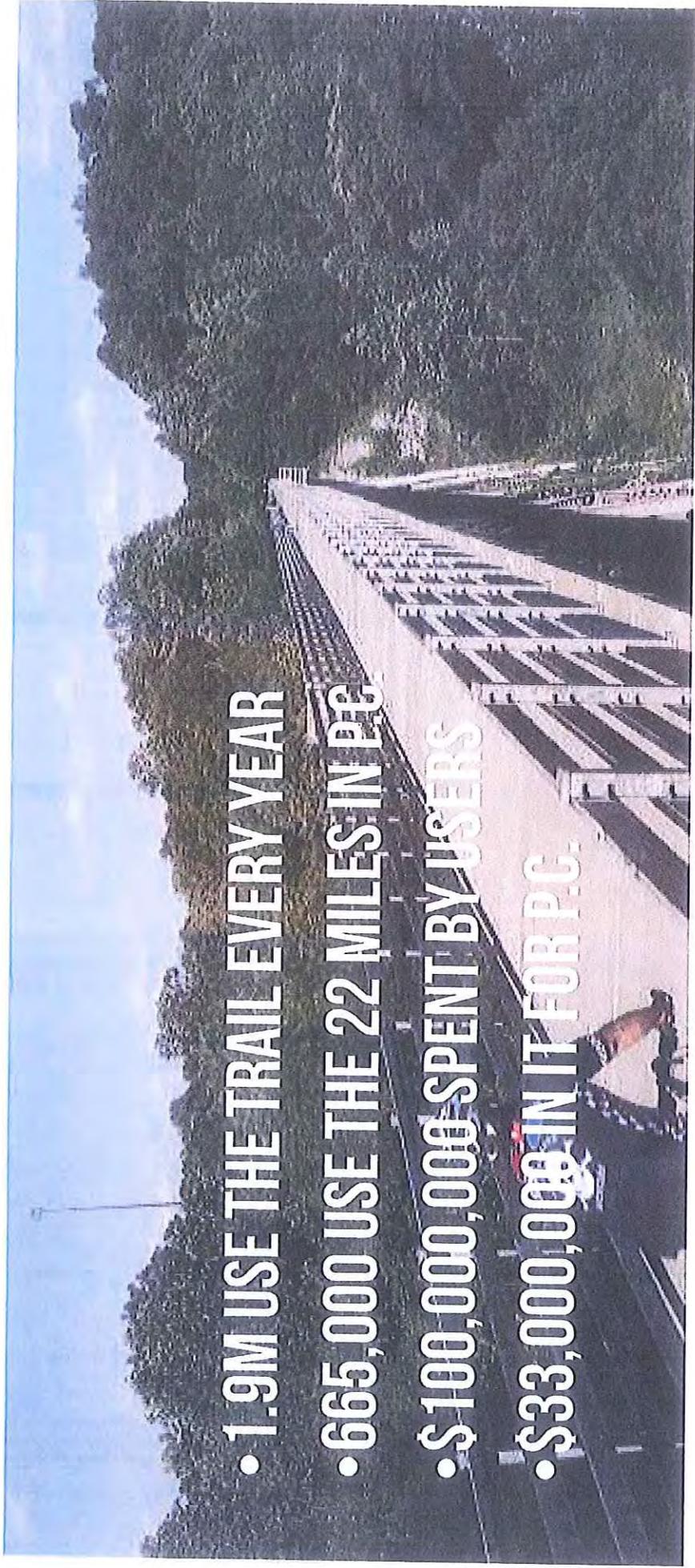
- Approach to Implementation
- Land Use by Character Area
- Silver Comet Trail Connection
- Wellness Corridor Overlay
- Highway 92 and 3rd Army Interchange

Quick Start EXAMPLE

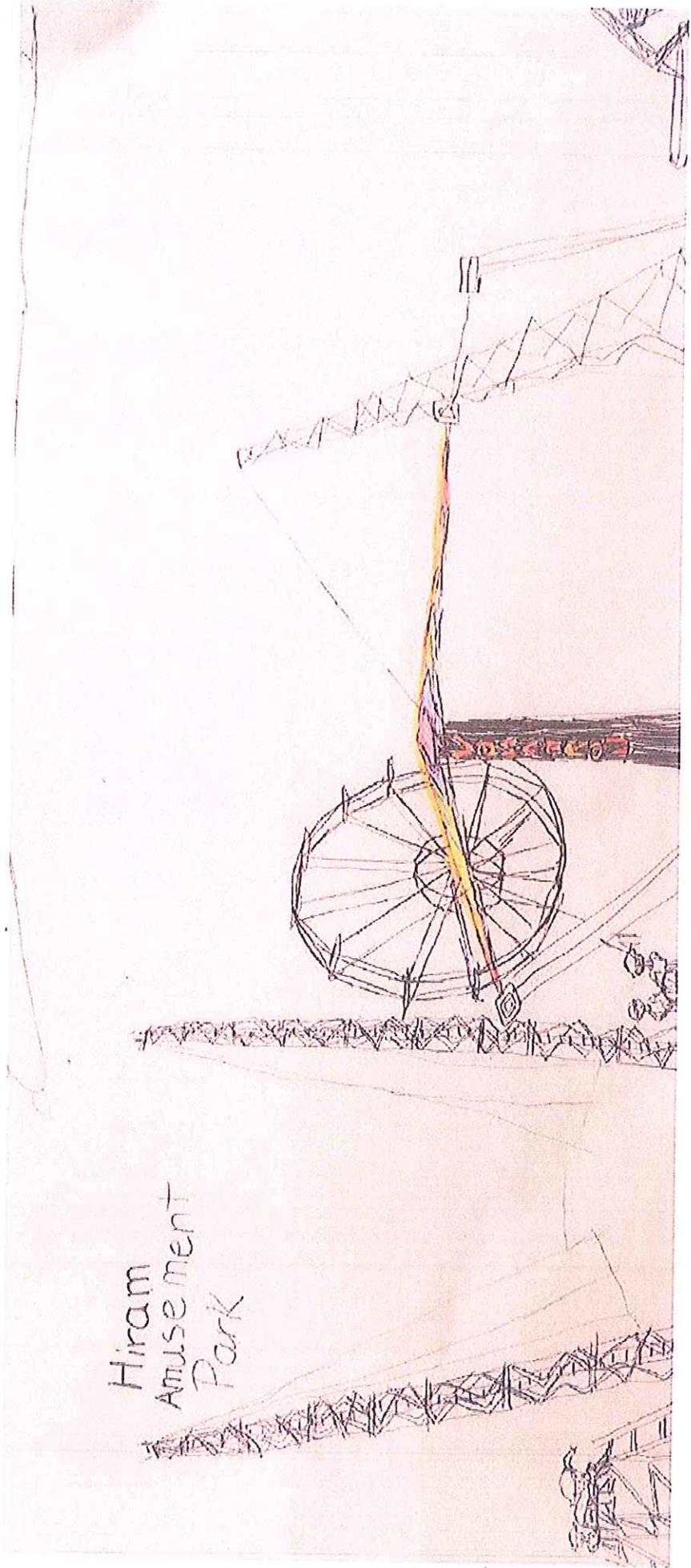
STRATEGY	LEAD ENTITY / ORGANIZATION	ACTION STEPS	COST	PROGRESS / STATUS UPDATE
BUSINESS EXPANSION				
Retain and expand commerce industry	Chamber of Commerce	- Create strategic plan	\$ 35,000	- Chamber to provide strategic plan in late April

IMPLEMENTATION

- 1.9M USE THE TRAIL EVERY YEAR
- 665,000 USE THE 22 MILES IN P.C.
- \$100,000,000 SPENT BY USERS
- \$33,000,000 IN IT FOR P.C.



**GROWTH IN INEVITABLE BUT THE WAY
PAULDING GROWS IS NOT**



QUESTIONS?



Charting a Course

PUBLIC PARTICIPATION

E. Media & Other Public Participation

4. News Articles



Charting a Course

LATEST

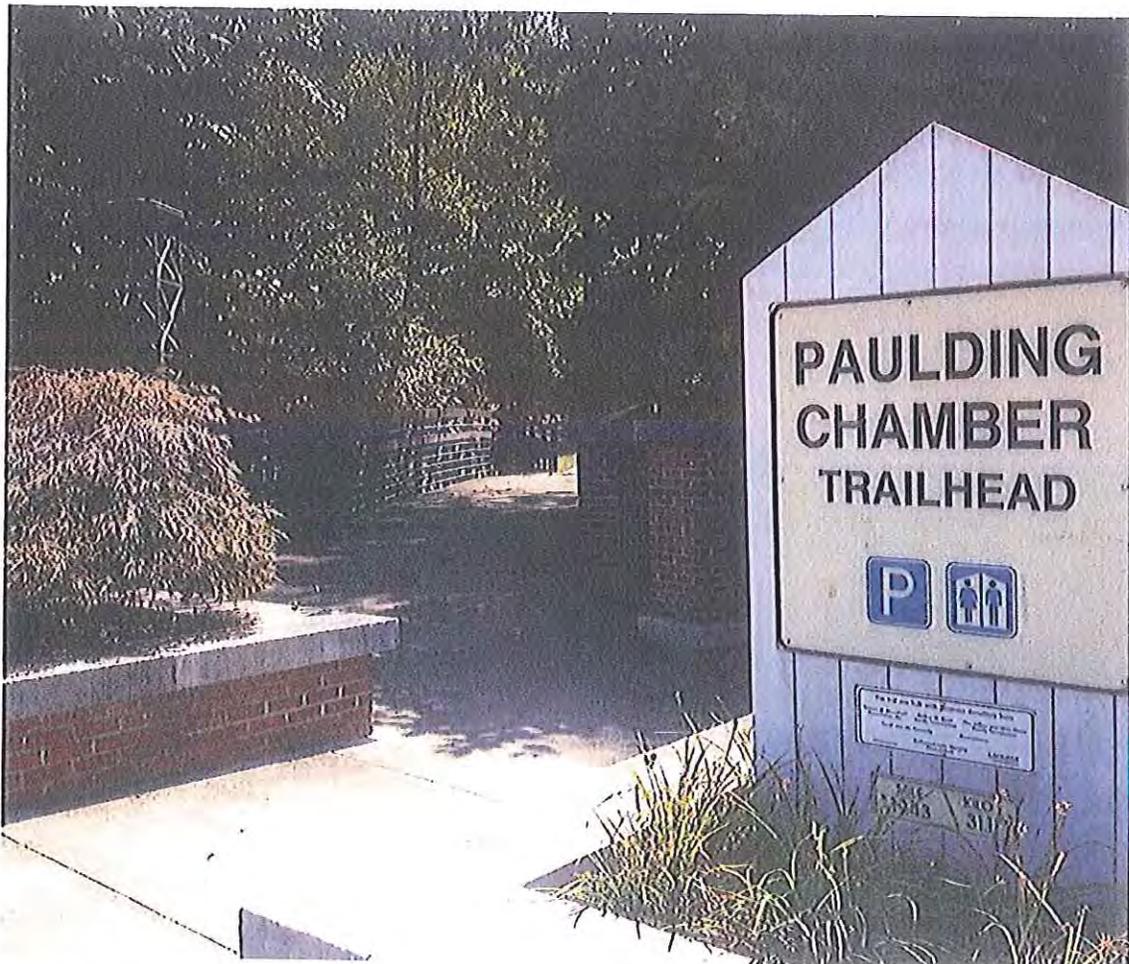
Multi-million dollar sports and entertainment complex to make Stonecrest its future home

http://www.mdjonline.com/neighbor_newspapers/west_georgia/study-emphasis-on-tourism-and-highways-increases-paulding-job-chances/article_f4b46c50-f22d-11e6-ad12-c73e2522de93.html

FEATURED

Study: Emphasis on tourism and highways increases Paulding job chances

Tom Spigolon Feb 13, 2017



Staff - Tom Spigolon

A study recommends more aggressive marketing of tourist attractions like the Silver Comet Trail and the historic downtown and Dallas to help develop more jobs inside the county.

Bob Gray recalled he had to look hard to find the downtowns of Dallas and Hiram because signage pointing to those areas was not very prominent.

As a result, the county may be losing potential tourism business it needs to help supplement potential economic development gains from a potential medical industry centered on WellStar Paulding Hospital and other new industry the county is working to attract, he said.

Gray's company, Florida-based Strategic Planning Group Inc., authored an economic development study for Paulding County government. He reviewed for Paulding Chamber of Commerce members the study which will be part of a comprehensive plan the county government is working to compile for Paulding and its three cities as required by the state every 10 years.

Paulding Economic Development director Robert Reynolds noted the report is part of the state-required plan which focuses on overall community goals. It will, however, be a useful tool for his agency's work to attract new employers.

"It's always helpful to have an extra set of eyes, if you will, to take a look at strengths, weaknesses, opportunities and threats," Reynolds said.

The economic development study cost about \$77,000 and took about a year to complete. It delved into a variety of factors companies consider in determining where to locate — from area residents' overall education levels to the county's business and political climate.

Paulding's non-governmental employment was concentrated in retail, food services and health care, the study showed.

Those three areas totaled 57 percent of the 16,000 who work in Paulding, significantly higher than the 38 percent employed in those three sectors both in Georgia and the U.S., the study showed.

The report noted 86 percent of all employed Paulding residents – about 56,000 – travel outside the county to work, according to recent U.S. Census Bureau numbers. About 15,000 travel from outside the county to work in Paulding, and 9,100 both live and work in Paulding, the report stated.

Gray said the reason for any economic development study was for governments to generate more revenue to fund services like recreation or public safety.

He said the county must prepare for expected rapid residential growth and find ways to fund services to serve new residents who are coming because of the county's relatively affordable housing supply.

The county's population is rapidly growing. It increased 20,000 in two years and is now up to an estimated 162,000. Of that total, about one in four were below the age of 16, according to Census Bureau statistics in the report.

Gray said the county government cannot easily control the rate of population growth but can control the quality of education it provides and the county's appearance, including the types and quality of available housing which contributes to the county's image.

The recent increase in interest rates may spur more rapid population growth in the short term in Paulding because it may make the county's housing more affordable compared to much of metro Atlanta, he said.

"You're in a sweet spot," he told chamber members.

Its position in attracting new industry is not as "sweet" because of a number of factors, Gray said.

Paulding is in competition with Bartow and Cobb counties for new industry, he said. The plan noted Paulding is not directly served by an interstate highway which limits the types of industries it can attract.

However, parts of the county, such as the Georgian area of south Paulding and fast-

growing northeast Paulding, are relatively affluent, he said.

"Business does not look at political boundaries; it looks at markets," Gray said.

New employers typically are seeking a well-educated employment base because of rapidly increasing technology.

The county needs to maintain and expand its high-quality public school system, he said. It also needs to focus on more residents receiving college or technical school training, Gray said.

The report noted about nine out of 10 Paulding residents owned high school diplomas but only about 25 percent owned bachelor's degrees in 2014 — far below neighboring Cobb's rate of more than 40 percent, according to figures in the report from the U.S. Bureau of Labor Statistics.



The study recommended county and city leaders approve zoning to help spur establishment of a medical job center around WellStar Paulding Hospital.

Gray said Paulding must capitalize on its attractions to help attract tourism dollars to a county which is competing with neighboring counties for new employers and employment opportunities.

He said the county is not working as hard as it could to promote its potential tourist sites, including the popular Silver Comet Trail and the historic downtown areas of Dallas and Hiram.

The county and cities need to put more effort into making themselves more visible to visitors by erecting highly visible gateway signage touting tourism assets and where to find them, Gray said.

Both cities also need to continue redevelopment efforts of their downtowns because they tend to be tourist magnets, he said.

Gray said county leaders need to continue lobbying for widening of Ga. Hwy. 92, as GDOT has planned for the entire length of the road through Paulding. That will create better connectivity to interstate highways 75 in Cobb and 20 in Douglas County.

Paulding's northeast border is about six miles south of I-75, though traffic to and from I-75 must travel along U.S. Hwy. 41 and turn right at Ga. Hwy. 92 to enter the county.

The county's southern border is about five miles north of I-20 on two-lane Ga. Hwy. 61 through Villa Rica. Eastern Paulding and Hiram have more direct access to I-20 along wider U.S. Hwy. 278 and Thornton Road but they are 11 miles from the interstate.

