

**Joint County-City Comprehensive Plan 2007-2027**

**Community Agenda**

**for**

**Polk County**

**And the cities of**

**Aragon, Cedartown and Rockmart**

**Final – January 2007**

Prepared by the Coosa Valley Regional Development Center

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## **Introduction**

The State of Georgia requires that local governments update their comprehensive plan to maintain Qualified Local Government Status. Current Department of Community Affairs requirements call for a partial update, the Community Agenda, to be submitted by the recertification date. To that end, local government of Polk County and its cities and towns worked with the Coosa Valley Regional Development Center to identify stakeholders, gather community input, and complete the Community Agenda.

## **Stakeholder Identification Process**

The joint comprehensive plan update process allows for stakeholder input and community participation. Stakeholders for Polk County and its cities and towns were identified through a three-tiered process.

The first tier involved local government officials and staff with whom the Coosa Valley Regional Development Center worked to prepare maps, identify issues and opportunities, and select quality community objectives. Each local government was asked for a list of stakeholders to include in the visioning process.

Identified stakeholders became the second tier. They included but were not limited to members of city councils and county commissions, city and county staff, development authority members, Chambers of Commerce, media, community members, churches and religious organizations, housing authority directors, libraries, civic organizations, county and city planning commissions, civic and garden clubs, E-911 and other emergency personnel, and any other interested parties.

Thirdly, stakeholders representing elderly, disabled, minority and low-income populations were included (United Way, Special Olympics, Workforce Investment Act counselors, Senior Nutrition coordinators, adult education coordinators, Area Agency on Aging coordinators, Family Connection Partnership members). All stakeholders received invitations to the visioning meetings, the short-term work program workshops, and public hearings.

## **Gathering community input through a Visioning Survey**

Local governments and the Coosa Valley Regional Development Center invited the public to share their concerns on growth using a survey developed by Polk County Chamber of Commerce. The survey was distributed to stakeholders and made available to the public at city halls, county government buildings, public works offices, libraries, planning offices, technical colleges, chambers of commerce, nutrition centers, housing authorities, and on request from the Coosa Valley Regional Development Center. The survey was advertised in local newspapers.

Survey questions included location of home and work, reason for living in the community, what was liked and disliked about the community, overall perception of the community and region,

perception of growth and changes, perception of services provided, a ranking of growth management concerns, and perceptions of growth management actions.

Reading level of the survey was at a 9<sup>th</sup> grade Flesch-Kincaide reading level. The survey was reviewed by local government officials prior to its use. RDC staff felt that responses received indicated general trends. Survey results were presented to stakeholders at joint visioning sessions. Respondents throughout the region gave similar answers.

Community assets most liked by residents were “friendly and helpful neighbors,” “scenic views and natural wildlife assets,” “hunting, fishing, and outdoor activities,” and “homes far apart to allow greater privacy.” What residents most disliked was “not enough good jobs,” “not enough local stores and restaurants,” and “not enough theatres and libraries.” Most respondents rated their community as “excellent place to live,” “good,” or “OK.”

Most respondents indicated that their community, already changing, could not avoid development and called for careful land use management. Types of growth management most preferred included “agricultural and forest conservation” and “land use regulations”. Without growth controls, participants indicated “quality of life would decrease”, “natural resources and air quality would be threatened”, and the area “would be covered in subdivisions”.

Respondents indicated the top three positive changes that they would like to see, including “more good jobs,” “protection of rural community character,” and “more local shopping and entertainment.” The negative change they would least like to see was “more conventional subdivisions.”

Forced ranking of top development priorities indicated respondents in all four counties prioritized the “improvement of educational and economic opportunities” with those in three counties prioritizing “preservation of natural resources and the environment.” Overall, responses showed a need to preserve the rural character and quality of life while improving economic development and cultural resources.

### **Update Preparation**

Local governments of Polk County, and its cities and towns, worked with Coosa Valley Regional Development Center to update their joint local comprehensive plan. The comprehensive plan included the eight planning areas of population growth, economic development, transportation, housing, land use, natural and cultural resources, facilities and services, and intergovernmental coordination. Its outcome was a five-year short-term work program.

Originally a full update was begun including a community assessment and participation plan. Both were submitted to Department of Community Affairs for Polk and Polk Counties. Part of this initial process was the Quality Community Objectives local assessment prepared by each local government to evaluate development patterns that would improve and protect their quality of life. This assessment helped guide the planning process. As requirements changed, only the Community Agenda portion was needed. This agenda included the future development map, the

defining narrative, quality community objectives, the list of issues and opportunities, and the short-term work program.

Accordingly, local governments and the Coosa Valley Regional Development Center prepared future development maps, listed issues and opportunities, identified met or unmet quality community objectives, and appointed stakeholders. The list of issues and opportunities was modified by local governments from that provided by DCA. Future development maps showing character areas were developed from zoning and tax maps, reviewed by local government officials, adapted to show areas of projected growth and areas to be preserved, and reviewed by stakeholders. A community vision survey was to gather community input on present conditions and future development.

A joint city and county community visioning meetings were held. At this meeting, each city or county reviewed the results of the vision survey, narrowed the list of issues for inclusion in the short-term work program, updated the character area maps, developed narratives for each character area, and designed a vision statement. Character areas were emphasized as a way to guide growth in residential, agricultural, commercial, or industrial sections. Descriptions were based on DCA suggestions and adapted to each city or county.

Joint meetings were held to develop the five year short-term work program for the county and its' cities. At this workshop, each city or county reviewed the previous five year short-term work program and developed a report of accomplishments for each work project. Those projects from the previous work program which were underway or postponed were carried over to the new work program. Also included in this new work program were proposed or current SPLOST projects, ongoing water and sewer repairs or upgrades, major equipment purchases, and other projects the city or county planned to complete in the next five years for which grants or loans might be sought. Additionally, those issues and opportunities which stakeholders identified were addressed in the new short-term work program.

Four public hearings were held. The initial hearing held at the beginning of the update covered the comprehensive plan update process and presented the Community Assessment. The second was a Community Vision Workshop where each jurisdiction choose their most important issues by planning category, developed a Vision Statement, and created and defined Character Areas and mapped them. In the third meeting each municipality used their chosen highest priority issues to developed their new Short-Term Work Program and presented their Report of Accomplishment. Finally, the draft Community Agenda was presented and copies of the draft update were available at this hearing.

City and county governments adopted a resolution authorizing the draft of the joint comprehensive plan update to the Coosa Valley Regional Development Center for review and subsequent submittal to DCA.

## **Vision Statements**

### **Polk County:**

Polk County is a rural community that will encourage managed growth and development and to assimilate that into our present community settings while maintaining our quality of life.

Our Vision is to increase our tax base and upgrade our educational facilities to provide for the future of Polk County's residents.

### **Aragon:**

Aragon is small in size, but its citizens have big hearts. Aragon is diversified with citizens of all age groups, one not any more important than the other.

Our priorities include providing a quality of life to its citizens which is second to none.

Our goals include creating new business, maintaining and increasing are level of service to our citizens.

### **Cedartown:**

Cedartown is a historic community, with friendly small town values, where progress is born, where the future is bright.

Our priorities include preserving individual liberties while providing the community with a safe and high quality of life.

Our goals are to promote a diverse local economy to support our next generation's quality of life.

### **Rockmart:**

Rockmart is steeped in tradition pride and a sense of community – friendly folks.


Our priorities include being proactive managing our future growth and development.


Our goals are to ensure quality growth, economic development, strong education and traditional values.


## **Future Development Narrative**


Using their Existing and Future Land Use Maps along with DCA suggestions each jurisdiction developed and defined Character Areas. The following section defines, details, illustrates, and then maps each Character Area into the Future Development Map.





	Future Development Map Narrative	
	Jurisdiction: Polk County	
	Character Area: Major Highway Corridor	
	Quality Community Objectives	Implementation Measures
Description	<u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Employment options	More detailed sub-area planning Example: traffic studies  New or revised local development regulations Example: Restrict billboards Restrict exits off main roads & use existing access roads.
Developed or undeveloped land on both sides of designated high-volume transportation facility, such as arterial roads and highways. <u>Development Strategies and Policies</u> <ul style="list-style-type: none"> <li>• Maintain a natural vegetation buffer (at least 50 feet in width).</li> <li>• All new development should be set-back behind this buffer, with alternate access roads, shared driveways or inter-parcel roads</li> <li>• Encourage landscaped, raised medians.</li> <li>• Provide pedestrian facilities behind drainage ditches or curb.</li> <li>• Provide paved shoulders for bike lanes or emergency lanes.</li> <li>• Coordinate land uses, bike/pedestrian facilities w/ transit stops.</li> <li>• Manage access to keep traffic flowing; using directory signs.</li> <li>• Unacceptable uses: new billboards.</li> </ul>	Land Uses	Public Investments Example: Beautification projects  Infrastructure Improvements Example: Planning pedestrian and bike trails beyond traffic barriers
	Industrial  Commercial  Subdivisions	


	Future Development Map Narrative	
	Jurisdiction: Polk County	
	Character Area: Scenic Corridor	
	<u>Quality Community Objectives</u>	Implementation Measures
Description	<u>Development Patterns</u> Infill development Sense of place <u>Resource Conservation</u> Heritage preservation Open space preservation Environmental protection <u>Social and Economic Development</u> Appropriate businesses <u>Governmental Relations</u> Local self-determination	<ul style="list-style-type: none"> <li>• More detailed sub-area planning Example: Historical assessments</li> <li>• New or revised local development regulations Example: Tree conservation</li> <li>• Public Investments Example: Beautification projects</li> <li>• Infrastructure Improvements</li> <li>• Example: Planning pedestrian and bike trails beyond traffic barriers</li> </ul>
Developed or undeveloped land paralleling the route of a major thoroughfare that has significant natural, historic, or cultural features, and scenic or pastoral views. <u>Development Strategies and Policies</u> <ul style="list-style-type: none"> <li>• Establish guidelines on development to protect the characteristics deemed to have scenic value.</li> <li>• Guidelines for new development that enhances the scenic value of the corridor and addresses landscaping, architectural design.</li> <li>• Manage access to keep traffic flowing; using directory signage to clustered developments.</li> <li>• Provide pedestrian linkages to residential or commercial districts.</li> </ul>	<u>Land Uses</u>	
	Agricultural and Rural Residential  Greenspace Preservation  Infill Development within close proximity to cities  Tourist businesses  Limited widening of roadway	

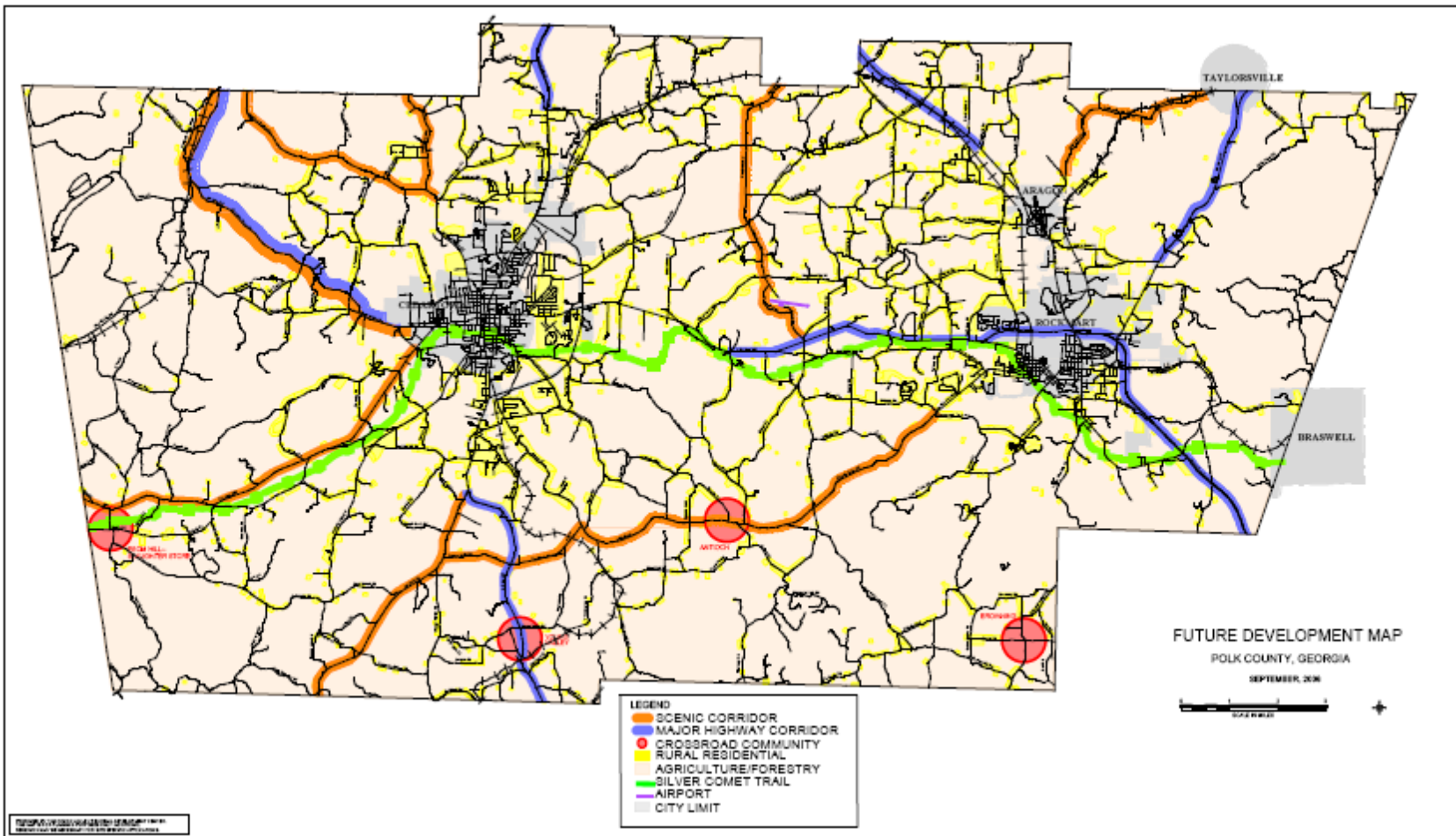
	Future Development Map Narrative	
	Jurisdiction: Polk County	
	Character Area: Industrial	
Description	Quality Community Objectives	Implementation Measures
<p>Land used in higher intensity manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics are not contained on-site.</p> <p><u>Development Strategies and Policies</u>  Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.  - Near airports, railroad lines, and highways.  - Infill Development  - Rehab old sites</p>	<p><u>Development Patterns</u>  Infill development</p> <p><u>Resource Conservation</u>  Heritage preservation  Open space preservation  Environmental protection</p> <p><u>Social and Economic Development</u>  Growth Preparedness  Appropriate businesses  Employment options</p> <p><u>Governmental Relations</u>  Regional cooperation</p> <p style="text-align: center;"><u>Land Uses</u></p> <p>Heavy Industrial  Light Industrial</p>	<p>More detailed sub-area planning  Use industrial and small industry parks; have mix of small and large industry</p> <p>New or revised local development regulations:  Require percentage of openspace on site</p> <p>Incentives:  Tax breaks for incubators and small business for reuse and site cleanup</p> <p>Public Investments:  Install high-speed internet, provide alternative access roads</p> <p>Infrastructure Improvements:  Maintain and upgrade roads, install traffic lights, improve sewer/water</p>

	Future Development Map Narrative	
	Jurisdiction: Polk County	
Character Area: Rural Residential		
<u>Quality Community Objectives</u>	Implementation Measures	
<u>Development Patterns</u> Sense of place <u>Resource Conservation</u> Open space preservation Environmental protection <u>Social and Economic Development</u> Appropriate businesses <u>Governmental Relations</u> Local self-determination Regional cooperation	More detailed sub-area planning Preserve rural features and limit residential development  New or revised local development regulations: Require preservation of open space, trees, limit commercial and residential development  Public Investments Public parks and greenspace/ trails to connect Residential and small stores	
Description	Land Uses	
Rural, undeveloped land likely to face development pressures for lower density (one unit per two+ acres) residential development. Typically will have low pedestrian orientation and access, very large lots, open space, pastoral views, high degree of building separation. <u>Development Strategies and Policies</u> Maintain rural atmosphere with new residential development by: <ul style="list-style-type: none"> <li>• Permitting rural cluster or conservation subdivision design that incorporate significant amounts of open space.</li> <li>• Encourage compatible architecture styles that maintain regional rural character, without “franchise” or “corporate” architecture.</li> <li>• Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians.</li> <li>• Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings</li> </ul>	Residential  Limited Commercial  Agricultural	Infrastructure Improvements: Improve water and sewer, extend where practicable


	Future Development Map Narrative	
	Jurisdiction: Polk County	
	Character Area: Agricultural/ Forest	
	Quality Community Objectives	Implementation Measures
Description	<u>Resource Conservation</u> Heritage preservation Open space preservation Environmental protection <u>Governmental Relations</u> Local self-determination	More detailed sub-area planning Restrict development and rural preserve characteristics  New or revised local development regulations: Restrict commercial and residential development
Lands in open, cultivated state or sparsely settled, woods, farms. <u>Development Strategies and Policies</u> Maintain rural character by: <ul style="list-style-type: none"> <li>• Strictly limiting new development.</li> <li>• Protecting farmland and open space</li> <li>• Promoting use of conservation easements</li> <li>• Limit residential subdivisions, require cluster or conservation subdivision design, architecture that maintains rural character.</li> <li>• Widen roadways only when necessary.</li> <li>• Carefully design the roadway alterations to minimize visual impact</li> <li>• Promote these areas as passive-use tourism, recreation</li> <li>• Establish development nodes</li> </ul>	Land Uses	Public Investments Public land as open space, recreation areas  Infrastructure Improvements Use utility siting to control growth
	Limited subdivisions, commercial, and Industrial development.	


	Future Development Map Narrative	
	Jurisdiction: Polk County	
	Character Area: <u>Crossroad Community</u>	
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Sense of place <u>Resource Conservation</u> Heritage preservation Open space preservation Environmental protection <u>Governmental Relations</u> Local self-determination	Traditional Neighborhood Development principles, encourage commercial development in nodes  Public Investments Example: Beautification projects, signage
Historic Communities, Unincorporated, at Intersection of Main Thoroughfares  <u>Development Strategies and Policies</u> • Similar Guidelines as for Rural Residential Community Concerns	Land Uses	
	Agricultural  Agribusiness  Rural Residential  Commercial	


	Future Development Map Narrative	
	Jurisdiction: Polk County	
	Character Area: Silver Comet Trail	
Description	Quality Community Objectives	Implementation Measures
<p>This wide, paved trail can be used by walkers, bikers, skaters and horses in some areas. Currently, more than 36 miles have been completed. Since the trail is part of the "rails to trails" project, the grade never exceeds 2%, making it relatively easy no matter what type of power you are using.</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> <li>• Linking Silver Comet Trail into community bike/ped networks</li> <li>• Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas.</li> </ul>	<p>Development Patterns</p> <ul style="list-style-type: none"> <li>Traditional neighborhood</li> <li>Sense of place</li> <li>Transportation alternatives</li> <li>Regional identity</li> </ul> <p>Resource Conservation</p> <ul style="list-style-type: none"> <li>Open space preservation:</li> <li>Environmental protection</li> </ul> <p>Social and Economic Development</p> <ul style="list-style-type: none"> <li>Appropriate businesses</li> </ul> <p>Governmental Relations</p> <ul style="list-style-type: none"> <li>Regional cooperation</li> </ul>	<p>More detailed sub-area planning</p> <p>Study more ways to connect to the trail</p> <p>New or revised local development regulations</p> <p>Mandatory sidewalks in new developments</p> <p>Public Investments</p> <p>Streetscaping</p>
	<u>Land Uses</u>	








	Future Development Map Narrative	
	Jurisdiction: Aragon	
	Character Area: Commercial and Office	
	Quality Community Objectives	Implementation Measures
Description	<u>Social and Economic Development</u> Appropriate businesses Employment options Educational opportunities <u>Governmental Relations</u> Local self-determination Regional cooperation	More detailed sub-area planning Example: restrict area to be developed commercially  New or revised local development regulations Example: Building Design requirements – landscaping etc.
Characterized by high degree of access by vehicular traffic and transit if applicable; on-site parking; low degree of open space; moderate floor-area ratio. Includes, auto-related businesses, restaurants, convenience stores, offices. <u>Development Strategies and Policies</u> <ul style="list-style-type: none"> <li>• Retro-fit unattractive or vacant buildings by:</li> <li>• Creating a shopping “square” around a smaller internal parking lot.</li> <li>• Upgrading appearance of existing older commercial buildings</li> <li>• Reconfiguring parking lot and circulation routes for automobiles.</li> <li>• Providing pedestrian and bicycling amenities</li> <li>• Adding landscaping, trees in parking lots for shade, runoff control.</li> <li>• Pervious paving, buffers, mixed use</li> </ul>	Land Uses	Incentives: Developer variances for preserving trees, using pervious asphalt  Public Investments Example: Law enforcement to patrol areas of openspace, trails that connect commercial with residential  Infrastructure Improvements Example: Maintain stormwater drains
	Commercial  Mixed-Use	


	Future Development Map Narrative	
	Jurisdiction: Aragon	
Character Area: School, Government, Institutional		
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Infill development Social and Economic Development Appropriate businesses <u>Governmental Relations</u> Local self-determination Regional cooperation	More detailed sub-area planning Maintain historical or cultural features of older school or government building while rehabbing for current needs  New or revised local development regulations: Infill and reuse guidelines
Municipal Buildings, Schools, Libraries, Cemeteries	Land Uses	Incentives
<u>Development Strategies and Policies</u> <ul style="list-style-type: none"> <li>• Design, Maintenance Guidelines</li> <li>• Access for Bike, Pedestrian, Transit</li> <li>• Link to Open Spaces Where Possible</li> </ul>	Government Buildings	Public Investments: Connect to parks, trails for walkability, open to public  Infrastructure Improvements Maintain and patrol

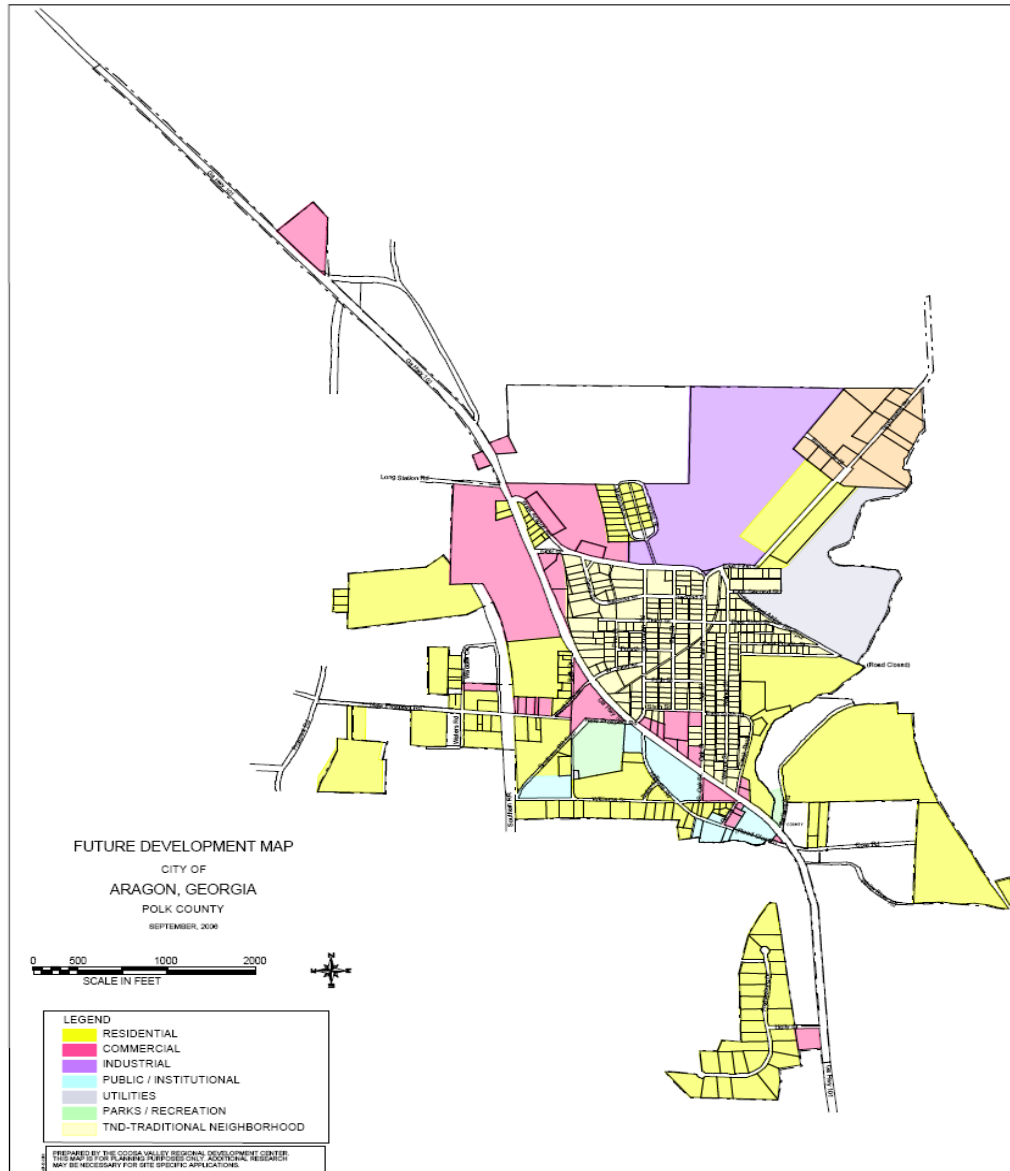
	Future Development Map Narrative	
	Jurisdiction: Aragon	
	Character Area: Industrial	
Description	Quality Community Objectives	Implementation Measures
<p>Land used in higher intensity manufacturing, assembly, and processing.</p> <p><u>Development Strategies and Policies</u> Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.</p> <p>-Want to seek industries that are not harmful to the environment</p>	<u>Development Patterns</u> Infill development <u>Resource Conservation</u> Environmental protection <u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Employment options	<p>More detailed sub-area planning Use industrial and small industry parks; have mix of small and large industry</p> <p>New or revised local development regulations: Require percentage of openspace on site</p> <p>Incentives: Tax breaks for incubators and small business for reuse and site cleanup</p> <p>Public Investments: Install high-speed internet, provide alternative access roads</p> <p>Infrastructure Improvements: Maintain and upgrade roads, install traffic lights, improve sewer/water</p>
	Land Uses	
	Industrial	