However, Gray said plans are in the works for a new I-75 interchange at Third Army Road in Acworth which is planned to link to Ga. Hwy. 92 in Paulding County, he noted. If built, the interchange could open the county to further industrial development, he said.

Current plans filed with the Georgia Department of Transportation show the new interchange would connect to a new road parallel to Third Army Road which would become Dabbs Bridge Road as it enters Paulding on the county's northeast corner. Paulding is planning a widening of the road within its borders, the GDOT document states.

MORE INFORMATION

PAULDING

Chamber of Commerce

Consultant: Paulding must unite behind one agency to recruit industry

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Tom Spigolon

Tom Spigolon is West Metro Bureau Chief and news editor of the Douglas and Paulding Neighbors. He is a graduate of the University of Tennessee at Knoxville and grew up in Memphis, Tenn.

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Economic Strategist Bob Gray Keynote Speaker at February Chamber of Commerce Luncheon

Published: 09 February 2017 | Written by Richard Grant

Economic Strategist Bob Gray Keynote Speaker at February Chamber of Commerce Luncheon

Bob Gray, chairman/CEO of the Strategic Planning Group, Inc. (SPG) was keynote speaker for the February Chamber Luncheon. Gray spoke to Paulding business leaders about the results of a recent ED study as part of an address labeled 'Why Do Economic Development?' According to the study, an Economic Development Strategic Plan (EDSP) is necessary to "...the process of improving the economic health of a city, region, county or state by bringing together its assets, resources and political action into a strategy to bring wealth and prosperity to that area."

Gray leads the resource team with over 35 years of international consulting experience in Growth Management/Comprehensive Land Use/Fiscal Planning; Development Economics/Feasibility, Redevelopment/Economic Development, Tourism and Hospitality Planning and Strategic Planning.

The SPG study looks at numerous factors including workforce, median income, education level, and other demographics and compares Paulding to surrounding counties.

The study is part of the process of updating Paulding County's Comprehensive Plan along with the cities of Dallas, Hiram and Braswell.

The theme of the 2017-27 plan update is "Charting a Course" as the SPG plan seeks to ensure that future development is handled in a way compatible with the best interests of the community. According to Gray the study is very comprehensive. The EDSP contains 5 Goals, 16 objectives and 53 strategies, he said. But Gray also stressed the need for a unified approach and a decision regarding who will actually implement Paulding's EDSP plan over the next several years.

"...Objectives and strategies and the responsibility for the objectives/strategies will involve a host of public and private stakeholders. Key to implementation is the commitment to making the plan a reality." As a community Paulding's weaknesses indicated in the study were in terms of its political climate, infrastructure, and the lack of Interstate access.

Gray told Paulding business leaders last week that the most critical actions in the study were to ensure widening of Major Roads (SR 92, 278), development of the 3rd Army Road Interchange, the Medical Overlay, to protect new employment centers, and add more city and county signage/gateway branding.

Gray noted that a project to develop the 3rd Army Road Interchange would give Paulding something it hasn't had up to now in the form of better access to Interstate routes, with I-20 on one end and I-75 on the other.

Opportunity areas identified were the district around the Paulding WellStar as a hospital overlay district, the expansion of State Route 92, downtown areas of both cities, and Silver Comet Field.

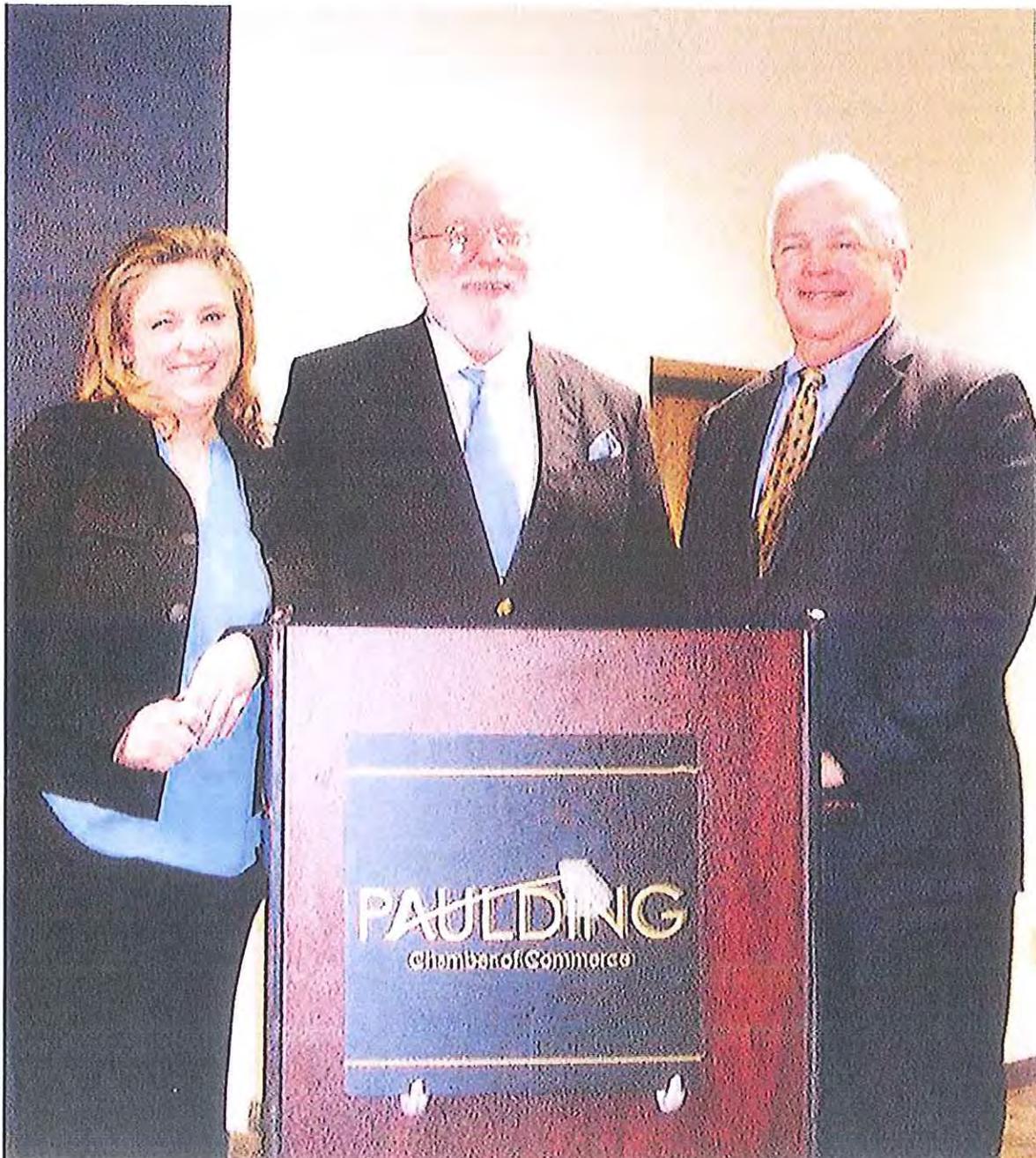
Paulding strengths include its workforce, its proximity to Atlanta, schools, affordable land, pro-growth, recreation, affordable housing, the hospital and the airport.

Among the strongest factors indicated by the study are five 'strategic themes' including business climate, positioning the county for economic development, development of the product, redevelopment and community development.

And according to the SPG Study, "...while the county does not have true industry clusters, it currently has the following five target industries identified: Aerospace & Aviation, Automotive Supply, Machinery & Equipment, Medicinal Health, and Film & Television."

The study suggested adding Tourism: Sports Tourism (soccer, lacrosse, etc.) Recreation Tourism, focusing on the Silver Comet Trail, Heritage Tourism, Geothermal Energy, noting that the new WellStar Paulding Hospital utilities are geothermal powered, and Post- Secondary Education/Vocational Training.

Paulding commissioners will review and approve an overall comprehensive plan later this year.



1.(Left to Right): Ann Lippmann, director Paulding County Community Development, Keynote Speaker Bob Gray and Robert Reynolds, director Paulding County Economic Development at last week's Chamber of Commerce Luncheon in Dallas. (Photo: R. Grant)



2. Bob Gray, chairman/CEO of the Strategic Planning Group, Inc. spoke to Paulding business leaders last week in Dallas about the results of an economic development study as part of his address labeled 'Why Do Economic Development?' (Photo: R. Grant)

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Paulding County Blueprints

For 20 years, the Georgia Conservancy's *Blueprints for Successful Communities* program has worked closely with communities large and small across to Georgia to design and develop sustainable growth models and foundational blueprints that allow for neighborhoods, towns, counties and regions to efficiently grow their economies while taking into account conservation and the protection of natural resources.

This spring, the Georgia Conservancy continues its state-wide contributions to sustainable growth and inclusive community planning in a new *Blueprints* community, northwest Georgia's Paulding County. The Georgia Conservancy has been asked by county officials to undertake a land use study as part of the foundation of Paulding County's 10-Year Comprehensive Plan Update.



Downtown Dallas

As one of the very last metro-Atlanta counties to experience widespread growth challenges as a result of the region's decades-long population boom, Paulding has the opportunity to learn from the past successes and failures of other metro counties that have seen years of widespread development. For decades, counties such as Cobb, Gwinnett, Clayton and Douglas have undergone tremendous economic growth in their communities, for better or for worse. A county of 120,000, Paulding has seen a steady increase in residents since the year 2000 and has for a number of years developed into a bedroom community for metro-Atlanta employees, with 75% of Paulding residents working beyond the county line. As a result, residents of Paulding County spend an average of more than 160 hours travelling to and from work every year – the most of any county in Georgia. As a large amount of affordable real estate within Paulding has provided an attractive draw for both new residential and commercial development, an increase in population and development of usable land is inevitable.



Silver Comet Trail

Paulding understands this unique opportunity that it has been provided. County stakeholders and residents are looking to take advantage of its "late to the party" status by helping to guide growth and development in a manner that is economically and environmentally advantageous.

The Georgia Conservancy's analysis will begin with an examination of watersheds and natural features in a desire to help the county reinvest in existing communities, such as Dallas, Hiram and Braswell, and to accommodate future growth sustainably and with minimal impact to the

environment. As Paulding County is home to the Paulding Forest Wildlife Management Area, one of metro Atlanta's largest WMAs, as well as the extremely popular segment of the Silver Comet Trail, a 61-mile bike path that originates in Smyrna, the positive economic and environmental impacts that the county's outdoor recreational amenities provide will be weighed heavily.

Look for updates from the Georgia Conservancy throughout 2016 as we continue to work with Paulding County.

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Paulding County Library Services Announcement

Published: 03 October 2016 | Written by Cherry B. Waddell

The Paulding County Library System, in partnership with The Paulding County Community Development Department, hosted an art contest for children grades kindergarten through 5th grade from August 15th to August 26th. This contest was in conjunction with the Paulding County Comprehensive Planning process that, from October 2015 to June 2017, is charting a course for the future of our community. What better group to offer advice than our youngest citizens? After all, if the future that is built works for them, it will work for everyone.

The art work was submitted to the 4 Paulding County Public Libraries for display through Thursday, September 8, 2016 and then relocated to The Crossroads Library on Friday, September 9th where a panel judges from The Friends of the Paulding County Libraries selected the top 20 finalists and the 1st, 2nd and 3rd winners. Post 4 Commissioner, Tony Crowe announced the winners presented the prizes on Thursday, September 15th at 6:30PM at The Awards Ceremony after The Crossroads Public Library Community Meeting where the public had an opportunity to view plans for the future of Paulding County and provide input to The Paulding County Community Development.



Braden-Williams-1st-place



Sergi-Vargas-Adan-2nd-place



Mason-Wall-3rd-Place

PRIZES 20 Kids Meal Gift Cards for the Top 20 Finalists :Donated by Chick Fil A, Dallas First Place Prize: Computer Drawing Pad and Software Gift Certificate Second Place Prize: Bicycle Donated by Target, Hiram Third Place Prize: Star Wars Lego Set SUBMITTED BY: PAULDING COUNTY LIBRARY SERVICES COORDINATOR, CHERRY B. WADDELL.

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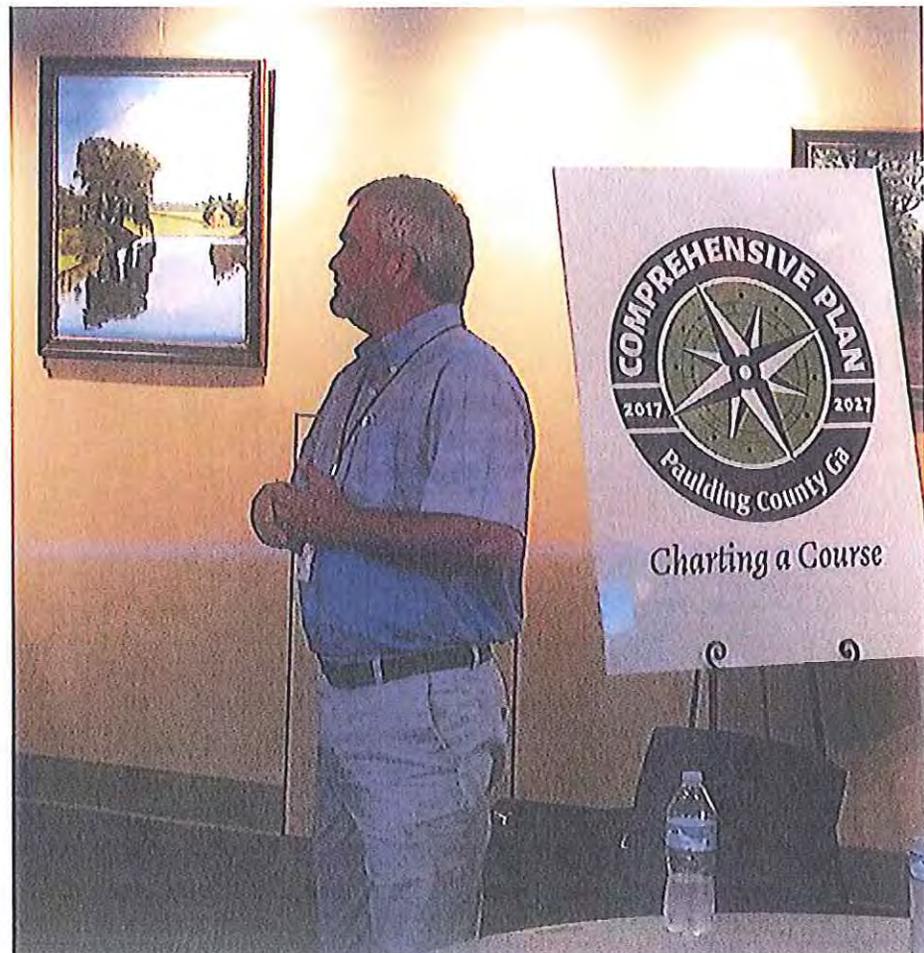
LATEST

Sheriff's office using donated medicine to save Paulding overdose victims

http://www.mdjonline.com/neighbor_newspapers/west_georgia/studies-seek-to-map-paulding-s-future-directions-on-jobs/article_f11b5a9a-64c5-11e6-af8e-ef4623d1f8b6.html

Studies seek to map Paulding's future directions on jobs, land use

Kenzie Kesselring Aug 18, 2016



Tom Spigolon

Dallas City Manager Kendall Smith speaks during a stakeholder meeting for the Comprehensive Plan earlier this year.

Paulding has teamed with some area experts on a state-mandated land use study that local officials hope will also show where the county should focus its future economic development efforts.

County Community Development Director Ann Lippmann said the comprehensive plan will benefit the county in many ways. However, the two most notable ways include keeping Paulding eligible for future state funding and ensuring future planned development of the community.

"Once completed, the plan will provide clear community goals, needs and opportunities as well as a community work program that will set forth a plan of action to achieve the desired future outcome," Lippmann said.

Georgia law states that local governments conduct land use development studies every 10 years to remain eligible for state grants. Paulding County's last land use study was conducted in 2007, making it time to update the study, according to county documents.

Lippmann said the required portion of the study is being conducted with help from two planning experts from the Georgia Conservancy and a professor and graduate student from Georgia Tech.

It began by looking at watersheds – geographic areas identified as containing smaller streams which ultimately flow into a specific river or large creek. Identifying them and other natural features will help the county know how to invest in certain areas without harming the environment, Lippmann said.