	Future Development Map Narrative	
	Jurisdiction: Aragon	
	Character Area: Residential	
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Traditional neighborhood Infill development Sense of place <u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Employment options Housing choices Educational opportunities <u>Governmental Relations</u> Local self-determination Regional cooperation	More detailed sub-area planning: Preserve traditional and historic features while adapting for current use  New or revised local development regulations: Preservation, rehabilitation, and infill guidelines  Incentives Tax incentives or variances  Public Investments Sidewalks, beautification projects
Post WWII housing. Area where typical types of suburban residential subdivision development have occurred. Are within proximity to a public water network. Low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential. Post- WWII. <u>Development Strategies and Policies</u> <ul style="list-style-type: none"> <li>• Retrofit to meet traditional neighborhood development principles.</li> <li>• Creating walkable neighborhood focal points by locating schools, community centers, commercial activity centers at suitable locations</li> <li>• Use traffic calming improvements, sidewalks, interconnections</li> <li>• Accessory housing units, or new well-designed, small-scale infill multifamily residences to increase density and income diversity.</li> </ul>	Land Uses	Infrastructure Improvements: Improve existing water and sewer, provide high speed internet, transit
	Residential	


	Future Development Map Narrative	
	Jurisdiction: Aragon	
	Character Area: Stable Traditional Neighborhood/Traditional or Historic Residential	
	<u>Quality Community Objectives</u>	Implementation Measures
Description	<p>A neighborhood having relatively well-maintained housing, possess a distinct identity through architectural style, lot and street design, and has higher rates of home-ownership. Location near declining areas of town may cause this neighborhood to decline over time. Built on grid pattern, pre-WWII housing, sidewalks, small yards.</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> <li>• Reinforce stability by encouraging homeownership and maintenance or upgrade of existing properties.</li> <li>• Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.</li> <li>• Include well-designed new neighborhood activity center at appropriate locations, which would provide a focal point</li> <li>• Strong pedestrian and bicycle connections for residents</li> </ul>	<p><u>Development Patterns</u></p> <ul style="list-style-type: none"> <li>Traditional neighborhood</li> <li>Infill development</li> <li>Sense of place</li> <li>Regional identity</li> </ul> <p><u>Resource Conservation</u></p> <ul style="list-style-type: none"> <li>Heritage preservation</li> </ul> <p><u>Social and Economic Development</u></p> <ul style="list-style-type: none"> <li>Growth Preparedness</li> <li>Appropriate businesses</li> <li>Employment options</li> <li>Housing choices</li> <li>Educational opportunities</li> </ul> <p><u>Governmental Relations</u></p> <ul style="list-style-type: none"> <li>Local self-determination</li> <li>Regional cooperation</li> </ul>
	<u>Land Uses</u>	<p>More detailed sub-area planning: Preserve traditional and historic features while adapting for current use</p> <p>New or revised local development regulations: Preservation, rehabilitation, and infill guidelines</p> <p>Incentives</p> <ul style="list-style-type: none"> <li>Tax incentives or variances</li> </ul> <p>Public Investments</p> <ul style="list-style-type: none"> <li>Sidewalks, beautification projects</li> </ul> <p>Infrastructure Improvements:</p> <ul style="list-style-type: none"> <li>Improve existing water and sewer, provide high speed internet, transit</li> </ul>
	Traditional Residential	


	Future Development Map Narrative	
	Jurisdiction: Aragon	
	Character Area: <u>Transportation, Communication, Utilities</u>	
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Transportation alternatives Resource Conservation Environmental protection <u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Employment options <u>Governmental Relations</u> Local self-determination Regional cooperation	More detailed sub-area planning  New or revised local development regulations  Incentives  Public Investments WiFi to commercial, residential, downtown areas etc  Infrastructure Improvements Improve existing water, sewer, utilities
<ul style="list-style-type: none"> <li>• Includes electricity, water, telephone systems as well as road crew sites.</li> <li>• Rights-of-way Corridors.</li> </ul> <u>Suggested Development Plan:</u> Keep up Appropriate Setbacks, Access Roads for Maintenance	<u>Land Uses</u>	
	T, C, U	


	Future Development Map Narrative	
	Jurisdiction: Aragon	
	Character Area: Linear Greenspace, Parks, Recreation	
Description	Quality Community Objectives	Implementation Measures
<p>Area of protected open space that follows natural and manmade linear features for recreation, transportation and conservation purposes and links ecological, cultural and recreational amenities.</p> <p>Greenways can provide safe, efficient pedestrian linkages and at the same time give users an opportunity to enjoy the natural environment. Properly designed greenways can serve as an alternative transportation network</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> <li>• Linking greenspaces into a pleasant network of greenways</li> <li>• Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas.</li> </ul>	<p><u>Development Patterns</u></p> <p>Sense of place Regional identity</p> <p><u>Resource Conservation</u></p> <p>Heritage preservation: Open space preservation: Environmental protection</p> <p>Social and Economic Development</p> <p>Growth Preparedness</p> <p><u>Governmental Relations</u></p> <p>Local self-determination Regional cooperation</p>	<p>More detailed sub-area planning Example: Highlight areas with historical significance</p> <p>New or revised local development regulations Example: Certain amount of area in development to be preserved as greenspace</p> <p>Incentives Land in conservation easements would provide rental payment</p> <p>Public Investments Example: park maintenance, patrols</p> <p>Infrastructure Improvements Example: Renovating park equipment</p>
	<u>Land Uses</u>	Recreation








Future Development Map Narrative	
Jurisdiction: Cedartown	
Character Area: Linear Greenspace, Parks, Recreation	
Quality Community Objectives	Implementation Measures
	<p><u>Resource Conservation</u> Open space preservation Environmental protection</p> <p><u>Social and Economic Development</u> Growth Preparedness</p> <p><u>Governmental Relations</u> Local self-determination Regional cooperation</p>
Description	
<p>Area of protected open space that follows natural and manmade linear features for recreation, transportation and conservation purposes and links ecological, cultural and recreational amenities.</p> <p>Greenways can provide safe, efficient pedestrian linkages and at the same time give users an opportunity to enjoy the natural environment. Properly designed greenways can serve as an alternative transportation network</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> <li>• Linking greenspaces into a pleasant network of greenways</li> <li>• Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas.</li> </ul>	<p style="text-align: center;"><u>Land Uses</u></p> <p>Recreation</p> <p>Open space</p>
	<p>More detailed sub-area planning Example: Highlight areas with historical significance</p> <p>New or revised local development regulations Example: Certain amount of area in development to be preserved as greenspace</p> <p>Incentives Land in conservation easements would provide rental payment</p> <p>Public Investments Example: park maintenance, patrols</p> <p>Infrastructure Improvements Example: Renovating park equipment</p>


	Future Development Map Narrative	
	Jurisdiction: Cedartown	
	Character Area: Commercial and Office	
Description	Quality Community Objectives	Implementation Measures
<p>Characterized by high degree of access by vehicular traffic and transit if applicable; on-site parking; low degree of open space; moderate floor-area ratio. Includes strip malls, big-box retail, auto-related businesses, restaurants, convenience stores, and offices.</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> <li>• Retro-fit unattractive or vacant bldgs by:</li> <li>• Creating a shopping “square” around a smaller internal parking lot.</li> <li>• Upgrading appearance of existing older commercial buildings</li> <li>• Reconfiguring parking lot and circulation routes for automobiles.</li> <li>• Providing pedestrian and bicycling amenities</li> <li>• Adding landscaping, trees in parking lots for shade, runoff control.</li> <li>• Pervious paving, buffers, mixed use</li> </ul>	<p><u>Development Patterns</u></p> <p>Infill development Transportation alternatives</p> <p><u>Resource Conservation</u></p> <p>Environmental protection</p> <p><u>Social and Economic Development</u></p> <p>Appropriate businesses Employment options Housing choices</p> <p><u>Governmental Relations</u></p> <p>Local self-determination Regional cooperation</p>	<p>More detailed sub-area planning Example: restrict area to be developed commercially</p> <p>New or revised local development regulations Example: Building Design requirements – landscaping etc.</p> <p>Uniform building code county-wide</p> <p>Incentives: Developer variances for preserving trees, using pervious asphalt</p>
	<u>Land Uses</u>	<p>Commercial</p> <p>Office</p>

	Future Development Map Narrative	
	Jurisdiction: Cedartown	
	Character Area: Historic District	
Description	<u>Quality Community Objectives</u>	Implementation Measures
<p>Historic district or area containing features, landmarks, civic or cultural uses of historic interest. Characteristics may vary.</p> <p><u>Development Strategies and Policies:</u></p> <ul style="list-style-type: none"> <li>• Protect historic properties from demolition, encourage rehabilitation with appropriate incentives, including National Register of Historic places designation, tied to eligibility for tax incentive programs.</li> <li>• Historic properties should be maintained or rehabilitated/ restored (see Secretary of the Interior’s Standards for Rehabilitation).</li> <li>• New development should fit historic scale and architectural design</li> <li>• Pedestrian access and open space should be provided</li> <li>• Linkages to regional greenspace/ trail system</li> </ul>	<u>Development Patterns</u> Infill development Sense of place <u>Resource Conservation</u> Heritage preservation Environmental protection <u>Social and Economic Development</u> Growth Preparedness Appropriate businesses <u>Governmental Relations</u> Local self-determination Regional cooperation	More detailed sub-area planning Example: Heritage-based planning  New or revised local development regulations Example: Streetscape requirements  Incentives: Variances granted for infill, preservation/ Free wifi access  Public Investments Example: Beautification projects Create/ Empower Historic Preservation Commission
	<u>Land Uses</u>	
	Commercial  Residential	Infrastructure Improvements Example: Public technology, transit

	Future Development Map Narrative	
	Jurisdiction: Cedartown	
	Character Area: Industrial	
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Infill development <u>Resource Conservation</u> Heritage preservation Open space preservation Environmental protection <u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Employment options Educational opportunities <u>Governmental Relations</u> Local self-determination Regional cooperation  <p style="text-align: center;"><u>Land Uses</u></p> Industrial	More detailed sub-area planning Use industrial and small industry parks; have mix of small and large industry  New or revised local development regulations: Require percentage of openspace on site  Uniform building code county-wide  Incentives: Tax breaks for incubators and small business for reuse and site cleanup  Public Investments: Install high-speed internet, provide alternative access roads  Infrastructure Improvements: Maintain and upgrade roads, install traffic lights, improve sewer/water
Land used in higher intensity manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics are not contained on-site.  <u>Development Strategies and Policies:</u> Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.		

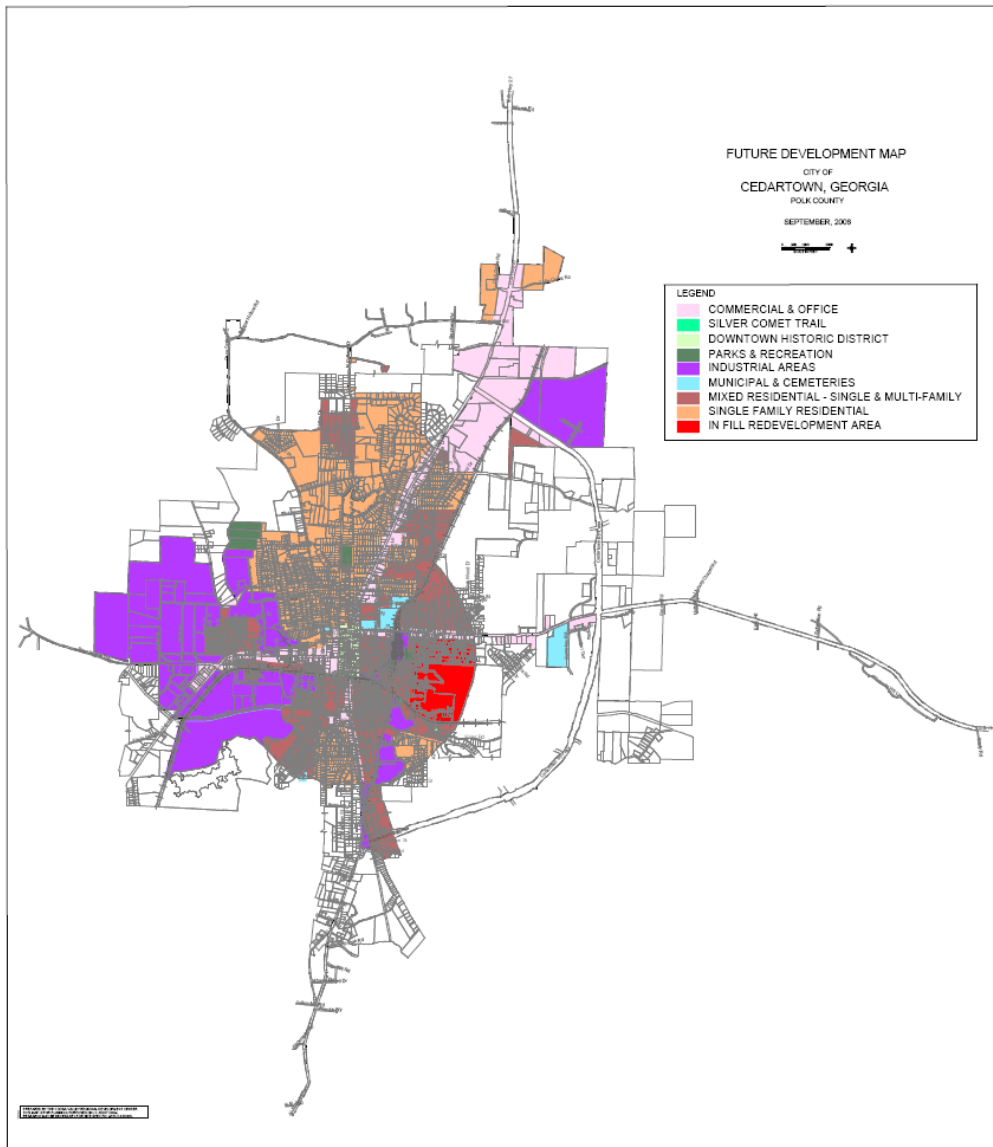
	Future Development Map Narrative	
	Jurisdiction: Cedartown	
	Character Area: Residential (Single Family)	
	Quality Community Objectives	Implementation Measures
<b>Description</b>	<u>Development Patterns</u> Traditional neighborhood Infill development <u>Resource Conservation</u> Open space preservation Environmental protection <u>Social and Economic Development</u> Growth Preparedness <u>Governmental Relations</u> Local self-determination Regional cooperation	More detailed sub-area planning: Preserve traditional and historic features while adapting for current use  New or revised local development regulations: Preservation, rehabilitation, infill guidelines and emphasis  Update building and nuisance codes  Incentives Tax incentives or variances
Post WWII housing. Area where typical types of suburban residential subdivision development have occurred. Are within proximity to a public water network. Low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential. Post- WWII. <u>Development Strategies and Policies</u> <ul style="list-style-type: none"> <li>• Retrofit to meet traditional neighborhood development principles.</li> <li>• Creating walkable neighborhood focal points by locating schools, community centers, commercial activity centers at suitable locations</li> <li>• Use traffic calming improvements, sidewalks, interconnections</li> <li>• Accessory housing units, or new well-designed, small-scale infill multifamily residences to increase density and income diversity.</li> </ul>	<u>Land Uses</u>	Public Investments Sidewalks, beautification projects  Infrastructure Improvements: Improve existing water and sewer, provide high speed internet, transit
	Residential	
	Commercial	
	Mixed-Use	