According to Lippmann, the county's positive and existing outdoor amenities, such as the Silver Comet Trail and the Paulding Forest Wildlife Management will be heavily examined.

County officials also opted to include an economic development study in the document to determine the county's economic profile, the area's strengths, weaknesses and opportunities and analyze economic issues Paulding is facing.

This summer Lippmann said consultants from Florida-based Strategic Planning Group Inc.

have been working to conduct the study.

The state is not requiring the economic development part but county officials felt it was important because so many Paulding residents travel outside the county for work. The study will determine what business sectors would perform well in Paulding, Lippmann said.

"The review committee was impressed by the proposed data analysis, and has a variety of things to look at including, office, manufacturing [and] flex, medical, retail and tourism, especially the Silver Comet Trail, analysis of inventory of available buildings and parcels and their acknowledgement that economic development is complex and competitive," she said.

Recommendations from the study will be incorporated in parts of the update that address community goals, needs and opportunities and a work plan. The document will also be made available to Paulding Economic Development and the chamber of commerce, Lippmann said.

Lippmann said the process to begin compiling the entire plan began in 2015 when representatives from Dallas, Hiram, Braswell, the county school district, the chamber of commerce and the county economic development office met to begin discussing the 2017 comprehensive land use plan.

"The multi-jurisdictional work group has met monthly and has reviewed [state government] requirements for plan update, developed a mission and objectives for the update and inventoried and prioritized community assets," Lippmann said.

She said the process kicked off with a public hearing on the study and continued into March 2016 with a stakeholders meeting attended by Paulding County residents and business owners.

She said residents of Paulding County could benefit from attending two upcoming, informational open meetings about the land use study.

A Sept. 8 meeting is set for New Georgia Library at 94 Ridge Road in Dallas, while another is scheduled for Sept. 15 at Crossroads Public Library at 909 Harmony Grove Church Road in Acworth.

The meetings will allow the public to give their input, including what they feel should be included in the draft plan. It will also be a chance for attendees to take a quiz and learn more about their county, ask questions to representatives from Richland Creek Reservoir and identify their favorite goals for the county, Lippmann said.

A final public hearing on the draft plan will be scheduled by January. The final plan will be submitted to state officials by March, she said.

"This process has been exciting and bringing the county, cities, chamber of commerce, economic development and school district has forged a sense of collaboration that we plan to continue after the plan is completed," Lippmann said.

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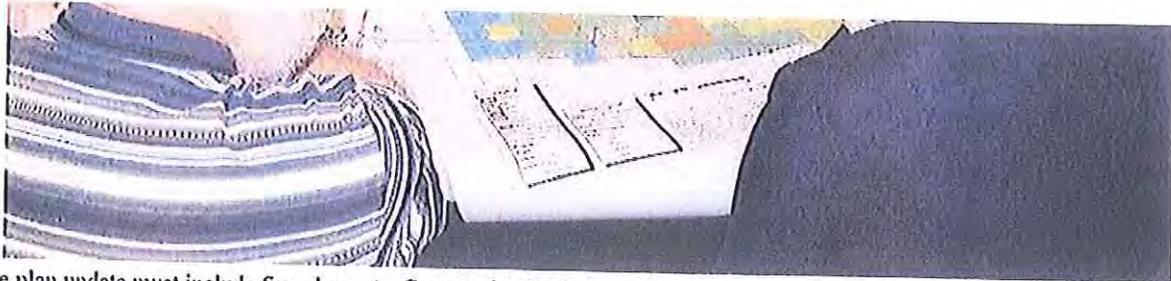
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Paulding County stakeholders steering committee update 10-year Comp Plan

Published: 03 May 2016 | Written by Richard Grant

Paulding County officials together with the Economic Development Organization, the Paulding School System, and the Chamber recently came together to form a Comprehensive Plan stakeholder steering committee comprised of local residents and business representatives who met for the first of three meetings on March 15 at the Dallas Civic Center. Officials have been working more than a year on the Comprehensive Plan update for 2017-2027 as Paulding County updates its 10-year Comprehensive Plan along with an economic development study and also a land-use study. The first required public hearing on the Comprehensive Plan to be adopted by June 2017 was held last October with planning staff from the Northwest Georgia Regional Commission providing an overview of the process. "The State requires the Comprehensive Plan be updated every 10 years to maintain Qualified Local Government status, and in many ways it's an opportunity," explained Paulding County Community Development Director Ann Lippmann, "This is an opportunity to review how the population, land, and economy have changed, but more important to plan for the future." Staying current with the plan also keeps the door open to the county for funding opportunities, Ms. Lippmann said. Current population numbers are lower than were expected given the downturn in the economy and building industry that occurred during the last 10-year span, she said. But population projections for the state show Georgia growing by as much as 4 million by 2030 and the updated comp plan would begin next year and extend to 2027, Lippmann said.





The plan update must include five elements: Community Goals, Needs & Opportunities, Community Work Program, Land Use Element, and Transportation Element.

County planners further determined that an economic development study would be beneficial and contracted with Strategic Planning Group Inc. to produce a county economic profile; an analysis of strengths, weaknesses, opportunities, and threats; a strategic direction/action plan; and evaluation and measurement tools useful in growing a strong economy.

And toward that goal Paulding Commissioners at last week's regularly-scheduled BoC meeting heard from Robert Gray, chairman and president, Strategic Planning Group. Gray addressed the board and outlined the parameters for the study and how the county will be evaluated for future economic development and also will determine workable strategies to implement.

"I always think it's good to have some outside eyes look at things, so as part of our comp plan we're doing two outside studies, Lippmann said. One, Mr. Gray is doing the study--with Paulding EDO Director Robert Reynolds--and also we're working with the Georgia Conservancy to do a land-use study and they've taken a lot of data and are basically going to leave us with where good land to develop is and give us recommendations on how it should be developed," she said.

The Georgia Conservancy study is being done in partnership with Georgia Tech to go beyond a minimum land use study with creative and realistic options for managing land use resources. That information is intended to inform the next stakeholder meeting around the time of the August Chamber Luncheon, with a presentation about a month following that, Lippmann said. Primary and long-standing 'threats' to economic development locally are still viewed as the lack of an Interstate and not enough site-ready locations for new industries to develop, she said.

And Paulding's lack of site-ready building inventory had also been noted by Reynolds predecessor, Jamie Gilbert, Paulding Economic Development's first executive director. That hasn't changed much since Paulding's EDO was begun, Ms. Lippmann confirmed following last week's BoC morning session.

More than 70 percent of Paulding County residents still commute to jobs in surrounding counties.

Over the previous 10-year span, county officials have made an effort to move the county out of its bedroom-community status with promotional dollars in the budget focused on several targeted industries including aerospace, healthcare, automotive, renewable energy products, medical equipment, metal fabrication, and the film industry in an effort to diversify from what had historically been primarily just the building industry, which contributed to the slump felt locally when the economy tanked in 2008-09.

PHOTO: Stakeholders met at the Dallas Civic Center in March for the first of three meetings to work on Paulding's Comprehensive Plan Update. (Photo: submitted, BoC)

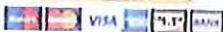
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PROCEDURAL

A. Public Hearings

- Public Hearing #1 October 27, 2015
- Public Hearing #2 March 28, 2017

B. Letters of Transmittal

C. Review

D. Findings and Recommendations

E. Adoption of the Plan

PROCEDURAL

- A. Public Hearings
 - 1. Public Hearing #1 October 27, 2015
 - 2. Public Hearing #2 March 28, 2017
- B. Letters of Transmittal
- C. Review
- D. Findings and Recommendations
- E. Adoption Resolutions

PROCEDURAL

- A. Public Hearings
 - 1. Public Hearing #1
 - 2. Public Hearing #2



Charting a Course

PROCEDURAL

A. Public Hearings

2. Public Hearing #1



Charting a Course

PUBLIC HEARING NOTICE

y, October 15, 2015

STATE OF GEORGIA
COUNTY OF PAULDING

Notice is hereby given that the Paulding County Planning Commission will hold a public hearing at their regularly scheduled meeting on Tuesday, October 27, 2015, at 2:00 p.m. at the Watson Government Complex, 240 Constitution Boulevard, Dallas, Georgia, (Administration Building on the second floor.)

The Purpose of the Public Hearing is to "kick-off" the Planning Process for the development of the 2017 Comprehensive Plan. The Paulding County Board of Commissioners and the City Councils of Dallas, Hiram, and Braswell will be participating in a Joint Comprehensive Plan.

All questions and comments regarding the 2017 Comprehensive Plan should be written and submitted to the Paulding County Community Development Department located at 240 Constitution Boulevard, Second Floor, Dallas, Georgia 30132. (2115)

NOTICE

1) 10/16/2015

NOTICE TO DEVELOPERS

PUBLIC HEARING NOTICE

uesday, October 22, 2015

STATE OF GEORGIA
COUNTY OF PAULDING

Notice is hereby given that the Paulding County Planning Commission will hold a public hearing at their regularly scheduled meeting on Tuesday, October 27, 2015, at 2:00 p.m. at the Watson Government Complex, 240 Constitution Boulevard, Dallas, Georgia, (Administration Building on the second floor.)

The Purpose of the Public Hearing is to "kick-off" the Planning Process for the development of the 2017 Comprehensive Plan. The Paulding County Board of Commissioners and the City Councils of Dallas, Hiram, and Braswell will be participating in a Joint Comprehensive Plan.

All questions and comments regarding the 2017 Comprehensive Plan should be written and submitted to the Paulding County Community Development Department located at 240 Constitution Boulevard, Second Floor, Dallas, Georgia 30132. (2115)

NOTICE

15) 10/22/15

PAULDING COUNTY COMPREHENSIVE PLAN

PUBLIC HEARING DETAILS

Purpose: Official kick off for the Comprehensive Planning Process

Date/Time: October 27, 2015@ 2pm
In conjunction with the County Planning Commission Meeting

Location: Paulding County Board Room
240 Constitution Boulevard
Dallas, GA 30132

Presenter: Julianne Meadows, Northwest Georgia Regional Commission
Director of Regional Planning

Attendees: Paulding County stakeholders

Format: Presentation

Content: 10-Year Full Plan Update Overview

Collect Input:

- Collect information as allowed in any public hearing
- Answer questions where answer is evident
- Publicly record unanswered questions for consideration during the planning process
- Collect names and email addresses of all present to send updates

Displays / Collaterals:

Northwest Georgia Regional Commission Handout
Nametags for Multi-Jurisdictional workgroup (steering committee)

Communications Strategy:

Message:

Well planned communities are better equipped to provide a quality living environment for its citizens and better prepared to attract new growth in a highly competitive global market.

Media:

Advertisement in the Dallas New Era, legal organ
Paulding citizens are invited to the official kick off for the Comprehensive Planning Process

Timing of Notice: Same as the Board of Commissioners meetings

Roles and Responsibilities of MJW Members:

Attend Public Hearing:	Multi-jurisdictional Workgroup Members
Develop/Produce Advertisement:	Chris Robinson, PCCD
Conduct Presentation:	Julianne Meadows, NWGaRC
Develop Handout:	Julianne Meadows, NWGaRC
Communicate w/COMM in advance	
SET UP	
Print and Deliver Handout:	Ann Lippmann, PCCD
2 Flip Charts/Markers:	Ann Lippmann, PCCD
Sign In Sheet:	Kay Lee, CSS
Name Tags (Permanent MJW):	Kay Lee, CSS

**PAULDING COUNTY PLANNING COMMISSION
AGENDA
OCTOBER 27, 2015
2:00 P.M.**

1. Review minutes from the September 22, 2015 Planning Commission meeting.
 2. **PUBLIC HEARING**
Public Hearing is to “kick-off” the Planning Process for the development of the 2017 Comprehensive Plan. The Paulding County Board of Commissioners and the City Councils of Dallas, Hiram, and Braswell will be participating in a Joint Comprehensive Plan.
 3. **2015-05-LUP:** Application by **TRINA SYLVESTER** for a Land Use Permit on approximately 2.97 acres for a operations kitchen, as a home based business, in an accessory structure. Property is located in Land Lot 396, District 2, Section 3; on the east side of Maxwell Road, north of Macland Road (275 Maxwell Road). **POST 1**
 4. **2015-07-SUP:** Application by **JESSICA MOORE (MCKENNA FARMS THERAPY SERVICES INC.)** for a Special Use Permit on approximately 4.0 acres as an addition to original application 2006-08-SUP (BOC approved June 27, 2006) to provide additional parking only for therapeutic services for special needs population. Property is located in Land Lots 1116 and 1117; District 3, Section 3; on the south side of Due West Road, east of SR 92 (aka Hiram Acworth Highway. (adjacent to the east of 3044 Due West Road) **POST 1**
 5. **2015-07-Z:** Application by **JOSEPH P. PICKETT** to rezone approximately 1.19 acres from R-2 (Suburban Residential District) to B-1 (General Business District) for commercial retail (potential drug store). Property is located in Land Lot 976; District 2, Section 3; on the west side of SR 92(aka Hiram Douglasville Highway), north of Morningside Drive. **POST 3**
- Forwarded from September 22, 2015 Agenda**
6. **2015-03-LUP:** Application by **JADE PARKER** on approximately 0.22 acres for a Land Use Permit to prepare and sell baked goods subject to the Cottage Food Industry Regulations. Property is located in Land Lots 620 and 677, District 3, Section 3; on the north side of Leyland Crossing, west of Longwood Place. (Lot 375 Cedar Mill Subdivision, Phase 3, 44 Leyland Crossing) **POST 4**

FORWARDED

PUBLIC HEARING FOR THE CITY OF HIRAM

~~Public hearing regarding updates and amendments to the City of Hiram, Georgia Official Zoning Ordinance and Zoning map. Planning Commission recommendation will be forwarded to the Hiram City Council for final action.~~

**PAULDING COUNTY & CITIES
JOINT COMPREHENSIVE PLAN
10-YEAR FULL PLAN UPDATE
DUE DATE: JUNE 30, 2017**

A fundamental responsibility of local government is the preparation of plans to guide growth and development. Under the Georgia Planning Act of 1989, local governments must prepare and update the local comprehensive plan to maintain Qualified Local Government Status (QLG) by following Department of Community Affairs planning standards.

Required Elements

- 1) Community Goals
- 2) Needs & Opportunities
- 3) Community Work Program
- 4) Land Use Element
- 5.) Transportation Element

Optional Elements

- A) Econ. Develop. Element (Tax Credit-Tier 4)
- B) Housing Element
- C) Others (Natural Resources, Public Facilities, Target Areas, etc.)

The Process

- A) The First Required Public Hearing talks about the process and timeline – *October 27, 2015.*
- B) Each Element of the Plan is Developed with Public Participation. Paulding County and the participating cities are creating a Stakeholder Committee that meets as often as needed; each meeting is open to the public. The planning staff works with the Steering/Stakeholder Committee and the public to prepare the plan elements.
- C) Once the Draft is Complete, a Second Required Public Hearing is Held.
- D) Local Governments Prepare a Transmittal Letter to Send the DRAFT to the Regional Commission.
 - 1) must certify that the Regional Water Plan was considered;
 - 2) must certify that Rules for Environmental Planning Criteria (water supply watershed protection; wetland protection; groundwater recharge area protection; river corridor protection; and mountain protection).
- E) RC notifies Interested Parties
 - 1) Surrounding governments;
 - 2) Local Authorities, special districts or others involved with govt. coordination;
 - 3) Regional Commissions which are contiguous to or likely to be affected by the plan.
 - 4) Affected state agencies – GDOT; DNR; Ga Env. Facil. Auth.; & DCA.
- F) RC Reviews all Paperwork for Compliance with Planning Rules.
- G) DCA Reviews all Paperwork for Compliance with Planning Rules.
- H) RC prepares a Findings and Recommendation Report and sends to local government.
- I) Adoption Resolution is Executed By the Local Governments; the Plan is Publicized- *June 30, 2017.*

PAULDING COUNTY PLANNING COMMISSION
October 27, 2015

The regularly scheduled meeting of the Paulding County Planning Commission was held October 27, 2015, at 2:00 p.m. in the Watson Government Administration Building. Planning Commission members in attendance were Jody Palmer, Joan Battle, James Kelly, Harold Stokes, Greg Farr and Allen Hornback. Chairman David Austin, Commissioner Todd Pownall, Commissioner Vernon Collett, Commissioner Tony Crowe and County Attorney Lani Skipper were present. Staff present were Community Development Director, Ann Lippmann, Planning and Zoning Division Manager, Chris Robinson; Eileen Carlsen, Planner; Corey Coats, Water System Project Manager, Scott Greene, DOT Director, Sergeant Tony Collum and Officer Larry Winter, Paulding County Marshal Bureau.

Mr. Jody Palmer called the meeting to order at 2:01 p.m. He dispensed with the reading of Conduct of Hearing and stated that printed copies were available for the public on the bench just outside the room in the lobby. Mr. Palmer requested all audible devices be turn off or silenced.

Approval of Minutes

Mr. Palmer asked if all had reviewed the draft minutes and asked if there were any edits or corrections. There being none, Ms. Joan Battle made a motion to adopt the September 22, 2015 minutes as written. The motion was seconded by Mr. Allen Hornback. The motion carried.
(5-0-1)

FOR: Battle, Farr, Hornback, Kelly, Stokes
AGAINST: None
ABSTAIN: Palmer

Mr. Palmer further explained the applicant and anyone speaking on behalf of the application will have fifteen minutes to present and any opposition will have fifteen minutes to present. Keep in mind the fifteen minutes are cumulative for each side. All comments are to be addressed to the Chairman.

The Ordinance states all recommendations and other action of the Commission shall be approved by at least a simple majority of those members of the quorum present.

New Business

It was requested to move the agenda item for the Public Hearing to the end of the agenda.

Mr. James Kelly made a motion to move the Public Hearing to the end of the agenda; the motion was seconded by Mr. Allen Hornback. The motion carried. (5-0-1)

FOR: Battle, Farr, Hornback, Kelly, Stokes
AGAINST: None
ABSTAIN: Palmer

Mr. Chris Robinson read application 2015-05-LUP by TRINA SYLVESTER for a Land Use Permit on approximately 2.97 acres for an operations kitchen, as a home based business, in an accessory structure. Property is located in Land Lot 396, District 2, and Section 3; on the east side of Maxwell Road, north of Macland Road (275 Maxwell Road). POST 1

Mr. Robinson stated there were no phone calls or opposition noted. Should the Board choose to approve, Staff has recommended three stipulations.

Trina Sylvester, applicant, explained the request. They have a small family farm and they would like to continue to process jams, jellies and pickles under the Department of Agriculture guidelines.

There was no one else to speak on behalf of the application.

There were no questions from the Planning Commission or the Board of Commissioners.

Opposition/ Input/ Comments

There was no opposition, input, or comments from the public.

Mr. James Kelly made a motion to recommend approval of application 2015-05-LUP with the following stipulations:

1. Owner/Developer agrees approval of this LUP is not transferable to another owner other than the current applicant.
2. Owner/Applicant agrees all applicable federal, state, and local regulations for a pickles/relish (acidified foods) business to be obtained and/or maintained.
3. Owner/Applicant agrees to apply to the Board of Commissioners through the zoning process for any changes to the proposed business and site including parking, addition of structures/buildings or the business type. Any proposed future additions or expansions would require the business to connect to public sewer.

The motion was seconded by Mr. Allen Hornback. The motion carried. (5-0-1)

FOR: Battle, Farr, Hornback, Kelly, Stokes
AGAINST: None
ABSTAIN: Palmer

Mr. Palmer explained this is not the final action. The recommendation from the Planning Commission will be forwarded to the Paulding County Board of Commissioners for consideration at their next regularly scheduled meeting tonight at 7:00 p.m. The applicant or representative should attend the meeting.

Mr. Chris Robinson read application 2015-07-SUP by JESSICA MOORE (MCKENNA FARMS THERAPY SERVICES INC.) for a Special Use Permit on approximately 4.0 acres as an addition to original application 2006-08-SUP (BOC approved June 27, 2006) to provide additional parking only for therapeutic services for special needs population. Property is located in Land Lots 1116 and 1117; District 3, Section 3; on the south side of Due West Road, east of SR 92 (aka Hiram Acworth Highway. (adjacent to the east of 3044 Due West Road) POST 1

Mr. Robinson stated there was one phone call with questions and no opposition noted. Staff recommends three stipulations.

Attorney Ana Rountree, representative on behalf of applicant, explained the request. She explained the work done by McKenna Farms and the need for expansion of the parking lot. They are aware of the three stipulations and would like to discuss stipulation number three.

Mr. Scott Green, DOT Director, stated he is aware there are several issues with the ingress/egress and the width of the driveway and the issues will be addressed during Plan Review.

There were no questions from the Planning Commission or the Board of Commissioners.

There was no one else to speak on behalf of the application.

Opposition/ Input/ Comments

Sam and Rebecca Harley, adjacent neighbors across the street, stated they respect what McKenna Farms is doing. They distributed a google map and photographs. They stated the impact of this is negatively affecting their residential property value. It is a residential area and the parking lot makes it look industrial. They also stated there were school trailers pulled onto the property without a permit, numerous other violations including water draining into the creek. They also expressed concerns about light pollution. They requested no addition be allowed.

There was discussion.

Ana Rountree replied the parking lot will be in front of a substation which is also not attractive. She stated they have used the newly graveled area as a parking lot for a fund raiser. She stated no lights are planned unless they are required. There are currently lights in the arena. They have experienced much growth since they began the program and are serving many more families. She further stated they would consider adding a vegetation buffer but that still would not block the view of the substation.

There was no further opposition, input, or comments from the public.

There were no further questions from the Planning Commission or the Board of Commissioners.

Mr. James Kelly made a motion to recommend approval of application 2015-07-SUP with the following amended stipulations:

1. Applicant/Owner agrees the proposed parking lot will be subject the County's Plan Review Process.
2. Applicant/Owner agrees provide a landscape plan for the parking area frontage along Due West Road including entrance area.
3. Applicant/Owner shall provide intersection sight distance for the existing and/or future driveway(s). If sight distance is sub-standard the Applicant/Owner shall improve the conditions to meet AASHTO standards. Coordination shall be completed with Paulding County Department of Transportation.
4. Applicant/Owner agrees no lights will be installed in the parking lot.

The motion was seconded by Mr. Harold Stokes. The motion carried (4-1-1).

FOR: Battle, Farr, Kelly, Stokes
AGAINST: Hornback
ABSTAIN: Palmer

Mr. Palmer reiterated this is not the final action. The recommendation from the Planning Commission will be forwarded to the Paulding County Board of Commissioners for consideration at their next regularly scheduled meeting tonight at 7:00 p.m.

Chris Robinson read application 2015-07-Z by JOSEPH P. PICKETT to rezone approximately 1.19 acres from R-2 (Suburban Residential District) to B-1 (General Business District) for commercial retail (potential drug store). Property is located in Land Lot 976; District 2, Section 3; on the west side of SR 92(aka Hiram Douglasville Highway), north of Morningside Drive.
POST 3

Mr. Robinson stated there had been one phone call with concerns. Staff recommends 12 stipulations.

Joseph Pickett, applicant, explained the request. He requests the property be rezoned commercial. He has been talking with a representative from Walgreens.

There were questions and discussion regarding right-of-way, sewer, fees and development requirements. Corey Coats explained the sewer agreement with Cobb County.

Joseph Pickett in reply to questions stated he does not know what the right-of-way acquisition will be for the widening of SR 92, as he has not yet talked with GDOT. He further stated he has read and agrees to the stipulations.

There was no one else to speak on behalf of the application.

Opposition/ Input/ Comments

There was no opposition, input, or comments from the public.

There were no further questions from the Planning Commission or the Board of Commissioners.

Ms. Joan Battle made a motion to recommend approval of application 2015-06-Z with the following stipulations:

1. Owner/Developer agrees to coordinate with GDOT for the SR 92 Widening Project and accommodate the future widening project according to the most current plans (GDOT Project Number CSSTP-0007-00(691)).

2. Owner/Developer agrees the type and location of access for the proposed development shall be determined during the plan review process.
3. Owner/Developer acknowledges access to SR 92 will need to be coordinated and approved by the Georgia Department of Transportation.
4. Owner/ Developer shall provide trip generation statistics for the proposed use of the property if requested during plan review.
5. Owner/Developer acknowledges this development is within the mandatory Sweetwater Sewer Service Basin.
6. Owner/Developer agrees to provide a master water and sewer plan prior to construction plan approval, including analysis of existing infrastructure. Improvements may be required.
7. Owner/Developer acknowledges that no building permits will be issued until there is compliance with the terms required in the Sweetwater basin agreement with Cobb County.
8. Owner/Developer agrees to dedicate all sanitary sewer easements to Paulding County at the time the Certificate of Occupancy is granted.
9. Owner/Developer acknowledges that sewer availability is not expressly implied as a result of zoning.
10. Owner/Developer to provide report showing 1,000 gpm fire flow to all fire hydrants within 300 ft. of all buildings.
11. Owner/Developer agrees to install a minimum 1,500 gallon outside grease trap on all restaurants and food preparatory establishments and auto repair shop.
12. Owner/Developer agrees to install a manhole and donate a 20' wide permanent easement to the proposed property lines for all major drainage features to the north, east, south and west, as applicable. Specific locations to be determined during the plan review process. Infrastructure shall be sized to serve the entire basin.

The motion was seconded by Harold Stokes and the motion carried. (5-0-1)

FOR: Battle, Farr, Hornback, Kelly, Stokes
 AGAINST: None
 ABSTAIN: Palmer

Mr. Palmer stated the recommendation from the Planning Commission will be forwarded to the Paulding County Board of Commissioners for consideration at their next regularly scheduled meeting at 7:00 p.m. tonight. The applicant or representative should attend the meeting.

Mr. Chris Robinson read application 2015-03-LUP by JADE PARKER on approximately 0.22 acres for a Land Use Permit to prepare and sell baked goods subject to the Cottage Food Industry Regulations. Property is located in Land Lots 620 and 677, District 3, Section 3; on the north side of Leyland Crossing, west of Longwood Place. (Lot 375 Cedar Mill Subdivision, Phase 3, 44 Leyland Crossing) POST 4

Mr. Robinson stated there were three phone calls with questions and no opposition noted. Should the Board choose to approve, Staff has recommended two stipulations.

Jade Parker, applicant, explained the request. She is requesting permission to bake custom cakes in her home. She will have no customers at the house, no traffic and no industrial equipment. She checked with the HOA property management and is OK with the proposed business.

There was no one else to speak on behalf of the application.

There were no questions from the Planning Commission or the Board of Commissioners.

Opposition/ Input/ Comments

Francine and Paul Hewett had questions and comments. They were concerned the baked goods business would cause a lot of traffic and compromise the residential nature of the neighborhood.

Mr. Chris Robinson explained the limitations of a home based business which would limit the number of clients per hour to two. The Cottage Food License is designed for in home use by the State. Any signage would be limited to four square feet and limited to only one other employee not living in the home.

Jade Parker replied she currently works full time doing web design and she loves baking. She would usually be delivering the baked goods directly to the customers. She is aware of the County and State regulations and limitations.

There was no further opposition, input or comments from the public. There were no other questions from the Planning Commission or the Board of Commissioners.

Ms. Joan Battle made a motion to recommend approval of application 2015-03-LUP with the following stipulations:

1. Owner/Developer agrees approval of this LUP is not transferable to another owner other than the current applicant.
2. Owner/Applicant agrees all applicable federal, state, and local regulations for a Cottage Food Industry through the Georgia Department of Agriculture be obtained and/or maintained.

Mr. Greg Farr seconded the motion; the motion carried. (5-0-1)

FOR: Battle, Farr, Hornback, Kelly, Stokes
AGAINST: None
ABSTAIN: Palmer

Mr. Palmer said this is not the final action. The recommendation from the Planning Commission will be forwarded to the Paulding County Board of Commissioners for consideration at their next regularly scheduled meeting tonight at 7:00 p.m.

PUBLIC HEARING

Public Hearing is to "kick-off" the Planning Process for the development of the 2017 Comprehensive Plan. The Paulding County Board of Commissioners and the City Councils of Dallas, Hiram, and Braswell will be participating in a Joint Comprehensive Plan.

Mr. Barnett Cheatwood, with North West Georgia Regional Commission (NWGRC), explained the process for complying with conditions to complete all the steps to finalizing the 2017 Comprehensive Plan. A Comprehensive Plan is required by the State as part of the Georgia Planning Act of 1989. He stated a Steering Committee of citizens has been appointed to have input with the project. Once the 2017 Comprehensive Plan has been adopted it will keep Paulding County eligible for Quality Local Government (QLG) status for grants, loans and permits.

Mr. Chris Robinson, Planning and Zoning Manager, explained the good news is that Paulding County is on track to meet all the deadlines. There will more Public Hearings scheduled in the future.

The floor was officially opened for the Public Hearing and any public input and comments.

There being no input or comment from the public, the Public Hearing was closed.

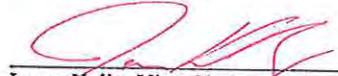
There being no further business, Mr. James Kelly made a motion to adjourn; seconded by Mr. Allen Hornback. The motion carried. (5-0-1)

FOR: Battle, Farr, Hornback, Kelly, Stokes
AGAINST: None
ABSTAIN: Palmer

The meeting adjourned at 3:10 p.m.



Jody Palmer, Chairman



James Kelly, Vice-Chairman

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PROCEDURAL

A. Public Hearings

2. Public Hearing #2



Charting a Course

A permit is not required for pre-manufactured above-ground/on-ground pools which do not require excavation for installation (beyond leveling the ground surface). However, you need to be aware of the following for placement of such structure at your residence.

- Must maintain minimum 10-foot offset from side and rear property lines behind house;
- Cannot place the pool or grade area in close proximity to the location of septic system tank and field lines (State Environmental Health Office: 770-443-7877);
- Must follow applicable code sections with respect to pool (barrier, ladder, power) Contact Building & Permitting Division if you have questions.

8. Do I need a permit for a fence?

If the fence is not more than six feet tall, a permit is not required.

THE DALLAS NEW ERA * Thursday, March 9, 2017

**PUBLIC HEARING NOTICE
PAULDING COUNTY AND THE CITIES OF BRASWELL, DALLAS, AND HIRAM
UPDATE OF JOINT COMPREHENSIVE PLAN**

Paulding County and the Cities of Braswell, Dallas, and Hiram have prepared a draft Joint Comprehensive Plan Update for 2017-2027 according to the 2014 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989.

Accordingly, a joint public hearing is scheduled for the County and Cities to accept comments on the Draft Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas, and Hiram, for the period 2017-2027. This draft plan was prepared by Paulding County and the Cities of Braswell, Dallas, and Hiram with broad public participation and with guidance from a Steering Committee of public and private sector individuals. After the public hearing and receipt of public comment, the draft plan will be submitted for review by the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs. Plan approval by June 30, 2017 is required to maintain Qualified Local Government (QLG) status for each local government per the Georgia Planning Act of 1989 allowing continued eligibility for State loans, grants, or permits for another five years.

The public hearing on the draft plan will be held on Tuesday, March 28, 2017 at 10:00 am at the Paulding County Board of Commissioners Work Session meeting in the Paulding County Board Room, 240 Constitution Boulevard, Dallas, GA 30132.

Copies of the draft plan will be available for review at City and County offices, or on the Northwest Georgia Regional Commission website, nwgrc.org.

**PAULDING COUNTY BOARD OF COMMISSIONERS
MARCH 28, 2017
WORK SESSION AGENDA**

CALL TO ORDER: David L. Carmichael, Chairman

**INVOCATION &
PLEDGE:**

Rev. Kevin Beamon with Christian Alliance of Pastors

MINUTES: The March 14, 2017, Work Session Minutes, and the March 14, 2017, Board Meeting Minutes are available for review.

ANNOUNCEMENTS:

The Board of Commissioners along with Georgia Extension Association of Family and Consumer Science Awards Committee would like to congratulate Paulding Channel 23 staff Jody Martin and Jeff Harkins for their entry for GEAFCS/NEAFCS Communications: Television/Vidco Program Award that placed second in Georgia.

The Paulding County Board of Commissioners would like to present the Public Safety Appreciation Award to Jennifer Dunbar, Communications Training Officer with E-911.