	Future Development Map Narrative	
	Jurisdiction: Cedartown	
	Character Area: Multi-Family Housing or Mixed	
Description	Quality Community Objectives	Implementation Measures
<p>New housing for multiple families, many units per acre.</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> <li>• Retrofit to meet traditional neighborhood development principles.</li> <li>• Creating walkable neighborhood focal points by locating schools, community centers, commercial activity centers at suitable locations</li> <li>• Use traffic calming improvements, sidewalks, interconnections</li> <li>• Accessory housing units, or new well-designed, small-scale infill multifamily residences to increase density and income diversity.</li> </ul>	<p><u>Development Patterns</u></p> <ul style="list-style-type: none"> <li>Infill development</li> <li>Transportation alternatives</li> </ul> <p><u>Resource Conservation</u></p> <ul style="list-style-type: none"> <li>Open space preservation</li> <li>Environmental protection</li> </ul> <p><u>Social and Economic Development</u></p> <ul style="list-style-type: none"> <li>Growth Preparedness</li> </ul> <p><u>Governmental Relations</u></p> <ul style="list-style-type: none"> <li>Local self-determination</li> <li>Regional cooperation</li> </ul>	<p>More detailed sub-area planning</p> <p>Example: Traditional Neighborhood Development principles</p> <p>New or revised local development regulations</p> <p>Example: Streetscape requirements</p> <p>Number of people per unit</p> <p>Uniform building code</p> <p>Incentives: For infill, rehabilitation, open space</p> <p>Public Investments</p> <p>Example: Beautification projects</p> <p>Infrastructure Improvements</p> <p>Example: Public technology, transit</p> <p>Connect to parks and trails</p>
	<u>Land Uses</u>	<p>Residential</p> <p>Commercial</p>


	Future Development Map Narrative	
	Jurisdiction: Cedartown	
	Character Area: Silver Comet Trail	
Description	Quality Community Objectives	Implementation Measures
<p>This wide, paved trail can be used by walkers, bikers, skaters and horses in some areas. Currently, more than 36 miles have been completed. Since the trail is part of the "rails to trails" project, the grade never exceeds 2%, making it relatively easy no matter what type of power you are using.</p>	<p><u>Development Patterns</u>          Traditional neighborhood          Sense of place          Transportation alternatives          Regional identity</p> <p><u>Resource Conservation</u>          Open space preservation:          Environmental protection</p> <p><u>Social and Economic Development</u>          Appropriate businesses</p> <p><u>Governmental Relations</u>          Regional cooperation</p>	<p>More detailed sub-area planning          Study more ways to connect to the trail</p> <p>New or revised local development regulations          Mandatory sidewalks in new developments</p> <p>Public Investments          Streetscaping</p>
<p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> <li>• Linking Silver Comet Trail into community bike/ped networks</li> <li>• Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas.</li> </ul>	<p><u>Land Uses</u></p> <p>Recreation</p>	


Picture not available	Future Development Map Narrative	
	Jurisdiction: Cedartown	
	Character Area: Cemetery	
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Traditional neighborhood Sense of place <u>Resource Conservation</u> Open space preservation: <u>Social and Economic Development</u> Growth Preparedness <u>Governmental Relations</u> Local self-determination	Public Investments: - Need to implement landscape plan.  Infrastructure improvements: - Cemetery needs a fence on the property line with the city street right of way.
City-wide cemetery with ability to grow in the future.  <u>Development Strategies and Policies</u>  Maintenance and upkeep for the grounds and surrounding area.	<u>Land Uses</u>  Cemetery	








	Future Development Map Narrative	
	Jurisdiction: Rockmart	
	Character Area: Commercial and Office	
Description	Quality Community Objectives	Implementation Measures
<p>Characterized by high degree of access by vehicular traffic and transit if applicable; on-site parking; low degree of open space; moderate floor-area ratio. Includes strip malls, big-box retail, auto-related businesses, restaurants, convenience stores, and offices.</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> <li>• Retro-fit unattractive or vacant bldgs by:</li> <li>• Creating a shopping “square” around a smaller internal parking lot.</li> <li>• Upgrading appearance of existing older commercial buildings</li> <li>• Reconfiguring parking lot and circulation routes for automobiles.</li> <li>• Providing pedestrian and bicycling amenities</li> <li>• Adding landscaping, trees in parking lots for shade, runoff control.</li> <li>• Pervious paving, buffers, mixed use</li> </ul>	<p><u>Development Patterns</u> Infill development</p> <p><u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Employment options</p> <p><u>Governmental Relations</u> Local self-determination</p>	<p>More detailed sub-area planning Example: restrict area to be developed commercially</p> <p>New or revised local development regulations Example: Building Design requirements – landscaping etc.</p> <p>Incentives: Developer variances for preserving trees, using pervious asphalt</p> <p>Public Investments Example: Law enforcement to patrol areas of openspace, trails that connect commercial with residential</p> <p>Infrastructure Improvements Example: Maintain stormwater drains</p>
	<u>Land Uses</u>	Commercial


	Future Development Map Narrative	
	Jurisdiction: Rockmart	
	Character Area: Historic District	
	<u>Quality Community Objectives</u>	Implementation Measures
Description	<p>Historic district or area containing features, landmarks, civic or cultural uses of historic interest. Characteristics may vary.</p> <p><u>Development Strategies and Policies</u></p> <p>Protect historic properties from demolition, encourage rehabilitation with appropriate incentives, including National Register of Historic places designation, tied to eligibility for tax incentive programs.</p> <ul style="list-style-type: none"> <li>• Historic properties should be maintained or rehabilitated/ restored (see Secretary of the Interior’s Standards for Rehabilitation).</li> <li>• New development should fit historic scale and architectural design</li> <li>• Pedestrian access and open space should be provided</li> <li>• Linkages to regional greenspace/ trail system</li> </ul>	<p><u>Development Patterns</u></p> <ul style="list-style-type: none"> <li>Traditional neighborhood</li> <li>Sense of place</li> <li>Transportation alternatives</li> <li>Regional identity</li> </ul> <p><u>Resource Conservation</u></p> <ul style="list-style-type: none"> <li>Heritage preservation</li> <li>Open space preservation</li> <li>Environmental protection</li> </ul> <p><u>Social and Economic Development</u></p> <ul style="list-style-type: none"> <li>Appropriate businesses</li> <li>Employment options</li> <li>Housing choices</li> </ul> <p><u>Governmental Relations</u></p> <ul style="list-style-type: none"> <li>Local self-determination</li> <li>Regional cooperation</li> </ul>
	<u>Land Uses</u>	<p>More detailed sub-area planning Example: Heritage-based planning</p> <p>New or revised local development regulations Example: Streetscape requirements</p> <p>Incentives: Variances granted for infill, preservation/ Free wifi access</p> <p>Public Investments Example: Beautification projects Create/ Empower Historic Preservation Commission</p> <p>Infrastructure Improvements Example: Public technology, transit</p>
	<p>Commercial</p> <p>Residential</p>	

	Future Development Map Narrative	
	Jurisdiction: Rockmart	
Character Area: School, Government, Institutional		
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Transportation alternatives <u>Social and Economic Development</u> Growth Preparedness Educational opportunities	More detailed sub-area planning Maintain historical or cultural features of older school or government building while rehabbing for current needs  New or revised local development regulations: Infill and reuse guidelines
Municipal Buildings, Schools, Libraries, Cemeteries	Land Uses	Incentives
<u>Development Strategies and Policies</u> <ul style="list-style-type: none"> <li>• Design, Maintenance Guidelines</li> <li>• Access for Bike, Pedestrian, Transit</li> <li>• Link to Open Spaces Where Possible</li> </ul>	Institutional	Public Investments: Connect to parks, trails for walkability, open to public  Infrastructure Improvements Maintain and patrol

	Future Development Map Narrative	
	Jurisdiction: Rockmart	
	Character Area: Industrial	
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Infill development Sense of place Regional identity <u>Resource Conservation</u> Environmental protection <u>Social and Economic Development</u> Growth Preparedness Appropriate businesses <u>Governmental Relations</u> Local self-determination Regional cooperation	More detailed sub-area planning Use industrial and small industry parks; have mix of small and large industry  New or revised local development regulations: Require percentage of openspace on site  Incentives: Tax breaks for incubators and small business for reuse and site cleanup  Public Investments: Install high-speed internet, provide alternative access roads  Infrastructure Improvements: Maintain and upgrade roads, install traffic lights, improve sewer/water
Land used in higher intensity manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics are not contained on-site.  <u>Development Strategies and Policies</u> Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.	<u>Land Uses</u>	
	Industrial	


	Future Development Map Narrative	
	Jurisdiction: Rockmart	
	Character Area: Stable Traditional Neighborhood/Inner-City	
<u>Quality Community Objectives</u>	<u>Implementation Measures</u>	
<u>Description</u>		
<p>A neighborhood having relatively well-maintained housing, possess a distinct identity through architectural style, lot and street design, and has higher rates of home-ownership. Location near declining areas of town may cause this neighborhood to decline over time. Built on grid pattern, pre-WWII housing, sidewalks, small yards.</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> <li>• Reinforce stability by encouraging homeownership and maintenance or upgrade of existing properties.</li> <li>• Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.</li> <li>• Include well-designed new neighborhood activity center at appropriate locations, which would provide a focal point</li> <li>• Strong pedestrian and bicycle connections for residents</li> </ul>	<p><u>Development Patterns</u></p> <ul style="list-style-type: none"> <li>Traditional neighborhood</li> <li>Infill development</li> <li>Sense of place</li> <li>Transportation alternatives</li> <li>Regional identity</li> </ul> <p><u>Resource Conservation</u></p> <ul style="list-style-type: none"> <li>Heritage preservation</li> <li>Open space preservation</li> <li>Environmental protection</li> </ul> <p><u>Social and Economic Development</u></p> <ul style="list-style-type: none"> <li>Growth Preparedness</li> <li>Appropriate businesses</li> <li>Employment options</li> <li>Housing choices</li> <li>Educational opportunities</li> </ul> <p><u>Governmental Relations</u></p> <ul style="list-style-type: none"> <li>Local self-determination</li> <li>Regional cooperation</li> </ul>	<p>More detailed sub-area planning: Preserve traditional and historic features while adapting for current use</p> <p>New or revised local development regulations: Preservation, rehabilitation, infill guidelines and emphasis</p> <p>Incentives Tax incentives or variances</p> <p>Public Investments Sidewalks, beautification projects</p> <p>Infrastructure Improvements: Improve existing water and sewer, provide high speed internet, transit</p>
	<u>Land Uses</u>	
	Residential	

	Future Development Map Narrative	
	Jurisdiction: Rockmart	
	Character Area: Suburban Residential	
<u>Quality Community Objectives</u>	Implementation Measures	
<u>Development Patterns</u> Traditional neighborhood Sense of place	<p>More detailed sub-area planning Example: Traditional Neighborhood Development principles</p> <p>New or revised local development regulations Example: Streetscape requirements</p> <p>Incentives: For infill, rehabilitation</p> <p>Public Investments Example: Beautification projects</p> <p>Infrastructure Improvements Example: Public technology, transit</p>	
<u>Resource Conservation</u> Environmental protection		
<u>Social and Economic Development</u> Growth Preparedness Appropriate businesses Employment options Housing choices Educational opportunities		
<u>Governmental Relations</u> Local self-determination Regional cooperation		
<u>Land Uses</u>		
Residential		
Light Commercial		
Description		
<p>Area where typical types of suburban residential subdivision development have occurred. Are within proximity to a public water network. Low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential. Post-WWII.</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> <li>• Retrofit to meet traditional neighborhood development principles.</li> <li>• Creating walkable neighborhood focal points by locating schools, community centers, commercial activity centers at suitable locations</li> <li>• Use traffic calming improvements, sidewalks, interconnections</li> <li>• Accessory housing units, or new well-designed, small-scale infill multifamily residences to increase density and income diversity.</li> </ul>		