The Chairman of the Board of Commissioners will notify the four Post Commissioners of Staff and Department Head Meetings, as part of the normal distribution list of attendees, enabling one Post Commissioner to always be present.

INVITED GUESTS: None

BID AWARDS:

1. Discuss action to award the Hot-In-Place Recycled Asphalt Project to the lowest responsive bidder, Gallagher Asphalt Corporation, in the amount of \$528,698.24.

REPORTS FROM COMMITTEES & DEPARTMENTS:

David Mumford, E-911 Director Re: E-911 updates
Major LeAnn LeHolm Re: Marshal Bureau Updates

PUBLIC PARTICIPATION ON AGENDA ITEMS:

CONSENT AGENDA: Discuss action on five (5) consent agenda items:

OLD BUSINESS: None

NEW BUSINESS:

1. Public Hearing on the Paulding County Comprehensive Plan.
2. Discuss action to authorize the Chairman to approve an Actual Cost Utility Relocation Agreement with Georgia Power Company in the estimated amount of \$76,487. For the Brushy Mountain Road Paving Project.
3. Discuss action to approve a project funding allotment increase in the approximate amount of \$200,000 (SPLOST) for closeout of the Bill Carruth Parkway Phase II Project.
4. Discuss action to adopt Resolution 17-10 Paulding County Hazard Mitigation Plan Update 2017-2022.
5. Discuss action to approve changes to NewSouth Construction's Contract on the Macland Road Phase II Facility Improvements Project and Allocate Additional Funds for contingency, a total of \$200,000.
6. Discuss action to authorize the Chairman to execute the consent to Easement Structures and associated documents from the US ARMY Corps of Engineers associated with construction of the River Intake for the Richland Creek Reservoir.

CONCLUSION OF REGULAR BUSINESS

EXECUTIVE SESSION: Litigation and Pending Litigation

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:

Mr. Roy Sparks Re: Economic Development

ADJOURNMENT:

**PAULDING COUNTY BOARD OF COMMISSIONERS
MARCH 28, 2017
CONSENT AGENDA**

1. The Paulding County Sheriff's Office would like to request the Commissioners to retire Deputy William Payne and Detective Louis Guy's service weapons for their 22 plus years of law enforcement service to Paulding County: I-Glock Model 21 SF, Serial #TYN873 and I-Glock Model 21 SF, Serial #TYN886.
2. Authorize Chairman to enter into a lease agreement with TowerCom to provide lease space for a cell tower at 21 Old Burnt Hickory Road (Fire station site).
3. Adopt revised job description for: Executive Assistant and County Clerk to the Board of Commissioners.
4. Adopt job description for Board of Commissioners: Senior Administrative Assistant to the Chairman.
5. Authorize Chairman to sign transmittal letter submitting the Paulding County Joint Comprehensive Plan to the Northwest Georgia Regional Commission for review.

**PAULDING COUNTY BOARD OF COMMISSIONERS
MARCH 28, 2017
WORK SESSION MINUTES**

CALL TO ORDER: David L. Carmichael, Chairman

INVOCATION & PLEDGE: Rev. Kevin Beamon with Christian Alliance of Pastors

PRESENT: David L. Carmichael, Chairman; Ron Davis, Post I; Todd Pownall, Post II; Vernon Collett, Post III; Tony Crowe, Post IV; Lani Skipper, Interim County Attorney; Rebecca Merideth, Interim County Clerk

MINUTES: The February 28, 2017, Work Session Minutes, and the February 28, 2017, Board Meeting Minutes, were available for review.

ANNOUNCEMENTS:

Positively Paulding Video regarding the Paulding Nutritional Site was played for Commissioners and audience.

The Board of Commissioners congratulated Paulding Channel 23 staff Jody Martin and Jeff Harkins for their entry for GEAFCS/NEAFCS Communications: Television/Video Program Award that placed second in Georgia. Mary Carol Sheffield stated that the video would now be submitted for consideration at the Annual Meeting in August.

The Paulding County Board of Commissioners presented the Public Safety Appreciation Award to Jennifer Dunbar, Communications Trainer Officer for Paulding 911.

The Chairman announced the four Post Commissioners will be notify of Staff and Department Head Meetings, as part of the normal distribution list of attendees, enabling one Post Commissioner to always be present.

INVITED GUESTS: None

BID AWARDS:

Award the Hot-In-Place Recycled Asphalt Project to the lowest responsive bidder, Gallagher Asphalt Corporation, in the amount of \$528,698.24:

Discussed awarding the Hot-In-Place Recycled Asphalt Project to the lowest responsive bidder, Gallagher Asphalt Corporation, in the amount of \$528,698.24. Finance Director Tabitha Pollard stated that there was one participant and the Department of Transportation evaluated the price and believes it to be reasonable. Department of Transportation Director Scott Greene stated that this was a new type of project than they normally do with this process they heat up the road and restore the pavement and by the county using in-house crews to do the final top coat it is cost savings.

REPORTS FROM COMMITTEES & DEPARTMENTS:

Emergency 911 Director David Mumford gave an update on the new Emergency 911 Center. The center is 80% complete, within budget and on schedule. The move in date is set for around April 26, 2017, the only hold back for not meeting the date would be connectivity on the part of the vendors. The target for the Grand Opening is on April 25, 2017. He gave updates of the call volume statistics for the 911 Department.

Major LeAnn LeHolm gave an update on the Marshal's Bureau since the check point has been removed and a second shift started. She stated that with the check point taken out it frees up more time for the staff to complete reports; Major LeHolm gave the statistics for the department for the last few months.

PUBLIC PARTICIPATION ON AGENDA ITEMS:

CONSENT AGENDA: The Chairman read the five (5) consent agenda items:

1. The Paulding County Sheriff's Office would like to request the Commissioners to retire Deputy William Payne and Detective Louis Guy's service weapons for their 22 plus years of law enforcement service to Paulding County: 1-Glock Model 21 SF, Serial #TYN873 and 1-Glock Model 21 SF, Serial #TYN886.

2. Authorize Chairman to enter into a lease agreement with TowerCom to provide lease space for a cell tower at 21 Old Burnt Hickory Road (Fire station site).
3. Adopt revised job description for: Executive Assistant and County Clerk to the Board of Commissioners.
4. Adopt job description for Board of Commissioners: Senior Administrative Assistant to the Chairman.
5. Authorize Chairman to sign transmittal letter submitting the Paulding County Joint Comprehensive Plan to the Northwest Georgia Regional Commission for review.

Chairman Carmichael stated he would like to move Consent agenda item number five to New Business to make additional comments and come up with a time line.

OLD BUSINESS: None

NEW BUSINESS:

Public Hearing on the Paulding County Comprehensive Plan:

Community Development Director Ann Lippmann presented the Board with an update on the Comprehensive Plan. She stated they are at the beginning of the end and the draft plan is comprised of three books, different elements were required for this plan and input and collaboration with the Cities of Dallas, Hiram and Braswell were needed. Four community workshops were held along with 3 public meetings, the draft plan to be published on the County website. The completed Comprehensive Plan is due by June 30, 2017.

The Chairman Opened the Public Hearing on the Paulding County Comprehensive Plan.

Mr. Luke Newborn spoke regarding his concerns with the accuracy of the draft Comprehensive Plan, and the short amount of time given to the citizens to look over it.

Ms. Carol Mcload stated that she was a retired educator and feels this Comprehensive Plan should not be submitted as it; it is full of mistakes and facts that just do not exist.

Ms. Deena Sanfilippo stated that she has great concerns regarding this plan; she felt that after spending \$77,000 to prepare the plan it should provide more direction in the way of Economic Development for the County. She further stated that she would like to see the demographics corrected and maybe broken down. She also stated that the Economic Website has not been updated and gives misinformation regarding Paulding County.

Mr. Joel Larkin stated that he was here representing the Atkins Family with property near the Wellstar Paulding Hospital. The concerns that the Atkins Family has with the plan are mainly with the proposed overlay over and around the Hospital land. Developers are looking at the 10 year plan and are concerned about a Hospital Property overlay. The Atkins would like to discuss the overlay in a positive way instead of adding additional restrictions.

Mr. Roy Sparks spoke about the concerns he has for restrictions of development in the county and has concerns regarding the rules on the overlay.

Ms. Cathy Helms stated her concerns regarding the Plan and the projected overlay and the restrictions.

Ms. Nancy Hollingshed stressed the need to make sure we get this right, to be able to bring nationwide investors into the County.

Ms. Sue Wilkins asked exactly why the plan was done and how closely does the County have to adhere to it.

The commissioners address some of the concerns of the citizens, asked Ms. Lippmann to check with the state to see if changes can still be made after adoption and thanked the speakers for their input.

Community Director Ann Lippmann stated that her department would review the draft comprehensive plan and take all comments seriously, they are aware there are a few errors that that will be corrected and stressed that this is a working document and can be amended at any time. The goal was to get it out to the citizens in time for them to review it before it is sent to the State for consideration. It is a requirement from the State that we have to have a

Compressive Plan in order to keep Paulding County qualified for consideration of state funding like GEFA. Once it is sent the state will also require a few updates and changes. The department want as many eyes review it as possible which only helps the staff. The deadline date for submission is June 2017. She further stated that she would check to make sure there are no restrictions on changes after it has been adopted.

With no further comments the Chairman closed the public hearing.

Chairman Carmichael asked to move consent agenda item five to the New Business section for further discussion.

Commissioner Todd Pownall asked that consent items three and four also be moved to the New Business section for further discussion.

Authorize the Chairman to approve an Actual Cost Utility Relocation Agreement with Georgia Power Company in the estimated amount of \$76,487 for the Brushy Mountain Road Paving Project:

Discussed action to authorize the Chairman to approve an Actual Cost Utility Relocation Agreement with Georgia Power Company in the estimated amount of \$76,487 for the Brushy Mountain Road Paving Project. Department of Transportation Director Scott Greenc stated that the poles needed to be moved back and this was to reimburse for the cost of moving them.

Approve a project funding allotment increase in the approximate amount of \$200,000 (SPLOST) for closeout of the Bill Carruth Parkway Phase II Project:

Discussed action to approve a project funding allotment increase in the approximate amount of \$200,000 (SPLOST) for closeout of the Bill Carruth Parkway Phase II Project, Department of Transportation Director Scott Greene stated that this is the last payment to close out this project, because there was no contingency and there was some overruns this is needed to close it out and finish it up.

Chairman Carmichael asked for a 10 minute recess and stated that the Board would reconvene at 12:00 p.m.

Adopt Resolution 17-10 Paulding County Hazard Mitigation Plan Update 2017-2022:

Discussed action to adopt Resolution 17-10 Paulding County Hazard Mitigation Plan Update 2017-2022, County Attorney Lani Skipper stated the is resolution is the same as previous years and is required by FEMA to do one every five years which helps with planning. She also stated that \$50,000 was given to help create the document with a 20% in kind match and that this document is a working document.

Approve changes to New South Construction's Contract on the Macland Road Phase II Facility Improvements Project and Allocate Additional Funds for contingency, a total of \$200,000:

Discussed action to approve changes to New South Construction's Contract on the Macland Road Phase II Facility Improvements Project and Allocate Additional Funds for contingency, a total of \$200,000, Water Systems Director Laurie Ashmore stated that this project was a multi-phase project with the first phase being the construction of the water tank; the second phase being the construction of the warehouse and barn; and the third phase would consist of the construction of office facility. Phase two is under construction but has two changes, one associated with the retaining wall and important backfill material associated with the wall and the second associated with removal of unusable material that had to be removed and hauled off. This project has been reviewed by the Water and Sewer Advisory Board and has been approved.

Authorize the Chairman to execute the consent to Easement Structures and associated documents from the US ARMY Corps of Engineers associated with construction of the River Intake for the Richland Creek Reservoir:

Discussed action to authorize the Chairman to execute the consent to Easement Structures and associated documents from the US ARMY Corps of Engineers associated with construction of the River Intake for the Richland Creek Reservoir, Water Sewer Systems Director Laurie Ashmore stated that all the documents had been reviewed by 404 process and this is our agreement to their consent to construct the River Intake for the Richland Creek Reservoir.

Revised job description for: Executive Assistant and County Clerk to the Board of Commissioners

Discussed Revised job description for: Executive Assistant and County Clerk to the Board of Commissioners, Human Recourses Director Brian Acker stated this is two positions and asking

to establish the Executive Assistant to the Board and County Clerk to have more of a role in records retention, minutes and other duties; and to make a little more independence of the Chair.

Job description for Board of Commissioners: Senior Administrative Assistant to the Chairman.

Discussed Job description for Board of Commissioners: Senior Administrative Assistant to the Chairman, Commissioner Pownall stated that he feels this position should still be nominated and confirmed by the Board, Chairman Carmichael stated that this position should be an appointment of the Chair because the person will work very closely with the Chair. Commissioner Vernon Collett stated that he would like to make sure that there is freedom for the Department Heads and Staff to speak with Post Commissioners any time.

Authorize Chairman to sign transmittal letter submitting the Paulding County Joint Comprehensive Plan to the Northwest Georgia Regional Commission for review.

Discussed authorizing the Chairman to sign transmittal letter submitting the Paulding County Joint Comprehensive Plan to the Northwest Georgia Regional Commission for review, Commissioner Todd Pownall asked if Ann Lippmann could check on a couple of things conserving the Comprehensive Plan before tonight's meeting. Ms. Lippmann stated she will reach out to the North Georgia Regional Commissioner and will be able to provide the answers at tonight's meeting. Chairman Carmichael stated that whatever we do we want to let the people have a voice.

CONCLUSION OF REGULAR BUSINESS:

Commissioner Ron Davis made a motion to allow the Citizen Wishing to Speak on Non-Agenda to be moved before the Board enters Executive Session, seconded by Commissioner Todd Pownall; motion carried unanimously.

Commissioner Tony Crowe requested to add one minute to the allotted time given to the citizen wishing to speak, seconded by Commissioner Todd Pownall; motion carried unanimously.

EXECUTIVE SESSION:

Commissioner Todd Pownall made a motion to go into Executive Session for Litigation and Pending Litigation, and requested to add Personnel seconded by Commissioner Vernon Collett; motion carried unanimously.

Chairman stated that authorization was given to prepare a Professional Services Agreement to retain current council for the Tax Assessors Office.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:

Mr. Roy Sparks stated regarding his disappointment in the Industrial Business Park and Economic Development in Paulding.

ADJOURNMENT: Commissioner Todd Pownall made a motion to adjourn, seconded by Commissioner Vernon Collett; motion carried unanimously.



RECYCLED PAPER MADE FROM 25% POST CONSUMER CONTENT

PROCEDURAL

B. Letters of Transmittal



Charting a Course



DAVID L. CHARMICHAEL
Chairman

Paulding County Board of Commissioners

Watson Government Complex
240 Constitution Boulevard, Dallas, Georgia 30132
770-443-7601 • www.paulding.gov

April 25, 2017

Julianne Meadows
Northwest Georgia Regional Commission
PO Box 1798
Rome, GA 30162-1798

Dear Julianne:

Work is now complete on the Draft Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas and Hiram. We are prepared to submit the draft plan update to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs for review, seeking compliance with the minimum standards for comprehensive planning that were effective March 1, 2014. The submission includes the following required element updates: 1) Community Goals; 2) Needs and Opportunities; 3) a Land Use Element, including a Future Development Map; 4) a Transportation Element; 5) a new Community Work Program; and 6) a Report of Accomplishments. Also, this transmittal letter further certifies that the Regional Water Plan and the Rules for Environmental Planning Criteria were considered in the planning process.

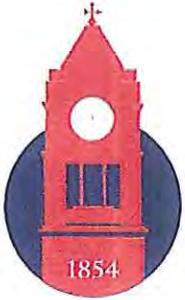
The first required public hearing to start the planning process was held on October 27, 2015 at 2:00 pm at the Paulding County Board Room, 240 Constitution Boulevard, Dallas, GA 30132 in conjunction with the Paulding County Planning Commission meeting. The second required public hearing on the draft plan was held on Tuesday, March 28, 2017 at 10:00 am, also at the Paulding County Board Room, 240 Constitution Boulevard, Dallas, GA 30132, in conjunction with the Paulding County Planning Commission meeting.

Please proceed with the review of our draft document.

Sincerely,



David L. Carmichael
Paulding County Commission Chairman



THE CITY OF
DALLAS
GEORGIA

April 19, 2017

Julianne Meadows
Northwest Georgia Regional Commission
PO Box 1798
Rome, GA 30162-1798

Dear Julianne:

Work is now complete on the Draft Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas and Hiram. We are prepared to submit the draft plan update to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs for review, seeking compliance with the minimum standards for comprehensive planning that were effective March 1, 2014. The submission includes the following required element updates: 1) Community Goals; 2) Needs and Opportunities; 3) a Land Use Element, including a Future Development Map; 4) a Transportation Element; 5) a new Community Work Program; and 6) a Report of Accomplishments. Also, this transmittal letter further certifies that the Regional Water Plan and the Rules for Environmental Planning Criteria were considered in the planning process.

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Please proceed with the review of our draft document.

Sincerely,


Boyd Austin
Mayor, City of Dallas



217 Main Street • Hiram • GA • 30141
Phone (770) 943-3726 • Fax (770) 439-2372

Mayor Teresa Philyaw
Mayor Pro Tem Kathy Carter

Councilmembers

Kathy Bookout
Kathy Carter

Frank Moran
Jeff B. Cole

City Manager: Jody Palmer

April 19, 2017

Julianne Meadows
Northwest Georgia Regional Commission
PO Box 1798
Rome, GA 30162-1798

Dear Julianne:

Work is now complete on the Draft Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas and Hiram. We are prepared to submit the draft plan update to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs for review, seeking compliance with the minimum standards for comprehensive planning that were effective March 1, 2014. The submission includes the following required element updates: 1) Community Goals; 2) Needs and Opportunities; 3) a Land Use Element, including a Future Development Map; 4) a Transportation Element; 5) a new Community Work Program; and 6) a Report of Accomplishments. Also, this transmittal letter further certifies that the Regional Water Plan and the Rules for Environmental Planning Criteria were considered in the planning process.

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Please proceed with the review of our draft document.

Sincerely,

Teresa Philyaw
Mayor, City of Hiram

City of Braswell

6997 Braswell Mountain Road

Rockmart, Georgia 30153

May 1, 2017

Ms. Julianne Meadows

Northwest Georgia Regional Commission

PO Box 1798

Rome, GA 30162-1798

Dear Ms. Meadows:

Work is now complete on the Draft Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas and Hiram. We are prepared to submit the draft plan update to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs for review, seeking compliance with the minimum standards for comprehensive planning that were effective March 1, 2014. The submission includes the following required element updates: 1) Community Goals; 2) Needs and Opportunities; 3) a Land Use Element, including a Future Development Map; 4) a Transportation Element; 5) a new Community Work Program; and 6) a Report of Accomplishments. Also, this transmittal letter further certifies that the Regional Water Plan and the Rules for Environmental Planning Criteria were considered in the planning process.

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public hearing on the draft plan was held on Tuesday, February 28, 2017 at 2:00 pm, also at the Paulding County Board Room, 240 Constitution Boulevard, Dallas, GA 30132, in conjunction with the Paulding County Planning Commission meeting.

Please proceed with the review of our draft document.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Fennell". The signature is written in a cursive style with a large, stylized initial "R".

Richard Fennell

Mayor, City of Braswell

City of Braswell

6997 Braswell Mountain Road

Rockmart, Georgia 30153

May 1, 2017

Ms. Julianne Meadows
Northwest Georgia Regional Commission
PO Box 1798
Rome, GA 30162-1798

Dear Ms. Meadows:

Work is now complete on the Draft Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas and Hiram. We are prepared to submit the draft plan update to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs for review, seeking compliance with the minimum standards for comprehensive planning that were effective March 1, 2014. The submission includes the following required element updates: 1) Community Goals; 2) Needs and Opportunities; 3) a Land Use Element, including a Future Development Map; 4) a Transportation Element; 5) a new Community Work Program; and 6) a Report of Accomplishments. Also, this transmittal letter further certifies that the Regional Water Plan and the Rules for Environmental Planning Criteria were considered in the planning process.

The first required public hearing to start the planning process was held on October 27, 2015 at 2:00 pm at the Paulding County Board Room, 240 Constitution Boulevard, Dallas, GA 30132 in conjunction with the Paulding County Planning Commission meeting. The second required public hearing on the draft plan was held on Tuesday, March 28, 2017 at 10:00 am as an agenda item with the Paulding County Board of Commissioners, also at the Paulding County Board Room, 240 Constitution Boulevard, Dallas, GA 30132.

Please proceed with the review of our draft document.

Sincerely,



Richard Fennell
Mayor, City of Braswell



AUTUMN™



RECYCLED PAPER MADE FROM 20% POST CONSUMER CONTENT

PROCEDURAL
C. Review



Charting a Course

NWGRC

NORTHWEST GEORGIA REGIONAL COMMISSION

A Region With A Bright Future

Rome Office: P.O. Box 1798, Rome, Georgia 30162-1798 Phone (706) 295-6485 www.nwgrc.org
RC Fax (706) 295-6665 AAA Fax (706) 802-5508 WIA Fax (706) 802-5567

Dalton Office: 503 West Waugh Street, Dalton, Georgia 30720 Phone (706) 272-2300 Fax (706) 272-2253

MEMORANDUM

To: Local Governments and Other Interested Parties

From: Julianne Meadows, Director of Regional Planning 

Date: May 1, 2017

Subject: **Opportunity for Local Plan Review and Comment on the "Paulding County, Georgia 2017 Comprehensive Plan."**

Paulding County and the Cities of Braswell, Dallas and Hiram have prepared a joint comprehensive plan update according to the 2014 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989. Accordingly, the Northwest Georgia Regional Commission is requesting comments on the "Paulding County, Georgia 2017 Comprehensive Plan."

This draft plan was prepared by Kay B. Lee, The Georgia Conservancy, and Paulding County, with public participation, and with guidance from a Steering Committee of public and private sector individuals, including local government representatives and economic development professionals. The plan contains the following required sections: 1) Community Goals; 2) Needs and Opportunities; 3) a Land Use Element, including Future Development Maps; 4) a Transportation Element; 5) a new Community Work Program and 6) a Report of Accomplishments. The Metro North Georgia Regional Water Plans and the Rules for Environmental Planning Criteria were considered. Public hearings were held at the beginning and end of the draft plan preparation process. Letters of Transmittal were received by April 25, 2017. Completeness review was performed on April 26, 2017.

Plan approval by June 30, 2017 is required to maintain Qualified Local Government (QLG) status for each local government per the Georgia Planning Act of 1989 allowing continued eligibility for State loans, grants, or permits for another five years.

The Draft Joint Update is available to view or download via the Northwest Georgia Regional Commission website (www.nwgrc.org) under the Publications Tab.

Please use the enclosed notification form on the plan update to submit comments. Comments from interested parties should be submitted via email to jmeadows@nwgrc.org by COB Friday, May 20, 2017. Thank you!

Regional Planning Economic Development Area Agency on Aging Workforce Investment Program

*An Equal Opportunity Employer / Programs
Auxiliary Aids / Services Available Upon Request to Individuals with Disabilities*

NOTICE OF LOCAL PLAN SUBMITTAL AND COMMENT OPPORTUNITY

Submitting Local Governments: Paulding County and the Cities of Braswell, Dallas, Hiram
Date Plan Received: 4/25/17

Local Contact: Ann Lippmann, AICP, Paulding Co. Community Development Director

Phone: (770) 443-7601

Address: 240 Constitution Boulevard, 2nd Floor, Dallas, GA 30132

New Local Plan: **Plan Amendment:**

Plan Update: **Short Term Work Program Update:**

Description of General Nature of Plan:

Paulding County and the Cities of Braswell, Dallas and Hiram have prepared a joint comprehensive plan update according to the 2014 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989.

This draft plan was prepared with public participation and with guidance from a Steering Committee of public and private sector individuals, including local government representatives and economic development professionals. The plan contains the following required sections: 1) Community Goals; 2) Needs and Opportunities; 3) a Land Use Element, including Future Development Maps; 4) a Transportation Element; 5) a new Community Work Program and 6) a Report of Accomplishments. The Metro North Georgia Regional Water Plans and the Rules for Environmental Planning Criteria were considered. Letters of Transmittal were received by April 25, 2017. Completeness review was performed on April 26, 2017.

The Draft Joint Update is available to view or download via the Northwest Georgia Regional Commission website (www.nwgrc.org) under the Publications Tab.

Comments from interested parties should be submitted via email to jmeadows@nwgrc.org by COB Friday, May 20, 2017. Thank you!

Reviewing Regional Commission: Northwest Georgia
Contact Person: Julianne Meadows

Address: P. O. Box 1798, Rome, Georgia 30162-1798

Phone: (706) 295-6485 **Fax:** (706) 295-6665 **E-mail:** jmeadows@nwgrc.org

List of Interested Parties

Paulding County Joint Commissioners - Jan Review Contracts

First Name Last Name	Agency	Position	Address 1	Address 2	City	State	ZIP	Email
Chris Robinson	Paulding County	Planning and Zoning Community Development Director	240 Constitution Blvd.		Dallas	GA	30132	crobinson@paulding.gov
Ann Lippmann	Paulding County	County Clerk	240 Constitution Blvd.		Dallas	GA	30132	alippmann@paulding.gov
Rebecca Meredith	Paulding County	County Clerk	240 Constitution Blvd.		Dallas	GA	30132	rmeredith@paulding.gov
Dave Carmichael	Paulding County	Chair, Building County Board of Commissioners	240 Constitution Blvd.		Dallas	GA	30132	dcarmichael@paulding.gov
Jody Palmer	City of Hiram	City Manager	217 Main Street		Hiram	GA	30141	jpalmer@hiram-ga.gov
Teresa Philpaw	City of Hiram	Mayor	217 Main Street		Hiram	GA	30141	tphilpaw@hiram-ga.gov
Boyd Austin	City of Dallas	Mayor	129 E. Memorial Drive		Dallas	GA	30132-4200	boyaustin@dallas-ga.gov
Kendall Smith	City of Dallas	City Manager	129 E. Memorial Drive		Dallas	GA	30132-4200	ksmith@dallas-ga.gov
Joyce Waters	City of Roswell	City Clerk	6997 Braswell Mountain Road		Rossmore	GA	30153	ywaters@roswell-ga.gov
Steve Taylor	Barrow County	Commissioner	135 West Cherokee Ave.	Suite 251	Cartersville	GA	30120	staylor@barrowga.org
Jamont Kiser	Barrow County	Director of Community Development						kiserj@barrowga.org
Pamela Madison	City of Athensville	City Manager	116 Public Square		Athensville	GA	30103-2900	pmadison@athensvillega.net
Randy Mannino	City of Cartersville	Planning and Development Director	PO Box 1390		Cartersville	GA	30120-1390	rmannino@cityofcartersville.org
Kevin McBurnett	City of Emerson	City Manager	PO Box 300		Emerson	GA	30137-0300	kmcburnett@emersoncityfall.com
Dennis Thayer	City of Rhineclay	Mayor	30 Burgess Mill Road		Rhineclay	GA	30145-2881	dthayer@rhineclay.com
Rally Ansley	City of Kingston	City Clerk	PO Box 309		Kingston	GA	30145-0309	KINSSGA@BELL.SOUTH.NET
Mitchell Barclay	City of Whitesville	Mayor	PO Box 203		Whitesville	GA	30178-0124	mitch_barclay@aol.com
Jane Richards	City of Whitesville	City Manager	PO Box 116		Whitesville	GA	30184-0116	citywhite@comcast.net
H. Allen	Hamilton County	Chairman, Hamilton County Board of Commissioners	PO Box 489		Buchanan	GA	30113	h.allen@hamiltoncountyga.gov
Alicia Palmer	Hamilton County	County Clerk	PO Box 489		Buchanan	GA	30113	alipalmer@hamiltoncountyga.gov
Barry Hicks	City of Bremen	City Manager	232 Tallapoosa Street		Bremen	GA	30110-2095	bhicks@bremen-ga.gov
Betty Harwell	City of Bremen	City Clerk	PO Box 6		Buchanan	GA	30113	bharwell@bremen-ga.gov
Philp Edison	City of Tallapoosa	City Manager	25 East Alabama Street		Tallapoosa	GA	30176	peidson@tallapoosaga.gov
Kim Edwards	City of Waco	City Clerk	PO Box 201		Waco	GA	30182	kimedwards@att.net
Stephanie Deake Barford	Polk County	Chairman, Polk County Board of Commissioners	PO Box 268		Cedartown	GA	30125	staurford@polkga.org
Matt Denton	Polk County	County Manager	PO Box 268		Cedartown	GA	30125	mdenton@polkga.org
Sandy Norman	City of Aragon	City Clerk	2814 Rome Hwy.		Aragon	GA	30104-2474	Sandy.norman@cityofaragon.com
Bill Fann	City of Cedartown	City Manager	PO Box 65		Cedartown	GA	30125	bfann@cedartowngeorgia.gov
Jeff Ellis	City of Rockmart	City Manager	PO Box 251		Rockmart	GA	30153	jellis@rockmart-ga.gov
Dana Johnson	Cobb County	Planning Division Manager, Cobb County	100 Cherokee Street		Marietta	GA	30090-9679	djohnson@cobbcountry.org
Andrew Smith	Atlanta Regional Commission	Senior Planner, Community Development Division	40 Courtland Street, NE		Atlanta	GA	30303-2538	asmith@atlantaregional.com
Lloyd Frasier	Northwest Georgia Regional Commission	Executive Director	PO Box 1798		Rome	GA	30162-1798	lfrasier@nwgrc.org

DKI 2624 Paulding County Woodlawn - Missing Affected Parties

Jon West	Georgia Department of Community and Regional Affairs	Community and Regional Planner NE	60 Executive Park South,	Atlanta GA	30329	Jon.West@dca.ga.gov
Brian Johnson	Georgia Department of Community Affairs	Director, Office of Planning and NE	60 Executive Park South,	Atlanta GA	30329	brian.johnson@dca.ga.gov
Patrick Vickers	Georgia Department of Community Affairs	Region One Representative	PO Box 670	Emerson GA	30137	patrick.vickers@dca.ga.gov
Grant Waldrop	Georgia Department of Transportation	District 6	PO Box 10	Cartersville GA	30120	gwaldrop@dot.ga.gov
Ryan Walker	Georgia Department of Transportation	Planner	600 West Peachtree NW	Atlanta GA	30308	crwalker@dot.ga.gov
DeWayne Comer	Georgia Department of Transportation	District 6 Engineer	PO Box 10	Cartersville GA	30120	dcomar@dot.ga.gov
Gigi Steele	GA DNR Watershed Protection Branch	Engineer	2 Martin Luther King Jr. Suite 1152 East Tower	Atlanta GA	30334	gigi.steele@dnr.ga.gov
Jim Cooley	GA DNR Watershed Protection Branch	Engineer	4244 International Mountain District Parkway	Atlanta GA	30354	jim.cooley@dnr.ga.gov
Haydn Blaize	Georgia Department of Natural Resources	Floodplain Management	2 Martin Luther King Jr. Suite 1152 East Tower	Atlanta GA	30334	haydn.blaize@dnr.ga.gov
Richard Dunn	Georgia Environment Protection Division	Director	2 Martin Luther King Jr. Suite 1152 East Tower	Atlanta GA	30334	richard.dunn@dnr.ga.gov
Dan Wallace	USDA NRCS (Athens)	Inventory	Georgia Resource	Atlanta GA		Dan.Wallace@ga.usda.gov
John Loughridge	GA Soil and Water Conservation Commission	External Affairs	700 East 2nd Avenue, Suite J	Rome GA	30161-3359	jloughridge@gaswcc.org
Ben Cowart	Georgia Environmental Finance Authority	Manager	233 Peachtree Street NE Suite 900	Atlanta GA	30303	Ben@gefa.ga.gov
Joe Cook	Mountain Conservation Trust of Georgia	Executive	104 North Main Street, Suite B3 Jasper	GA	31043	conserve@mctga.org
Diane Minick	Coosa River Basin	Executive	405 Broad Street	Rome GA	30161	jcook@coosa.org
Katie Owens	Upper Etowah River	Executive	PO Box 307	Callhoun GA	31069	info@etowahriver.org
	The Nature Conservancy	Executive	100 Peachtree St NW Suite 2250	Atlanta GA	30303	kowens@tnc.org

NOTICE OF LOCAL PLAN SUBMITTAL AND COMMENT OPPORTUNITY

Submitting Local Governments: Paulding County and the Cities of Braswell, Dallas, Hiram
Date Plan Received: 4/25/17

Local Contact: Ann Lippmann, AICP, Paulding Co. Community Development Director
Phone: (770) 443-7601
Address: 240 Constitution Boulevard, 2nd Floor, Dallas, GA 30132

New Local Plan: _____
Plan Update: _____

Plan Amendment: _____
Short Term Work Program Update: _____

Description of General Nature of Plan:

Paulding County and the Cities of Braswell, Dallas and Hiram have prepared a joint comprehensive plan update according to the 2014 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989. The Draft Joint Update is available via the Northwest Georgia Regional Commission website (www.nwgrc.org) under the Publications Tab.