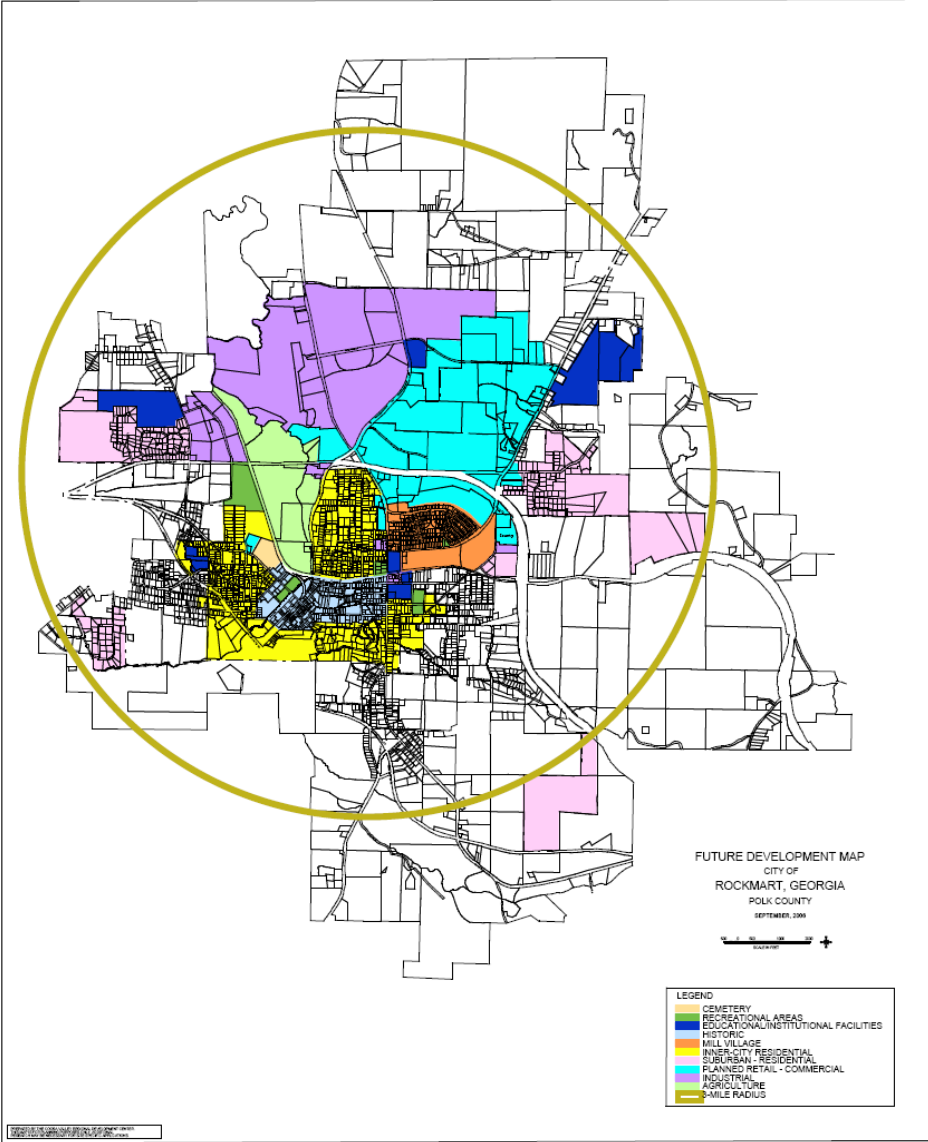
	Future Development Map Narrative	
	Jurisdiction: Rockmart	
	Character Area: Agricultural/ Forest	
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Sense of place <u>Resource Conservation</u> Open space preservation <u>Governmental Relations</u> Local self-determination Regional cooperation	More detailed sub-area planning Restrict development and rural preserve characteristics  New or revised local development regulations: Restrict commercial and residential development
Lands in open, cultivated state or sparsely settled, woods, farms. <u>Development Strategies and Policies</u> Maintain rural character by: <ul style="list-style-type: none"> <li>• Strictly limiting new development.</li> <li>• Protecting farmland and open space</li> <li>• Promoting use of conservation easements by land owners</li> <li>• Limit residential subdivisions, require cluster or conservation subdivision design, architecture that maintains rural character.</li> <li>• Widen roadways only when absolutely necessary.</li> <li>• Carefully design the roadway alterations to minimize visual impact</li> <li>• Promote these areas as passive-use tourism, recreation</li> </ul>	Land Uses	Incentives:  Public Investments Public land as open space, recreation areas  Infrastructure Improvements Use utility siting to control growth
	Agribusiness	



Picture not available	Future Development Map Narrative	
	Jurisdiction: Rockmart	
	Character Area: Cemetery	
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Traditional neighborhood Sense of place <u>Resource Conservation</u> Open space preservation: <u>Social and Economic Development</u> Growth Preparedness <u>Governmental Relations</u> Local self-determination	Public Investments  - Need to implement landscape plan. Infrastructure improvements: - Cemetery needs a fence on the property line with the city street right of way.
City-wide cemetery with ability to grow in the future.  <u>Development Strategies and Policies</u>  <ul style="list-style-type: none"> <li>Maintenance and upkeep for the grounds and surrounding area.</li> </ul>	<u>Land Uses</u>  Cemetery	

	Future Development Map Narrative	
	Jurisdiction: Rockmart	
	Character Area: Regional Activity Center/ Recreation	
Description	Quality Community Objectives	Implementation Measures
<p>Includes: parks, ball fields, playgrounds, ect..</p> <p><u>Development Strategies and Policies</u></p> <ul style="list-style-type: none"> <li>• Provide bike lanes or wide curb lanes to encourage bicycling and provide additional safety, provide conveniently located, bicycle parking at retail and office destinations and in multi-family dwellings.</li> <li>• Design should be very pedestrian oriented, with strong, walkable connections between different uses.</li> <li>• Include direct connections to nearby networks of greenspace or trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreation purposes.</li> </ul>	<p><u>Development Patterns</u> Sense of place</p> <p><u>Resource Conservation</u> Open space preservation</p> <p><u>Governmental Relations</u> Local self-determination Regional cooperation</p>	<p>Public Investments</p> <p>- Feasibility study on construction of new city-wide facility.</p>
	<u>Land Uses</u>	<p>Recreation</p>

Picture not available	Future Development Map Narrative	
	Jurisdiction: Rockmart	
	Character Area: Mill Village	
	Quality Community Objectives	Implementation Measures
Description	<u>Development Patterns</u> Traditional neighborhood Infill development Sense of place Transportation alternatives Regional identity <u>Resource Conservation</u> Heritage preservation: Environmental protection <u>Social and Economic Development</u> Appropriate businesses Housing choices <u>Governmental Relations</u> Local self-determination Regional cooperation	More detailed sub-area planning Example: Heritage-based planning  New or revised local development regulations Example: Streetscape requirements  Incentives: Variances granted for infill, preservation/ Free wifi access  Public Investments Example: Beautification projects Create/ Empower Historic Preservation Commission  Infrastructure Improvements Example: Public technology, transit
Mill Village is a residential area around a factory or “Mill” containing features, landmarks, and civic or cultural uses of historic interest. <u>Development Strategies and Policies</u> Protect historic properties from demolition; encourage rehabilitation with appropriate incentives, including National Register of Historic places designation, tied to eligibility for tax incentive programs. <ul style="list-style-type: none"> <li>• Historic properties should be maintained or rehabilitated/ restored (see Secretary of the Interior’s Standards for Rehabilitation).</li> <li>• New development should fit historic scale and architectural design</li> <li>• Pedestrian access and open space should be provided</li> <li>• Linkages to regional greenspace/ trail system</li> </ul>	<u>Land Uses</u> Residential	



**SUMMARY OF SHORT-TERM WORK PROGRAM**

**Polk County**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Population Change</u>					
1. Education: The county's drop-out rate in our schools is unacceptably high and needs to be addressed. Those considering dropping out of school before graduation should be reminded of the importance of education. Without proper education, we simply add to the relief rolls of the county because those without good educations will not be able to secure good jobs in the commercial or industrial sectors.	A. Mentor program for elementary	2007-2011	Family Connection	\$25, 000	Grant
	B. Mentor program for high school	2007-2011	Family Connection	\$25,000	Grant
	C. Anti drug & alcohol program campaign	2007-2011	Family Connection	\$10,000	Grant & Drug Courts
	D. Family learning center promotes GED	2007-2011	Coosa Valley Tech	\$200,000	Local donations Grant
2. Quality of life issues always come into play as a community assesses its present situation and begins to plan for its future. Items such as recreation, both active and passive, libraries, the arts, health, and other quality of life issues must receive the same attention as other issues.	A. Promote agriculture	2007-2011	Extension Agency	\$25 million	State & federal
	B. Expansion of Polk Medical & recruitment of doctors	2007-2011	Redmond Regional	\$200 million	Grants
	C. Expansion of Health Dept	2007-2008	County Board Of Health	\$500,000 + \$3,000 land purchase	Grant
	D. Promote passive recreation (Silver Comet Trail, Hendrix Road Property)	2007-2011	GA land Cons	\$5,000	State GA Land Cons Program
3. A growing population means greater demand on infrastructure, and more	A. target first phase of plan for sewer expansion Development	2007	Polk Co Water Sewer	\$50,000 consultant	Grants & Loans

<p>attention to keeping the infrastructure up to date. Water availability is good now, but will need expansion. Public sewerage greatly needs expansion. The County will have to try to piecemeal sewerage expansion as it can financially. This issue may be the most expensive issue we will face in the next twenty years. A start needs to be made now to acquire additional right-of-way for roads where the existing right-of-way is insufficient, and to plan for future roads development and acquisition of necessary right of way.</p>	B. Install appropriately sized water mains based on plan	2008-2011	Developer	\$20 million	Grants & Loans
	C. County should adopt development regulations	2007	County Commission	\$1,500	General Fund
	D. All county entities shall follow the Comprehensive Plan	2007-2011	County	0	

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Economic Development</u>					
1. Lack of employment for skilled labor. The community has a high number of low-skill jobs. Skilled jobs are needed to diversify the work force and economy and to provide employment to those moving into the County and its cities in increasingly expensive developments.	A. Addressed by Education activities	2007-2011	Family Connection	\$10,000	Grant
	B. Certified literate commission	2007-2011	Family Connection	\$50,000	Grant
	C. Chamber & Economic Dev Authority need to encourage high skill businesses	2007-2011	Chamber	\$70,000	Tax base
	D. Selective industrial recruitment of environment friendly industries	2007-2011	Chamber	\$5,000	Tax base
2. Increase the tax base. Industrial and commercial growth must be encouraged and recruited heavily to keep pace with the residential population. Residential development alone cannot sustain taxation necessary to meet the demand for services.	A. Encourage mixed use development	2007-2011	County	\$5,000	Tax base
3. Strategy: <ul style="list-style-type: none"> <li>• Promote the entire community as a tourist destination.</li> </ul>	A. County wide ordinance with strict enforcement on appearance	2007-2011	County	\$5,000	Grants Magistrate fine

<ul style="list-style-type: none"> <li>Promote the downtown areas with marketing and festivals and events. Promote the Silver Comet Trail.</li> </ul> <p>Discussions have already been undertaken relative to a US Highway 27 Corridor that will be promoted from Tennessee to Florida as an alternate to Interstate Highway 75. While promotion as part of this group is important, it is equally important for the County to promote itself and its natural and historic resources.</p>	B. Beautify identified scenic corridors	2007-2011	Keep Polk Beautiful	\$5,000	Grant Magistrate fine
	C. Cinco de Mayo celebration	2007-2011	Hispanic Community	\$2,000	Tax Base
<p>4. Pristine land/greenfields are being developed.</p>	A. agri-business / promote agriculture	2007-2011	GA Farm Bureau UGA	\$25,000	Grant State, Federal
	B. Develop regulations require green space	2007-2011	County	0	
	C. Promote GA Land Conservation Program	2007-2011	County	\$2,000	Grant
	D. Restrict growth in agriculture areas	2007-2011	County	\$2,000	Grant
<p>5. The community does not have a vision for economic development activities in the form of an economic development strategic plan. Any such plan will require meaningful stakeholder input.</p>	A. Economic Development needs strategic plan	2007-2011	County Commission	0	
	B. Economic Development update given at county commission meeting not work session	2007-2011	Economic Development	0	



	C. Publish Economic Development update in paper	2007- 2011	Economic Development	\$100	Tax Base
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SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Natural Resources</u>					
1. Community resources have not been mapped or compared to areas of future development.	A. Map community resources and compare them to future development.	2007-2011	County	\$10,000	Tax Base
2. Best management practices shall be required as part of the development process. Encouraging best management practices covers numerous other areas.	A. Establish Best Management Practices	2007-2011	County Developer	0	

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Cultural Resources</u>					
1. Community resources have not been mapped or compared to areas of future development.	A. Map community resources and compare them to future development.	2007-2011	County	\$10,000	Tax Base
2. Our community's resources must play a significant role in decision-making.	A. Develop a policy whereby the communities resources are apart of decision-making.	2007-2011	County	0	
3. Our community's policies and regulations must allow for protection of community resources.	A. Develop a policy whereby the communities resources are apart of decision-making.	2007-2011	County	0	
4. Best management practices should be encouraged or required as part of the development process.	A. Establish Best Management Practices	2007-2011	County	0	

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Facilities and Services</u>					
1. The relative costs of community services have not been considered or compared to different development types (open space/farmland; industrial/commercial; residential).	A. Produce a study that would consider the cost costs of community services.	2007-2011	County	\$10,000	Grant
2. The future costs of providing services at current growth rates and for the same types of development patterns have not been considered.	A. Study future costs of providing services at current growth rates.	2007-2011	County	\$10,000	Grant
3. The costs of providing community services for new development need to be assessed and considered.	A. Study costs of providing community services for new development.	2007-2011	County	\$10,000	Grant
4. Our community does not place infrastructure to direct growth and development to identified areas and away from sensitive areas.	A. Produce Study	2007-2011	County	\$10,000	Grant