Comments from interested parties should be submitted via email to jmeadows@nwgrc.org by COB Friday, May 20, 2017. Thank you!

Comments:

Reviewing Regional Commission: Northwest Georgia
Contact Person: Julianne Meadows
Address: P. O. Box 1798, Rome, Georgia 30162-1798
Phone: (706) 295-6485 **Fax:** (706) 295-6665 **E-mail:** jmeadows@nwgrc.org



RECYCLED PAPER MADE FROM 100% POST CONSUMER WASTE



PROCEDURAL

D. Findings & Recommendations



Charting a Course

From: Jon West <Jon.West@dca.ga.gov>
Date: June 1, 2017 at 10:27:08 AM EDT
To: Julianne Meadows <jmeadows@nwgrc.org>
Cc: PEMD OPQG Administration <pemd.opqga@dca.ga.gov>, Cam Yearty <Cam.Yearty@dca.ga.gov>
Subject: Paulding County w Cities of Braswell, Dallas and Hiram Plan Update Approval w Advisory

Julianne,

Our staff has reviewed the comprehensive plan update for Paulding County and the Cities of Braswell, Dallas, and Hiram and determined that it adequately addresses the Minimum Standards for Local Comprehensive Planning. However, we have provided advisory comments that we believe could assist the local governments in making their plan more useful. Please review these comments with the local government before they adopt the plan update. If you have any questions about our comments, please contact us at 404-679-5279. As soon as your office provides written notice that the plan has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will award Qualified Local Government status to the local governments.

Advisory Comments on the Plan Update

Please consider addressing these items before moving forward with adoption of the plan update. We believe they will improve the usability of the document and help maximize its potential benefits.

Report of Accomplishments

- The Reports of Accomplishments omit a number of items from the previous Work Program. Please ensure that they are added to the appropriate Reports of Accomplishments before moving forward with adoption of the plan.
 - Braswell
 - Intergovernmental Coordination: "Participate in the Service Delivery Strategy Updates for Paulding County and Polk County"
 - Community Facilities and Services: "Examine possible city park development"
 - Community Facilities and Services: "Examine need for additional police officers"
 - Dallas
 - Economic Development: "Downtown enhancement through ARC's LCI Program"

Thanks,



Learn more about our commitment to *fair housing.*

Jon A. West, AICP
Senior Planner: Local & Intergovernmental Programs
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329
Direct 404-327-6872
Fax 770-302-9703
Jon.West@dca.ga.gov

NWGRC

NORTHWEST GEORGIA REGIONAL COMMISSION
A Region With A Bright Future

Rome Office: P.O. Box 1798, Rome, Georgia 30162-1798 Phone (706) 295-6485 www.nwgrc.org
RC Fax (706) 295-6665 AAA Fax (706) 802-5508 WIA Fax (706) 802-5567

Dalton Office: 503 West Waugh Street, Dalton, Georgia 30720 Phone (706) 272-2300 Fax (706) 272-2253

MEMORANDUM

TO: David Carmichael, Chairman, Paulding County Board of Commissioners
Richard Fennell, Mayor of Braswell
Boyd Austin, Mayor of Dallas
Teresa Philyaw, Mayor of Hiram
Ann Lippmann, Director of Community Development, Paulding County

FROM: Julianne Meadows, Planning Director 

DATE: June 1, 2017

SUBJECT: Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas, and Hiram, 2017-2027

FINDINGS AND RECOMMENDATIONS REPORT

This is to report that the update of the Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas, and Hiram, 2017-2027, is now complete. The findings and recommendations report from the NWGRC is attached. The Department of Community Affairs has determined that the Joint Comprehensive Plan Update for Paulding County and the Cities of Braswell, Dallas and Hiram is in compliance with the State's minimum standards for comprehensive planning (effective March 1, 2014). Recommended advisory comments were received and are now being incorporated into the final draft. The final plan can now be adopted by resolution by each City and the County. Qualified Local Government status will be extended once the Adoption Resolutions are filed with DCA.

The Northwest Georgia Regional Commission (NWGRC) provided a 20-day opportunity for adjacent governments, state agencies, and interested parties to comment on the plan update. The comment period ended close of business day, Friday, May 19, 2017.

Local approval through an Adoption Resolution for the Comprehensive Plan Update is the last step. To keep Qualified Local Government Status current, please adopt the resolution for the comprehensive plan update at your earliest Council or Commission meeting and provide an electronic copy to the Northwest Georgia Regional Commission within seven (7) days after adoption. We will transmit the adoption resolution to DCA, which will then extend your QLG status for five years. *Please email the executed Adoption Resolution to jmeadows@nwgrc.org by Monday, June 26th, 2017 to prevent a lapse in QLG status.*

Please feel free to contact me at (706) 295-6485 or jmeadows@nwgrc.org with any questions.

FINDINGS AND RECOMMENDATIONS REPORT

Paulding County, Georgia 2017 Comprehensive Plan

Department of Community Affairs Review: The Department of Community Affairs has determined that the Joint Comprehensive Plan Update for Paulding County and the Cities of Braswell, Dallas and Hiram is in compliance with the State's minimum standards for comprehensive planning (effective March 1, 2014). Recommended advisory comments were received and are now being incorporated into the final draft. The final plan can now be adopted by resolution by each City and the County. Qualified Local Government status will be extended once the Adoption Resolutions are filed with DCA.

Local Governments and Interested Parties Review: The Northwest Georgia Regional Commission (NWGRC) provided a 20-day opportunity for adjacent governments, state agencies, and interested parties to comment on the plan update. The comment period ended close of business day, May 19, 2017. Comments were received from USDA NRCS, noting that Paulding County has 11 PL566 Watershed Structures for planning and development considerations, and that there are no USDA Wetland Reserve Program or Farm and Ranchland Protection Program easements in Paulding County. Georgia DNR Floodplain Management provided comments on suggested text for the plan section on Land and Water Ecology (p. 48). **Please see Comments Received.**

Regional Commission Review: The NWGRC reviewed the following minimum elements required by the 2014 DCA Minimum Planning Standards. The submission includes the following required element updates: 1) Community Vision and Goals; 2) Needs and Opportunities; 3) a Land Use Element, including Future Development Maps; 4) a Transportation Element; 5) new Community Work Programs and 6) Reports of Accomplishments. The prepared elements are internally consistent and do not conflict with existing plans for the surrounding counties.

This draft plan was prepared by Kay B. Lee of Church Street Services, LLC., and the Georgia Conservancy, with public participation and with guidance from a Multi-Jurisdictional Working Group of representatives from each City and the County, School System, Economic Development, NWGRC, and public and private sector individuals, including local government representatives and economic development professionals. A larger Stakeholder Group also gave input into the update at several key points. Public input was sought through a series of Open Houses as well as during Planning Commission and Board of Commissioners' meetings. The Regional Water Plan and the Rules for Environmental Planning Criteria were considered in the planning process.

The first required public hearing to start the planning process was held on October 27, 2015 at 2:00 pm at the Paulding County Board Room, 240 Constitution Boulevard, Dallas, GA 30132 in conjunction with the Paulding County Planning Commission meeting. The second required public hearing on the draft plan was held on March 28, 2017, also at the Paulding County Board Room, 240 Constitution Boulevard, Dallas, GA 30132.

2017 Paulding Joint Plan Update Findings and Recommendations Report

Comments Received

Julianne Meadows

From: Blaize, Haydn <Haydn.Blaize@dnr.ga.gov>
Sent: Tuesday, May 02, 2017 9:18 AM
To: Julianne Meadows
Subject: RE: Opportunity for Local Plan Review and Comment- Paulding County and Cities Joint Comprehensive Plan
Attachments: NOTICE OF LOCAL PLAN SUBMITTAL AND COMMENT OPPORTUNITY- Paulding GA DNR Floodplain.docx

Ms. Meadows,

If it is determined that floodplain management issues be included in the section " Land and Water Ecology" page 48, I have attached edits for consideration.

Haydn Blaize, M.S. Eng.
Manager



ENVIRONMENTAL PROTECTION DIVISION

Floodplain Unit

2 Martin Luther King Jr. Dr., Suite 1152 E, Atlanta, GA 30334

Direct - (404) 463-4935

Fax - (770) 344-5041

Email: Haydn.Blaize@dnr.ga.gov | Web: <http://www.georgiadfirm.com/>

Find your Flood Risk: <http://www.georgiadfirm.com/default.htm> | Facebook: <https://www.facebook.com/GAFloods>

YouTube: <http://www.youtube.com/user/georgiafloodmap/feed>

From: Julianne Meadows [<mailto:jmeadows@nwqrc.org>]

Sent: Monday, May 01, 2017 2:12 PM

To: crobinson@paulding.gov; alippmann@paulding.gov; rmerideth@paulding.gov; dcarmichael@paulding.gov; jpalmers@hram-ga.gov; tpilyaw@hram-ga.gov; boydaustin@dallas-ga.gov; ksmith@dallas-ga.gov; cityofbraswell@comcast.net; yaya13.hw@gmail.com; taylors@bartowga.org; kiserl@bartowga.org; pmadison@adairsvilliga.net; rmannino@cityofcartersville.org; kmcburnett@emersoncityhall.com; dthayer@euharlee.com; KINGSGA@BELLSOUTH.NET; mitch.bagley@aol.com; ctywhite@comcast.net; Alison.palmer@haralsoncountyga.gov; phicks@bremenga.gov; bharvell@buchananga.com; peidson@tallapoosaga.gov; mkedwards@att.net; sburford@polkga.org; mdenton@polkga.org; bfann@cedartowngeorgia.gov; jellis@rockmart-ga.gov; comdevplanning@cobbcounty.org; asmith@atlantaregional.com; Lloyd Frasier; Jon.West@dca.ga.gov; brian.johnson@dca.ga.gov; patrick.vickers@dca.ga.gov; gwaldrop@dot.ga.gov; crwalker@dot.ga.gov; dcomer@dot.ga.gov; Steele, Gigi; jim.cooley@dnr.ga.gov; Blaize, Haydn; jloughridge@gaswcc.org; Ben@qefa.ga.gov; conserve@mctga.org; kowens@tnc.org; Julianne Meadows; Sandy Nornam (sandy.norman@cityofaragon.com); Garry Baldwin; Dunn, Richard; Dan.Wallace@ga.usda.gov; jcook@coosa.org; info@etowahriver.org

Cc: Ethan Calhoun; Brice Wood; Kay Lee

Subject: Opportunity for Local Plan Review and Comment- Paulding County and Cities Joint Comprehensive Plan

Importance: High

Good afternoon!

NOTICE OF LOCAL PLAN SUBMITTAL AND COMMENT OPPORTUNITY

Submitting Local Governments: Paulding County and the Cities of Braswell, Dallas, Hiram
Date Plan Received: 4/25/17

Local Contact: Ann Lippmann, AICP, Paulding Co. Community Development Director
Phone: (770) 443-7601
Address: 240 Constitution Boulevard, 2nd Floor, Dallas, GA 30132

New Local Plan: _____
Plan Update: X
Plan Amendment: _____
Short Term Work Program Update: _____

Description of General Nature of Plan:

Paulding County and the Cities of Braswell, Dallas and Hiram have prepared a joint comprehensive plan update according to the 2014 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989. The Draft Joint Update is available via the Northwest Georgia Regional Commission website (www.nwgrc.org) under the Publications Tab.

Comments from interested parties should be submitted via email to jmeadows@nwgrc.org by COB Friday, May 20, 2017. Thank you!

Comments:

Comments: Page 48 Land and Water Ecology – Suggested edits highlighted

There are 46 sub-drainage basins in Paulding County that feed the larger watershed and are impacted by human development. Paulding County is included in the Metro North Georgia Water Planning District (Metro Water District) and required to adhere to the District's plans and policies. The District was created by the Georgia General Assembly in 2001 as a planning agency focusing on regional water resources. Analyzing current land use conditions and potential future land use impacts through the perspective of drainage basins and watersheds and risk of flooding, the land use team ensures that Paulding County is meeting its management responsibilities towards water supply and conservation, wastewater, and stormwater and flood risk management. Currently, in addition to unincorporated Paulding County, the cities of Dallas and Hiram participate in the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). These communities regulate development in the floodplain to meet or exceed the minimum NFIP standards, and in exchange, flood insurance is available for residents and businesses. There are no Special Flood Hazard Areas (sometimes referred to as FEMA Floodplains) currently mapped in the town of Braswell which does not participate in the NFIP at this time.

Reviewing Regional Commission: Northwest Georgia

Contact Person: Julianne Meadows

Address: P. O. Box 1798, Rome, Georgia 30162-1798

Phone: (706) 295-6485

Fax: (706) 295-6665

E-mail: jmeadows@nwgrc.org

Julianne Meadows

From: Wallace, Dan - NRCS, Athens, GA <Dan.Wallace@ga.usda.gov>
Sent: Wednesday, May 17, 2017 2:09 PM
To: Julianne Meadows
Subject: RE: Opportunity for Local Plan Review and Comment- Paulding County and Cities Joint Comprehensive Plan
Attachments: PauldingWatershedStructures.pdf; NWGRC_Paulding_ComprehensivePlan_5_17_17.pdf

Hello, Please find attached a response to this request. NOTE – Paulding County has 11 PL566 Watershed Structures – an important resource to be kept in mind as development proceeds. Cordially, Dan

DANIEL F. WALLACE
USDA NRCS GEORGIA RESOURCE INVENTORY COORDINATOR

355 E. HANCOCK AVE.
ATHENS, GA 30601

(706) 546-2244

WWW.NRCS.USDA.GOV
WWW.GA.NRCS.USDA.GOV
WWW.SOILS.USDA.GOV

From: Julianne Meadows [<mailto:jmeadows@nwgrc.org>]

Sent: Monday, May 01, 2017 2:12 PM

To: crobinson@paulding.gov; alippmann@paulding.gov; rmerideth@paulding.gov; dcarmichael@paulding.gov; jpalmers@hiram-ga.gov; tphilyaw@hiram-ga.gov; boydaustin@dallas-ga.gov; ksmith@dallas-ga.gov; cityofbraswell@comcast.net; yaya13.hw@gmail.com; taylor@bartowga.org; kiserl@bartowga.org; pmadison@adairsvillega.net; rmanino@cityofcartersville.org; kmcburnett@emersoncityhall.com; dthayer@euharlee.com; KINGSGA@BELLSOUTH.NET; mitch.bagley@aol.com; ctywhite@comcast.net; Alison.palmer@haralsoncountyga.gov; phicks@bremenga.gov; bharvell@buchananga.com; peidson@tallapoosaga.gov; mkedwards@att.net; sburford@polkga.org; mdenton@polkga.org; bfann@cedartowngeorgia.gov; jellis@rockmart-ga.gov; comdevplanning@cobbcounty.org; asmith@atlantaregional.com; Lloyd Frasier <lfrasier@nwgrc.org>; Jon.West@dca.ga.gov; brian.johnson@dca.ga.gov; patrick.vickers@dca.ga.gov; gwaldrop@dot.ga.gov; crwalker@dot.ga.gov; dcomer@dot.ga.gov; gigi.steele@dnr.ga.gov; jim.cooley@dnr.ga.gov; haydn.blaize@dnr.ga.gov; jloughridge@gaswcc.org; Ben@gefa.ga.gov; conserve@mctga.org; kowens@tnc.org; Julianne Meadows <jmeadows@nwgrc.org>; Sandy Normam (sandy.norman@cityofaragon.com) <sandy.norman@cityofaragon.com>; Garry Baldwin <garry.baldwin@cityofaragon.com>; richard.dunn@dnr.ga.gov; Wallace, Dan - NRCS, Athens, GA <Dan.Wallace@ga.usda.gov>; jcook@coosa.org; info@etowahriver.org
Cc: Ethan Calhoun <ecalhoun@nwgrc.org>; Brice Wood <bwood@nwgrc.org>; Kay Lee <kayblee@me.com>
Subject: Opportunity for Local Plan Review and Comment- Paulding County and Cities Joint Comprehensive Plan
Importance: High

Good afternoon!