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Housing</u>					
1. There is no inventory of public and private land available for the development of future housing.	A. Inventory of public and private land available for the development of future housing.	2007-2011	County	\$10,000	Grant
2. Our community does not have an inventory of vacant properties, properties owned by the county or other government agencies, and tax delinquent properties suitable for infill development.	A. Inventory of vacant properties, properties owned by the county or other government agencies, and tax delinquent properties suitable for infill development.	2007-2011	County	\$10,000	Grant
3. Our community does not require or encourage new developments to reserve a percentage of proposed units for affordable housing.	A. Develop policy which encourages new developments to reserve a percentage of proposed units for affordable housing.	2007-2011	County	\$10,000	Grant

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Land Use</u>					
1. Housing and commercial buildings in rural areas are not concentrated in small, well-planned nodes (i.e. villages with lots of intervening farmland or open space).	A. Adopt regulations	2007-2011	County	0	
2. Our community does not have design guidelines to ensure appropriate new and infill development that complements the character of the community.	A. Adopt regulations	2007-2011	County	0	
3. Community stakeholders are not involved in the community planning and development review process.	A. Encourage community stakeholders to be involved.	2007-2011	County	0	
4. There are obvious inconsistencies in our community's development regulations.	A. Consistent development regulations	2007-2011	County	0	

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Transportation</u>					
1. We do not have a comprehensive transportation study that includes parking, traffic and transit, both local and regional.	A. Develop comprehensive transportation study.	2007-2011	County	\$20,000	General funds  Grant
2. The community does not offer a variety of potential parking solutions, including alternate, attended, shared, paid parking locations; such as industrial areas (off hours and weekends), church and school lots, etc., or alternative parking arrangements for commercial development as well as parking programs for in town neighborhoods (i.e., decals for residents, passes for resident guests)	A. Addressed in development regulations	2007-2011	County	0	
3. We do not have enough on-street parking allowed in places where it can be safely provided, such as in downtown areas and pedestrian-retail districts.	A. Addressed in development regulations	2007-2011	County	0	

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Intergovernmental Coordination</u>					
1. There is little or no coordination with other local governments in order to protect environmentally sensitive areas, historic and cultural resources.	A. Needs to be coordination with other local governments in order to protect environmentally sensitive areas, historic and cultural resources.	2007-2011	County	0	
2. Our community does not have any border agreements to address detailed questions of land use, access, property value and annexation procedures.	A. Establish good working with neighboring counties	2007-2011	County	0	
3. There are inadequate efforts or programs to ensure that implementation of growth policy, developmental impacts and mitigation are addressed.	A. Ensure that implementation of growth policy, developmental impacts and mitigation are addressed.	2007-2011	County	0	
4. There are inadequate efforts of programs to continue advocating public participation in growth policy formation and revision process.	A. Ensure that continued advocating public participation in growth policy formation and revision process.	2007-2011	County	0	



SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Other Issues</u>					
1. Limit to 1 family per residence	A. rental property ordinance	2007-2011	County	\$5,000	Tax Base
2. Adopt noise ordinance	A. Adopt Noise Ordinance	2007-2011	County	\$5,000	Tax Base

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Other Issues</u>					
3. Law Enforcement	A. Construct firing range	2007	County	\$50,000	General fund Confiscated funds
	B. Indoor firing training facility	2008	County	\$100,000	General fund Confiscated funds
4. Fire Department	A. Purchase fire truck	2009	County	\$180,000	General fund Grants
	B. Begin paid volunteer fire departments	2010	County	\$1 million	General fund Grants
	C. Fire service study location of stations	2008	County	\$40,000	General fund Grants
5. Fiber optic cable	A. Construct fiber optic cable for computers, internet	2011	County Dev Authority	\$2 million	General fund Grants
	B. Telephone wireless network	208-2011	County Dev Authority	\$1 million	General fund Grants

Polk County Report of Accomplishment

<b>Economic Development</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Support new commercial development along all major corridors and within other selected sites as provided by both the cities and county.	<b>Underway</b>	
Market current industrial parks through development organizations such as the GA Industrial Developers Association and other related organizations.	<b>Underway</b>	
Target industries for locations that provide the best match for current infrastructure and services offered by Cedartown.	<b>Underway</b>	
Focus industrial development recruitment efforts towards industries which use products or services offered by existing industry.	<b>Underway</b>	

Promote activities that provide for expansion and retention of existing industry.	<b>Underway</b>	
Promote utilization, preservation and development of scenic sites for tourism and other economic development.	<b>Underway</b>	<b>Silver Comet Trail only</b>
Encourage residential development in areas that can already be served with existing infrastructure and community facilities, such as water service, police and fire protection.	<b>Not Accomplished</b>	<b>Need updated plan</b>
Encourage residential subdivision development.	<b>Not Accomplished</b>	<b>Need updated plan</b>
Encourage planned unit developments.	<b>Not Accomplished</b>	<b>Need updated plan</b>

Natural and Historic Resources		
Activity	Status	Explanation
Support GA Forestry Commission efforts in fire protection and forestry management.	<b>Underway</b>	
Study ordinance protecting areas defined as environmentally sensitive including, but not limited to wetlands, ground water recharge and watershed areas.	<b>Not Accomplished</b>	<b>Still studying</b>
Continue to support the efforts for Cedar Creek's use as recreational.	<b>Not Accomplished</b>	<b>Need a plan</b>
Conduct a preliminary survey of unincorporated Polk County to assess the completeness of the 1989-91 survey. Use the survey to determine the potential benefits of the historic properties, as well as to determine the threats to them.	<b>Not Accomplished</b>	<b>Unfamiliar with this will research</b>
Incorporate updated survey data into the Polk County Land Use Maps.	<b>Underway</b>	

<p>Survey omitted historic resources that meet the criteria for inclusion in the GA Historic Survey. Add the updated data into the existing survey.</p>	<p><b>Not Accomplished</b></p>	<p><b>Need find survey</b></p>
<p>Start a heritage education program in the county school system.</p>	<p><b>Underway</b></p>	
<p>Seek adaptive use plan and rehabilitation of the Van Wert Methodist Church, owned by the Polk County Historical Society.</p>	<p><b>Underway</b></p>	

Community Facilities and Services		
Activity	Status	Explanation
Upgrade and expand existing county services including but not limited to recreation and fire protection.	<b>Underway</b>	
Encourage recycling efforts throughout Polk County, as well as the cities.	<b>Underway</b>	
Encourage and support cultural activities and facilities such as theater, libraries and museums.	<b>Underway</b>	
Support recreation facilities for all the residents of the cities and county. Provide in-kind services community-wide.	<b>Underway</b>	
Participate in study of consolidation of law enforcement agencies.	<b>Not Accomplished</b>	<b>No general agreement on how to accomplish</b>

<p>Develop storm water control areas for Cedar Creek.</p>	<p><b>Accomplished</b></p>	
<p>Establish emergency alert systems, as well as setting up regular drills for emergency preparedness.</p>	<p><b>Complete</b></p>	
<p>Establish uniform education and training programs for the County Board of Adjustments.</p>	<p><b>Not Accomplished</b></p>	<p><b>Unaware of reason for this project</b></p>
<p>Encourage residential development in areas that can already be served with existing infrastructure and community facilities, such as water service, police, and fire protection.</p>	<p><b>Complete</b></p>	
<p>Utilize SCORP listings from GA DNR for recreational improvements</p>	<p><b>Postponed</b></p>	<p><b>Awaiting release of Federal funds</b></p>



<p>Explore and implement all existing state and federal beautification programs.</p>	<p><b>Complete</b></p>	
<p>Encourage residential and industrial development in areas where infrastructure (water, sewer and highways) already exists.</p>	<p><b>Underway</b></p>	
<p>Develop a capital improvement plan.</p>	<p><b>Underway</b></p>	
<p>Provide for continued solid waste disposal for existing industry.</p>	<p><b>Complete</b></p>	
<p>Further develop programs that provide partnership between schools and business such as these outlined by the Polk County 2000 Program.</p>	<p><b>Complete</b></p>	

Housing		
Activity	Status	Explanation
Encourage residential development in areas that can already be served with existing infrastructure and community facilities, such as water service, police and fire protection.	<b>Complete</b>	
Encourage residential subdivision development.	<b>Postponed</b>	<b>New development regulations being developed</b>
Encourage planned unit developments.	<b>Underway</b>	

Land Use		
Activity	Status	Explanation
Study and develop methods for designation and protection of prime agricultural lands for farming activities in Polk County.	<b>Underway</b>	

**SUMMARY OF SHORT-TERM WORK PROGRAM**

**City of Aragon**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Population Change</u>					
Our population is expected to increase significantly within the next 20 years. As this starts to happen, we will see issues with our environment, our quality of life, and the infrastructure of our city. We will see a population that is older, and we need to address the need for healthcare and other services for our senior citizens. Therefore:	Aragon’s population is changing but there will probably not be as many seniors and there will be younger citizens				
1. Aragon will continue to maintain services for our increasing population.	A. NFPA standard pumper and equipment	2007-2011	Aragon	\$1,000,000	SPLOST
	B. Police cars and equipment	2007-2011	Aragon	\$1,000,000	SPLOST
	C. Garbage packer	2007-2011	Aragon	\$1,000,000	SPLOST
	D. Dump truck	2007-2011	Aragon	\$1,000,000	SPLOST

2. Aragon will address the need for local healthcare, other services, especially for senior citizens.	A. Help provide transportation	2007-2011	Polk Co. Transit	0	Polk Co
	B. Try to get more health care local providers	2007-2011	Aragon	0	Private
3. Aragon will ensure that water and sewer capacity is sufficient to accommodate new housing growth and economic development.	A. Water and Sewer	2007-2011	Polk Co. Water	\$1,000,000	Grant CDBG

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Economic Development</u>					
1. At the present time, there are no job opportunities for the citizens of Aragon. There is one manufacturing plant that employs only 2 or 3 people. We have some small businesses, but not a large work force.	A. Try to bring in manufacturing jobs	2007-2011	Aragon	0	Private
2. Find a way to increase the tax base (taxable activities, value of real estate, and assets subject to tax) of Aragon.	A. Try to bring in small businesses	2007-2008	Aragon	0	Private
3. Seek means of economic development.	A. Encourage new business to come in Aragon	2007-2010	Aragon	0	Private
4. Ensure sufficient water and sewer capacity to accommodate new housing growth and economic development.	A. Need more sewer capacity and water	2007-2011	Polk Co Water	0	County
	B. Encourage private development of water and sewer projects	2007-2011	Aragon	0	Private

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Natural Resources</u>					
1. We need to make sure to try to preserve and protect our resources, especially noting the mill pond and springs.	A. Try to keep containers to put waster in. (Don't Mess with Aragon" campaign.)	2007-2011	Aragon	\$5,000	Aragon Grants
2. Our air and water quality need to be protected.	A. Try to encourage businesses to be aware of our resources. (Aragon clean air campaign)	2007-2011	Aragon	\$5,000	Grants
3. Preserve open spaces including recreational areas (ball fields and Veterans Memorial Park).	A. Try to encourage citizens to keep these areas clean. . (Don't Mess with Aragon" campaign.)	2007-2011	Aragon	\$5,000	Aragon

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Cultural Resources</u>					
1. Continue community and cultural activities such as the annual Barbeque prior to the Fourth of July, Kids Day in conjunction with Masonic Lodge, Native American Pow-Wow.	A. Try to continue to provide these and other activities	2007-2011	Aragon	\$5,000	Aragon
	B. BBA kids day	2007-2011	Aragon Masonic Lodge	\$5,000	Fundraiser
	C. Native American Pow Wow	2007-2011	Aragon	\$3,000	Aragon
2. Historic churches need to be inventoried for possible placement in National Registry of Historic Places.	A. Aragon Baptist	2007-2011	church	0	
	B. Aragon United Methodist	2007-2011	church	0	
	C. Euharlee Baptist	2007-2011	church	0	

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Facilities and Services</u>					
1. Maintain provision of fire protection services.	A. Need NFPA standard pumper	2007-2008	Aragon	\$125,000	SPLOST Grant
	B. Equipment	2007-2008	Aragon	\$30,000	SPLOST Grant
2, Maintain provision of police services.	A. Police car	2007-2008	Aragon	\$50,000	SPLOST Grant
	B. Equipment	2007-2008	Aragon	\$30,000	SPLOST Grant
3. Maintain provision of sanitation services.	A. Garbage packer	2007-2008	Aragon	\$100,000	SPLOST Grant
	B. Dump Truck	2007-2008	Aragon	\$50,000	SPLOST Grant



**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Housing</u>					
1. New houses including subdivisions are being built every day in and around the city of Aragon. This means issues such as house and lot size, sewage, water, and services that the city might and should provide for new and existing housing.	A. Need sewage and water	2007-2011	Polk Co Water	\$200,000	CDBG
	B. House and lot sizes	2007-2011	Aragon Planning Commission	0	
2. This is the time to use our zoning ordinances. Have a good set of ordinances to make the city go forward instead of backward. Emphasize zoning and planning for residential growth and economic development.	A. Zoning and planning for economic development	2007-2011	Aragon Planning Commission	0	
3. Employ building inspectors and zoning/ codes enforcement personnel.	A. Building inspection and code enforcement	2007-2011	Aragon	\$60,000	General Fund

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Land Use</u>					
1. Rehabilitate or renovate and create opportunities for our local areas that might be considered run-down or abandoned.	A. Notify owners of property to clean up	2007-2011	Property owners	\$5,000	General Fund
2. We hope that in the future, some of the land that would be considered for industrial and commercial use, might be annexed into the city.	A. encourage annexation North 101	2007-2009	Aragon	0	

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Transportation</u>					
1. We have sidewalks that need to be repaired.	A. Sidewalks	2007-2011	Aragon	\$50,000	SPLOST
2. On 101, traffic has increased to the point it is getting harder everyday to get out into the road. We need some sort of traffic signal to help people be able to get into the flow of traffic without the increase of accidents.	A. Traffic Count	2007-2008	GDOT	0	
3. The only mode of transportation other than individual vehicles is the transportation buses provided by Polk County Transit.	A. Encourage people to use transit	2007-2011	Polk County	0	
	B. Make information available	2007-2011	Aragon	\$5,000	General Fund
	C. Shuttle bus	2007-2011	Private	0	

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Intergovernmental Coordination</u>					
1. Seek consistent representation on the Polk County Water Authority Board.	A. Would like to see representative from Aragon	2007	Aragon	0	
2. Create or revise Mutual Aid Agreements with each entity.	A. Would like to see mutual aid agreements with all entities	2007	Aragon	0	
3. Ensure proper sharing of SPLOST revenue between city and county.	A. Need to review SPLOST sharing agreement	2007	All parties	0	

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Other Issues</u>					
1. Recycling	A. Need new equipment	2007-2011	Aragon	\$50,000	SPLOST Grant
	B. Need building to house equipment	2007-2011	Aragon	\$10,000	SPLOST Grant
	C. Need recycling plan	2007-2011	Aragon	\$5,000	SPLOST Grant
2. Recreation	A. Slides, swings, play ground equipment	2007-2008	Aragon	\$50,000	Grant
	B. Basketball Court	2007-2011	Aragon	\$50,000	Grant
	C. Walking Track	2007-2011	Aragon	\$50,000	Grant

**City of Aragon Report of Accomplishment**

<b>Economic Development</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Support new commercial development along all major corridors and within other selected sites as provided by both Aragon and county	<b>Postponed</b>	<b>Due to lack of water and sewer</b>
Target industries for location that provide the best match for current services and facilities offered by Aragon.	<b>Postponed</b>	<b>Due to lack of water and sewer more sewer than water</b>
Further develop programs that provide partnership between schools and business.	<b>NA</b>	<b>No schools in city of Aragon</b>
Promote activities which provide for expansion and retention of existing industry.	<b>NA</b>	<b>No existing industries in Aragon</b>
Promote utilization, preservation and development of scenic sites for tourism and other economic development.	<b>Underway</b>	

Natural and Historic Resources		
Activity	Status	Explanation
Incorporate survey data into city's land use map with existing info	<b>Underway</b>	<b>By planning commission and zoning board</b>
Develop reservation awareness activities and a rehab brochure for distribution to owners of historic properties	<b>NA</b>	<b>No historical property Aragon has historical society</b>
Promote state and federal tax incentives for historic rehab	<b>NA</b>	<b>No historical property</b>

Community Facilities and Services		
Activity	Status	Explanation
Upgrade and expand existing city services including but not limited to water, sewer, recreation, fire and police	<b>Underway</b>	<b>Slowed by lack of funding</b>
Upgrade existing practice and game fields including but not limited to lights, concession stands and public restroom facilities.	<b>Underway</b>	<b>Slowed by lack of funding</b>
Pursue creation of recreation facilities for all city residents utilizing SCORP DNR.	<b>Underway</b>	<b>Aragon uses and leases the mill pond for recreational activities</b>
Explore and implement all existing state and federal beautification programs.	<b>Underway</b>	
Create recycling stations.	<b>Postponed</b>	<b>Recycling center and equipment lost in fire</b>



<b>Housing</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Encourage residential development in areas that can already be served with existing services such as water and sewer.	<b>Underway</b>	<b>At or near full capacity</b>
Provide for quality multi-family housing through better design and aesthetic standards.	<b>Underway</b>	<b>Planning commission and council</b>
Update building codes to comply with state minimums.	<b>Underway</b>	<b>By building inspector</b>
Encourage residential subdivision development.	<b>Underway</b>	<b>By planning commission and council</b>

Land Use		
Activity	Status	Explanation
Update present ordinances to reflect best management of land and community facilities.	<b>Underway</b>	
Encourage residential and commercial development where infrastructure already exist.	<b>NA</b>	<b>At full capacity</b>

**SUMMARY OF SHORT-TERM WORK PROGRAM**

**City of Cedartown**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Population Change</u>					
1. The Bypass is a bottleneck due to two schools on the bypass. Population increases in the unincorporated area will impact the city. Residential growth brings extra/ added tax burdens due to required services, i.e. schools, social services, court systems, health and welfare, recreation, police.	<b>A. 27 By-pass widening</b>	<b>2006-2009</b>	<b>GDOT</b>	<b>\$1,000,000</b>	<b>GDOT City of Cedartown</b>
2. Immigration is stressing services in Cedartown and Polk	<b>A. Ordinance for rental property</b>	<b>2007</b>	<b>City Manger Attorney</b>	<b>0</b>	

<p>County. Schools are facing various learning stages in each age group. Social services are being impacted, court systems are overloaded, police services are strained. Housing is being abused by excessive large numbers of immigrants living ins one structure/ residence. Immigration is a major problem.</p>	<p><b>B. Ordinance requiring students to speak English</b></p>	<p><b>2007</b></p>	<p><b>City Manger Attorney</b></p>	<p><b>0</b></p>	
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**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Economic Development</u>					
1. Educate the general public on the reasons for making changes and the need for economic development. Promote HUB Zone (Historically Underutilized Business Zone).	<b>A. Plan and develop Cedartown</b>	<b>2007-2011</b>	<b>Polk Chamber CDA, PDA</b>	<b>\$10,000</b>	<b>General Fund</b>
2. Extended hours for day-cares to accommodate working parents.	<b>A. Free enterprise system</b>	<b>2007-2011</b>	<b>Private Parties</b>	<b>0</b>	

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Natural Resources</u>					
1. Initiate planning process for joint water and sewer programs for Cedartown, Rockmart, Aragon and Polk County	<b>A. Intergovernmental agreement</b>	<b>2007</b>	<b>Governmental groups</b>	<b>0</b>	
2. Develop county-wide impact fees to be assessed on developers to replace the committed capacity.	<b>A. Develop county-wide impact fees</b>	<b>2007</b>	<b>Governmental groups</b>	<b>0</b>	

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Housing</u>					
1. Need for redevelopment in blighted areas. Dealing with abandoned, vacated and dilapidated housing and buildings.	<b>A. Mixed use zoning</b>	<b>2007-2011</b>	<b>City Commission</b>	<b>\$50,000</b>	<b>General fund</b>
2. Consistent enforcement of minimum lot sizes in city and county.	<b>A. Planning commission</b>	<b>2007</b>	<b>Elected officials</b>	<b>0</b>	

SUMMARY OF SHORT-TERM WORK PROGRAM					
Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Land Use</u>					
1. Consistency in planning and permitting rezoning applications.	<b>A. Attend all training session available with DCA and GMA</b>	<b>2007-2011</b>	<b>Planning Commission</b>	<b>\$5,000</b>	<b>General fund</b>

SUMMARY OF SHORT-TERM WORK PROGRAM					
Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Transportation</u>					
1. We need to decide what roads are for traffic flow and what roads are intended for development. There may be a serious disconnect between citizens' ideas and developers' ideas.	<b>A. Expand master plan</b>	<b>2008</b>	<b>City and Jordan, Jones, Goulding</b>	<b>\$8,000</b>	<b>General fund</b>
	<b>B. Enforcement master plan</b>	<b>2008-2011</b>	<b>Planning Commission</b>	<b>0</b>	



**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Intergovernmental Coordination</u>					
1. Presently, the County Commission seems unable to focus with any consistent sense of direction and that makes progress on matters with the Cities very difficult.	<b>A. Work with the County to development County-Wide Vision</b>	<b>2007-2011</b>	<b>Elected officials</b>	<b>0</b>	

**City of Cedartown Report of Accomplishments**

<b>Economic Development</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Market current industrial parks through development organizations such as the GA Industrial Developers Asso. and other related organizations.	<b>Underway</b>	<b>CDA and PDA in conjunction with Polk County Chamber and Development Authority</b>
Further develop programs that provide partnership between schools and business that is outlined in the Polk County 2000 Program.	<b>Underway</b>	<b>Sub committee have been assigned by PCSB and City of Cedartown</b>
Promote activities which provide for expansion and retention of existing industry.	<b>Underway</b>	<b>Polk Chamber and Development Authority Local COO and CEO meetings</b>
Promote scenic sites for tourism and other economic development.	<b>Underway</b>	<b>New tourism committee funded by county overseen by PDA</b>

Natural and Historic Resources		
Activity	Status	Explanation
Fulfill the State's environmental criteria requirements by adopting wetlands, groundwater recharge and water supply watershed areas protection ordinances.	<b>Watershed completed</b>	<b>Constructed with fox environmental</b>
Incorporate survey data into city's land use maps.	<b>Completed</b>	<b>Survey indicated land use maps are current</b>
Continue survey process to include all natural resource types for the city.	<b>Underway</b>	<b>Polk Chamber 2026</b>
Identify individual properties and districts for nomination by local designation and/or National/GA Register of Historic Places.	<b>Underway</b>	<b>Herbert Street and Highlands being applied</b>
Prioritize individual properties and districts for nomination by local designation and/or National/GA Register of Historic Places	<b>Underway</b>	<b>HPC makes recommendation to City Commission</b>

<p>Initiate amendment to the Cedartown Commercial National Register Historic District to include the City Waterworks Bldg, Big Spring Park and the Woman's Bldg.</p>	<p><b>Completed</b></p>	<p><b>Already applied for</b></p>
<p>Develop preservation awareness information and activities to increase involvement of the city's African-Amer. community.</p>	<p><b>Underway</b></p>	<p><b>Herbert Street, Highland and Fletcher are being applied for presently</b></p>
<p>Support the establishment of a heritage education program in the county school system.</p>	<p><b>Underway</b></p>	<p><b>Need coordination of Polk School District and Chamber</b></p>

<b>Community Facilities and Services</b>		
<b>Activity</b>	<b>Status</b>	<b>Explanation</b>
Upgrade and expand existing city services including but not limited to water service, recreation and fire protection.	<b>Underway</b>	<b>Sewer being expanded North on Hwy 27 Fire dept developing out station 5 year plan</b>
Support efforts of construction and renovation of the cultural facilities, such as the theater, libraries and museums.	<b>Underway</b>	
Pursue funds to construct new recreation facilities for all the residents.	<b>Underway</b>	<b>Renovating Goodyear fields including mill area</b>
Study plans to link existing and proposed recreational facilities by improving sidewalks and/or other modes of transportation within Cedartown.	<b>Underway</b>	<b>Master plan has been designed on Silver Comet to be completed and funds to acquire property</b>
Increase water treatment facility of Cedartown by interconnecting with Polk County.	<b>Underway</b>	<b>EPD permitting is the issue. There present criteria is behind the times</b>
Develop storm water control areas for Cedar Creek.	<b>Underway</b>	<b>Engaged fox environmental</b>

Housing		
Activity	Status	Explanation
Pursue housing grants for blighted areas.	<b>Underway</b>	<b>Reviewing project from board</b>

**SUMMARY OF SHORT-TERM WORK PROGRAM**

**City of Rockmart**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Population Change</u>					
<p>1. The city will be faced with an increased need for quality healthcare and other related services to assist its aging population. Currently, the city is serviced only by local medical offices and “urgent care” type office practices that are not available 24/7. Major medical testing or hospitalization is provided from a variety of hospitals in the area. The City and the County of Polk will need a medical/ healthcare facility that can handle trauma type injuries and illness as population increases causing congestion on highway corridors, increased traffic and pedestrian injuries.</p>	A. Exploration of tri county medical facility seek partnership with surrounding counties	2007-2008	All	\$20,000	General Fund Grants
	B. Survey population surrounding targeted area of Polk, Floyd, Bartow, & Paulding	2008	All	\$20,000	General Fund Grants
	C. If positive response identify site location exploring environmental issue, traffic source	2009	All	\$50,000	General Fund Grants
	D. If feasible to proceed with project from the point major planning will be required and need for public private partnerships along with local federal state funding to be sought for facility water sewer and other utility needs	2010-2011	All	\$1,000,000	General Fund Grants Partnerships

<p>2. Population is forecasted to nearly triple over the next twenty years. Current trends in expanding residential and commercial growth coming west out of Paulding County and south out of Bartow County support these forecasted numbers. Current daytime populations already indicate a significant increase as presented in the latest U.S. Census report. There is a need for additional infrastructure to support growth.</p>	<p>A. Additional infrastructure to support growth</p>	<p>2007</p>	<p>All</p>	<p>\$1,000,000</p>	<p>General Fund Grants</p>
<p>3. Although not directly the responsibility of the City, the increased population will bring about the need for additional schools. Current approved development request call for the immediate need for at least one new elementary school. In the event forecasts are correct, the city would encourage the Polk Board of Education to insist that sufficient property is located and that schools are designed for future expansion to meet the growing needs of the community.</p>	<p>A. Develop a study of how many schools/classroom will be needed over the next twenty years and where they should be located.</p>	<p>2007-2011</p>	<p>Polk County School District</p>	<p>\$50,000</p>	<p>School Taxes</p>