Paulding County and the Cities of Braswell, Dallas and Hiram have prepared a joint comprehensive plan update according to the 2014 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989. Accordingly, the Northwest Georgia Regional Commission is requesting



May 17, 2017

Juliane Meadows
Northwest Georgia Regional Commission
P.O. Box 1798
Rome, GA 30162

Re: Early Coordination Request for Joint Comprehensive Plan for Paulding County and the Cities of Dallas, Hiram, and Braswell

Dear Ms. Meadows:

This letter is in reference to your request for information on the possible impacts the proposed joint comprehensive plan may have on land use, conservation, water quality and other general environmental concerns that may be of interest to our agency. The following outlines our concerns with regards to farmland protection, and Natural Resources Conservation Service (NRCS) watershed dams and project easements.

Farmland Protection

The Farmland Protection Policy Act (FPPA) is intended to minimize the impact federal programs have on the unnecessary and irreversible conversion of farmland to nonagricultural uses. Projects are subject to FPPA requirements if they may irreversibly convert farmland (directly or indirectly) to nonagricultural use and are completed by a federal agency or with assistance from a federal agency. For the purpose of FPPA, farmland includes areas located within soil map units rated as prime farmland, unique farmland, and land of statewide or local importance. Farmland subject to FPPA requirements does not have to be currently used for cropland. It can be forest land, pastureland, cropland, or other land uses, but not water or urban built-up land. It should be noted that the FPPA does not authorize the Federal Government to regulate the use of private or nonfederal land or, in any way, affect the property rights of owners.

NRCS uses a Land Evaluation and Site Assessment (LESA) system to establish a farmland conversion impact rating score on proposed sites of federally funded and assisted projects. This score is used as an indicator for the project sponsor to consider alternative sites if the potential adverse impacts on the farmland exceed the recommended allowable level. This plan is not at the stage of specificity where FPPA applies. Individual projects that emanate from this plan and receive federal funds or assistance would need to go through the FPPA review.

NRCS Watershed Dams

More than 50 years ago, the U.S. Department of Agriculture was authorized by Congress to help local communities with flood control and watershed protection through the Watershed Program (PL-534 Flood Control Act of 1944 and PL-566 Watershed Protection and Flood Prevention

Natural Resources Conservation Service
Georgia State Office
355 East Hancock Avenue - Athens, GA - 30601-2775
Voice: 706-546-2272 Fax: 855-417-8490

An Equal Opportunity Provider and Employer

Meadows
Page 2

Act). As a result, local communities, with NRCS assistance, have constructed over 11,000 dams in 47 states since 1948. These dams were originally constructed for protection of farmlands from flooding impacts. In 2000, PL-566 was amended to provide NRCS authorization to assist communities with rehabilitation of their aging dams. The legislation authorizes NRCS to work with local communities and watershed project sponsors to address public health and safety concerns and potential environmental impacts of aging dams.

We have reviewed our records and have determined that there are 11 PL566 structures in Paulding County. Future projects impinging on or upstream of these structures will need to contact the Coosa River Soil & Water Conservation District as the sponsor of the Pumpkinvine Creek Watershed project: Shemekia Mosely of our Marietta office can assist with this contact: 770-792-0594 x3 or shemekia.mosely@ga.usda.gov. See our website for information on development that affects PL566 structures: <https://go.usa.gov/xXCMU>. The attached map shows the approximate locations of these structures within the county.

NRCS Easements

NRCS easements relate to our Wetland Reserve Program and the Farm and Ranchland Protection Program. We have reviewed our records and have determined that there are no such easements in Paulding County.

NRCS appreciates this opportunity to comment. If you have questions or need any additional information, please contact me at (706) 546-2244 or dan.wallace@ga.usda.gov.

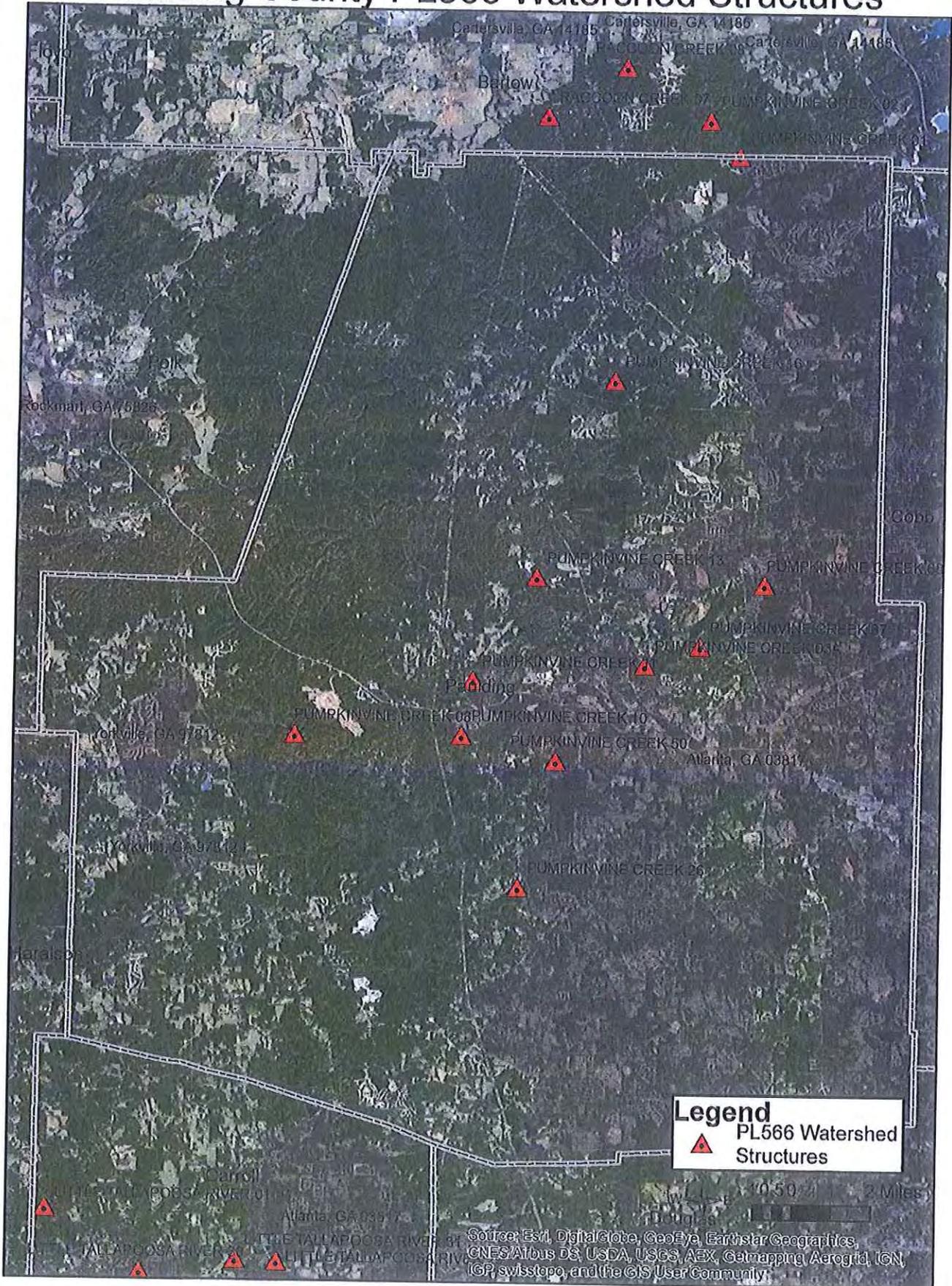
Sincerely,



DANIEL F. WALLACE
Georgia Resource Inventory Coordinator

cc: Michael Watson, Assistant State Conservationist (FO), NRCS, Griffin, GA
Shemekia Mosely, Acting District Conservationist, NRCS, Marietta, GA
Doug Cabe, Acting Resource Soil Scientist, NRCS, Calhoun, GA

Paulding County PL566 Watershed Structures



 80000 SERIES
10% P.C.W.

PROCEDURAL

E. Adoption Resolutions



Charting a Course

RESOLUTION # 2017-08
A RESOLUTION
TO ADOPT THE

Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas, and Hiram, 2017-2027

Whereas, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

Whereas, the **Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas, and Hiram, 2017-2027** is now complete; and

Whereas, such **Joint Comprehensive Plan** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective March 1, 2014); and

Whereas, the second and final public hearing on the draft plan was held on Tuesday, March 28, 2017 at 10:00 am at the Paulding County Board Room, 240 Constitution Boulevard, Dallas, GA 30132;

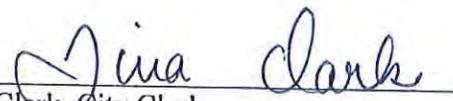
Now Therefore Be It Resolved, that the Mayor and City Council of Dallas, Georgia hereby officially adopts the **Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas, and Hiram, 2017-2027**.

Resolved, this 5th th day of June, 2017.

BY:


Boyd Austin,
Mayor, City of Dallas

ATTEST:


Tina Clark, City Clerk
City of Dallas



STATE OF GEORGIA

CITY OF HIRAM

RESOLUTION NO. 2017-05

A RESOLUTION OF THE CITY OF HIRAM, GEORGIA ADOPTING ON BEHALF OF THE CITY THE JOINT COMPREHENSIVE PLAN FOR PAULDING COUNTY AND THE CITIES OF BRASWELL, DALLAS, AND HIRAM 2017-2027 ATTACHED AS EXHIBIT A; TO ESTABLISH AN EFFECTIVE DATE; TO REPEAL AND REPLACE PRIOR CONFLICTING RESOLUTIONS; TO PROVIDE FOR SEVERABILITY; AND FOR OTHER PURPOSES.

WHEREAS, O.C.G.A. § 36-70-3 empowers municipalities and counties to develop jointly a comprehensive plan as defined in O.C.G.A. § 36-70-2 and to jointly engage in various other activities to serve the purposes expressed and contemplated by the General Assembly consistent with O.C.G.A. § 36-70-1;

WHEREAS, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans;

WHEREAS, pursuant to O.C.G.A. § 50-8-1 et seq. the Georgia Department of Community Affairs is empowered to establish minimum standards and procedures for such comprehensive planning and adoption of such comprehensive plans and to supervise the development and implementation of such comprehensive plans;

WHEREAS, the Georgia Department of Community Affairs has promulgated a set of minimum standards and procedures to provide a framework for the development, management, and implementation of such comprehensive plans, found in Title 110 at Chapter 110-12-1.01 et seq. in the Rules and Regulations of the State of Georgia;

WHEREAS, Paulding County along with the cities of Braswell, Dallas, and Hiram have jointly participated in preparing the joint comprehensive plan attached hereto as Exhibit A (the "Joint Comprehensive Plan");

WHEREAS, all public hearings required by law in connection with the development of the Joint Comprehensive Plan were conducted with the second and final public hearing on the draft plan having been held on Tuesday, March 28, 2017 at 10:00 am at the Paulding County Board Room, 240 Constitution Boulevard, Dallas, GA 30132;

WHEREAS, in accordance with applicable law the Joint Comprehensive Plan was submitted to the required governmental authorities for review and consideration, including the Georgia Department of Community Affairs;

WHEREAS, in accordance with all procedures and applicable rules, the Georgia Department of Community Affairs has approved the Joint Comprehensive Plan attached

as Exhibit A as being compliant with Georgia's Minimum Planning Standards and Procedures (effective March 1, 2014) for such comprehensive plans;

WHEREAS, the Joint Comprehensive Plan for Paulding County and the Cities of Hiram, Braswell, and Dallas 2017-2027 attached as Exhibit A is now complete and ready for adoption by the associated local governments;

BE IT RESOLVED by the Governing Authority of the City of Hiram, Georgia:

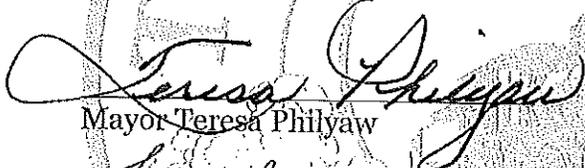
SECTION 1. That the Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas, and Hiram 2017-2027 attached to this Resolution as Exhibit A is hereby adopted and incorporated in full into this Resolution.

SECTION 2. This Resolution shall become effective immediately upon its adoption by the Governing Authority;

SECTION 3. All Resolutions, or parts thereof, in conflict with this Resolution are hereby repealed.

SECTION 4. If any section, clause, sentence, or phrase of this Resolution is held to be invalid or unconstitutional by any Court of competent jurisdiction then said holdings shall in no way affect the validity of the remaining portions of this Resolution.

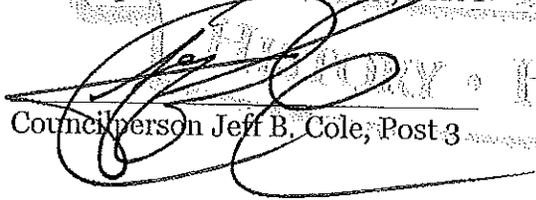
SO RESOLVED THIS 20th day of June, 2017.


Mayor Teresa Philyaw

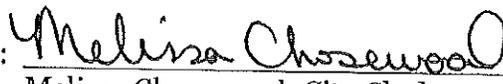

Mayor Pro Tem Kathy Carter, Post 5


Councilperson Frank Moran, Post 1

Absent
Councilperson Kathy Bookout, Post 2


Councilperson Jeff B. Cole, Post 3


Councilperson Derrick Battle, Post 4

Attest: 
Melissa Chosewood, City Clerk



**A RESOLUTION
TO ADOPT THE**

**Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas, and
Hiram, 2017-2027**

Whereas, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

Whereas, the **Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas, and Hiram, 2017-2027** is now complete; and

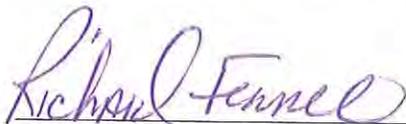
Whereas, such **Joint Comprehensive Plan** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective March 1, 2014); and

Whereas, the second and final public hearing on the draft plan was held on Tuesday, March 28, 2017 at 10:00 am at the Paulding County Board Room, 240 Constitution Boulevard, Dallas, GA 30132;

Now Therefore Be It Resolved, that the Mayor and City Council of Braswell, Georgia hereby officially adopts the **Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas, and Hiram, 2017-2027**.

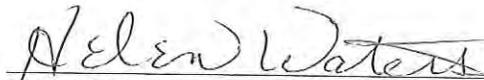
Resolved, this 8 th day of June, 2017.

BY:



Richard Fennell,
Mayor, City of Braswell

ATTEST:



Helen Waters, City Clerk
City of Braswell

RESOLUTION 17-18

A RESOLUTION OF PAULDING COUNTY, GEORGIA TO ADOPT THE JOINT COMPREHENSIVE PLAN FOR PAULDING COUNTY AND THE CITIES OF BRASWELL, DALLAS AND HIRAM, 2017-2027

Whereas, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

Whereas, the Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas, and Hiram, 2017-2027 is now complete; and

Whereas, such Joint Comprehensive Plan is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective March 1, 2014); and

Whereas, the second and final public hearing on the draft plan was held on Tuesday, March 28, 2017 at 10:00 am at the Paulding County Board Room, 240 Constitution Boulevard, Dallas, GA 30132;

Now Therefore Be It Resolved, that the Board of Commissioners of Paulding County hereby officially adopts the Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas, and Hiram, 2017-2027.

So Resolved, this 27th day of June, 2017.

VOTE ON RESOLUTION

	<u>Yes</u>	<u>No</u>	<u>Abstain/Absent</u>
Chairman David L. Carmichael	✓	_____	_____
Post 1 Ron Davis	✓	_____	_____
Post 2 Todd Pownall	✓	_____	_____
Post 3 Vernon Collett	✓	_____	_____
Post 4 Tony Crowe	✓	_____	_____

ATTEST:

Rebecca Meitell
Clerk, Paulding County Board of Commissioners