**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Economic Development</u>					
1. Increase tax base for the community as well as the entire county by rethinking Economic Development strategies to include a 60-40 % split between commercial/ industrial and residential.	A. Develop an Economic Development strategy to include a 60-40 % split between commercial/ industrial and residential.	2007	All	\$15,000	General Funds
2. Continued efforts to restore and revitalize the downtown business district. Redevelopment and infill of new businesses, office space and increased residential housing.	A. Secure Historic Preservation Registry Designation Encourage reestablishment of Downtown Dev Authority	2007-2011	COR	\$30,000	General Funds Grants
	B. Development of special task districts to accommodate low interest loans & funding for small businesses	2007-2011	COR	0	

<p>3. Expand and improve infrastructure to attract future industrial and commercial growth. This includes but is not limited to water, sewer, transportation, recreation and more importantly public safety. Increased police and fire protection will become more demanding as growth will call for additional police officers and Precincts, additional firefighters and fire stations and the need for more efficient emergency medical service delivery.</p>	<p>A. Expand and improve infrastructure to attract future industrial and commercial growth.</p>	<p>2007-2011</p>	<p>COR</p>	<p>\$8,500,000</p>	<p>General Funds, Grants, Developers</p>
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SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Natural Resources</u>					
1. Encourage green space preservation, to allow sufficient ratio between construction areas and to provide appropriate buffer areas to support green space Activity.	A. Develop new and enforce existing regulations to ensure compliance	2006-2008	COR	\$5,000	General Funds Grants

<p>2. Protect current water sources, including:</p> <ul style="list-style-type: none"> <li>• Monitor for declining water quality issues. As development increases insure Steps are taken to insure demand issues and quality assurance measures are developed simultaneously.</li> <li>• Protect and secure all water and natural resource areas for the future. Maintain a continued liaison with area and regional water and sewer systems to insure future supply sources are preserved.</li> <li>• Monitor and update and provide security measures for the protection of re-charge and storm-water runoff areas. As new development takes place enforce and maintain best management practices to prevent erosion of existing land and silt build up in local state waters.</li> <li>• Protect city water sources and Euharlee Creek Watershed. Current primary drinking water supply consists of two wells that provide service to both city and county residents. It is essential that a coordinated effort be established between the City and Polk County to protect and insure future water quality.</li> </ul>	<p>A. Protect current water sources.</p>	<p>2006-2011</p>	<p>COR</p>	<p>\$100,000</p>	<p>General Funds Grants</p>
<p>3. Secure additional water and natural resources for the future.</p>	<p>A. Secure Aragon Spring or additional well sites</p>	<p>2006-2011</p>	<p>COR</p>	<p>\$200,000</p>	<p>General Funds Grants</p>

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Cultural Resources</u>					
1. Pursue additional ordinances that will protect and preserve the Historic Districts of the city. Obtain Downtown Historic District placement on National Registry of Historic Places.	A. Ordinance development	2008	COR	\$2,500	General Funds Grants
	B. Better Hometown	2009-2011	COR	\$10,000	General Funds Grants
2. Pursue cultural activities and arts.	A. Expand Arts Center (existing)	2006	COR	\$219,000	SPLOST
	B. Develop Cultural Arts Center	2007-2011	COR	\$500,000	General Funding Long-term financing
	C. Provide increased activities at Art Center	2007-2011	RCAC	\$100,000	General Funds User Fees
3. Develop plan to designate areas of downtown, for example, retail area, cultural area, and greenspace. Implement and revise ordinances affecting zoning and development to include Architectural Design Standards, providing strict compliance as well as guidance and specific detail that will guide owners and developers through maintenance, rehabilitation and new construction.	A. Better Hometown	2007-2009	COR	\$10,000	General Funds Grants
	B. Upgrade Seaborne Park to include new entertainment center	2007-2008	COR, Chamber	\$50,000	General Funds Contributions

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Facilities and Services</u>					
1. Maintain consistency with comprehensive plan's Service Delivery Strategy. Recent and proposed changes in service, funding sources, and annexation policies will need to be reflected in the coming update of the SDS as part of this planning process. Open communication and dialogue with and between entities of Polk County will have to be maintained throughout this planning process.	A.	2006-2011	All	\$5,000	General Fund
2. Rockmart's Master Plan should include management and maintenance of stormwater management infrastructure and plans.	A. Perform study of city storm water structure and develop future maintenance program	2006-2009	COR	\$30,000	General Fund
3. Ensure water and sewer services are rehabilitated, maintained and expanded to meet future demands. Cooperation with Polk County to expand city's service outside incorporated area may be needed.	A.	2007-2011	COR	0	

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Housing</u>					
1. The City currently has a lack of balance in new housing. Aggressive Planning and Zoning as well as continuous revisions to the development regulations will only encourage diversity of housing types. Current trends include sufficient “starter homes” and multi-family housing. Needs upscale neighborhood development of “gated communities” and residential development that encompasses recreational facilities, such as “tennis, golf course communities”.	A. Develop a plan to encourage diversity of housing types.	2007-2011	COR	\$10,000	General Fund
2. Planned or Mix Use developments are needed and that will aid in the success of a growing community by providing those elements that will improve the quality of life of its residents.	A. Continue to encourage planned development contained within existing ordinance	2007-2011	COR	0	
3. Improve opportunities and condition of Public Housing. Currently, existing Public Housing has undergone numerous renovation and do not possess the space to handle the volume of public need. Tax credit housing is available and Somewhat limited for seniors.	A. Work in conjunction with NWA	2007-2011	COR	0	
	B. Encourage development of tax credit housing especially for seniors	2007-2011	COR	0	

**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Land Use</u>					
1. Adopt zoning procedures, development standards that call for planned development. City-developer partnerships address appearance, infrastructure needs, public safety concerns, recreation, transportation issues to make successful projects, blend with community vision, theme. “Best Management Practices” ensure compliance with State, Federal Land Disturbance provisions for buffer areas that protect streams, incentivize greenways.	A. Adopt zoning procedures, development standards that call for planned development.	2007-2011	COR	0	
2. Provide Aid to Struggling and Blighted areas of the community. Create opportunities for reinvestment and redevelopment through local assistance housing grants from state and federal programs. Encourage private partnerships to reinvest in these areas, improve quality of life.	A. Develop plan to aid and identify blighted and struggling area within cities	2007-2011	COR	\$2,500	General Fund
3. Need cooperation of City, County officials to implement zoning, sign, development standards that will respect, protect neighborhoods by having same and/or similar standards. Based on report Maximus 2005, this is feasible if aggressively pursued.	A. Intergovernmental cooperation	2007-2011	All	0	



**SUMMARY OF SHORT-TERM WORK PROGRAM**

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Transportation</u>					
1. Mitigating increasing traffic congestion. Traffic congestion is going to worsen in future years as growth and development opportunities increase. Steps need to be emplaced to slow the increase in congestion including street connectivity, traffic studies requiring the cooperation and coordination of both City and County officials.	A. Work in conjunction with DOT and county plan development for future transportation issues	2007-2011	All	0	
2. Call for transportation study to assess the need for widening and improving traffic flow on Marquette Rd. and Prospect Rd. Study improvements of street connectivity within and between developments.	A. COR perform study on widening Marquette Road	2009-2011		\$30,000	General Fund
3. Poorly connected or incomplete pedestrian network. City needs to follow through with plan to upgrade rehabilitation and replacement of sidewalk project.	A. Sidewalk rehab Goodyear Village	2007	COR	\$300,000	General Fund SPLOST

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Intergovernmental Coordination</u>					
<p>1. Consistency with Service Delivery Strategies. Recent and proposed changes as well as revisions in service delivery, funding sources and annexation policy will have to be reflected in another update of the SDS as part of this planning effort. Communication, dialogue and spirit of unified cooperation between City and County officials will have to be maintained throughout this planning process.</p>	A. Intergovernmental cooperation	2007-2011	All	0	
<p>2. City and County officials continue to work together to promote tourism within the County that will benefit both entities.</p>	A. Intergovernmental cooperation	2007-2011	All	0	
<p>3. Special Purpose Local Sales Tax renewal. City officials need to work closely with the County to help ensure that this important source of Capital improvements funding is effectively used and that the dollars spent benefit the majority and ensure a better quality of life for all.</p>	A. Intergovernmental cooperation	2007-2011	All	0	

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Other Issues</u>					
1. Need for second fire station and equipment and manpower	A. Secure property of station location	2007	COR	30,000	General Fund
	B. Contewel Station	2009	COR	300,000	General Fund
	C. Purchases Power	2009-2011	COR	400,000	General Fund
	D. Manpower hiring 9 firefighters	2010-2011	COR	360,000	General Fund

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Other Issues</u>					
2. Renovation of Old RHS property for government complex	A. Architectural proposal	2006-2007	COR	\$35,000	General Fund Long term funding
	B. Secure long term financing	2006-2007	COR	3.5 to 5 million	Bond Bank financing

SUMMARY OF SHORT-TERM WORK PROGRAM

Top Issues to Address per Planning Category	Project Description	Timeline	Responsible Party	Cost Estimate	Funding Source
<u>Other Issues</u>					
3. Expansion of water sewer utilities	A. Expansion of water	2007-2008	COR	\$2,300,000	General Fund GEFA
	B. Construction of 500,000 gallon clear well	2006-2007	COR	\$700,000	General Fund GEFA ARC Grant
	C. Existing sewer rehab	2007-2008	COR	1.5 – 2.5 million	General Fund SPLOST GEFA Grants

**City of Rockmart Report of Accomplishment**

Economic Development		
Activity	Status	Explanation
Develop incentive program for attracting new industry.	<b>Completed</b>	<b>Incentive program was updated and provided to the Rockmart Development Authority and the Joint Authority of Polk County in 2006</b>
Focus industrial development recruitment efforts towards industries which use products or services offered by existing industry.	<b>Underway</b>	<b>Current Marketing efforts on Speculative buildings and properties are being focused with existing industry and support industries daily</b>
Initiate and implement downtown development and renovation projects.	<b>Underway</b>	<b>Completion of the Downtown Streetscape project in 2005 has attracted interest and has resulted in renovation. Historic Registry Designation has been applied for and awaiting approval.</b>
Promote scenic sites for tourism and other economic development.	<b>Underway / ongoing</b>	<b>Streetscape, Silver Comet Trail, Rockmart Riverwalk projects all completed in 2005. Phase II of Streetscape currently being designed and awaiting approval GDOT.</b>

Natural and Historic Resources		
Activity	Status	Explanation
Support Georgia Forestry Commission efforts in fire protection and forestry management.	<b>Underway</b>	<b>The City of Rockmart does not have a significant amount of Forest land but works with and in conjunction with the GA Forestry Commission Polk County to adhere to best management practices</b>
Study ordinance protecting areas defined as environmentally sensitive including but not limited to wetlands, ground water recharge, and water supply watershed areas.	<b>Underway</b>	<b>Currently undergoing study of groundwater recharge areas, watershed assessments and other environmentally sensitive areas.</b>
Incorporate survey data into city's land use maps	<b>Underway</b>	<b>City staff, elected officials and public input from public hearings have input into our 2006 Comprehensive and Land Use Plan that will be submitted in October 2006 to DCA for approval</b>

<p>Nominate eligible properties and districts to the National Register/Georgia Register of Historic Places. Consider a multiple property nomination approach with a downtown commercial district as a high priority.</p>	<p><b>Underway &amp; Pending</b></p>	<p><b>Currently awaiting approval and designation from the GA Historic Preservation Group on our Downtown designation and placement on the registry.</b></p>
<p>Evaluate the Rockmart Streetscape Plan for its impact on historic resources before implementation. The plan should identify the negative impacts and then attempt to resolve the problems or short-comings.</p>	<p><b>Completed</b></p>	
<p>Form a local preservation organization to initiate a community awareness program and to act as a local historic preservation advocate.</p>	<p><b>Not Accomplished</b></p>	<p><b>Progress in this area will be sought upon receiving approval of our National Registry project currently submitted</b></p>
<p>Form a broad-based task force or study committee, officially recognized by the city, to launch a public awareness campaign for creating locally designated historic districts and establishing a local design review process.</p>	<p><b>Underway</b></p>	<p><b>Current Zoning and Planning Commission activities are addressing these awareness needs currently</b></p>
<p>Support the establishment of a heritage education program in the county school system.</p>	<p><b>Not Accomplished</b></p>	<p><b>Current activities initiated county wide has been the support of the Keep Polk Beautiful</b></p>



Community Facilities and Services		
Activity	Status	Explanation
Upgrade and expand existing city services including, but not limited to water, recreation, and fire protection.	<b>Underway</b>	<b>Current plans being developed for the expansion and upgrade of both water and sewer treatment and collection systems. Fire department exploring and seeking property for second fire station location</b>
Remove outdated portion of existing water treatment plant.	<b>Underway</b>	<b>Plans have been submitted to EPD awaiting approval of water plant expansion and construction of a new additional clearwell</b>
Enhance the arts center.	<b>Underway</b>	<b>Currently under construction is a 6,000 SF addition to the Art Center which is scheduled for completion in the late fall of 2006</b>
Explore and implement all existing state and federal beautification programs.	<b>Completed / Ongoing</b>	<b>Standard codes affecting all areas of construction and beautification are approved to meet the State of Georgia latest approved versions</b>

<p>Develop storm water control areas for Euharlee Creek.</p>	<p><b>Ongoing</b></p>	<p><b>Current and active study being done through a Storm Water Assessment for our area of Euharlee Creek</b></p>
<p>Develop a capital improvement plan.</p>	<p><b>Ongoing</b></p>	<p><b>The city has begun developing and identifying new strategies of capital improvements. Water, sewer as well as public safety. In 2006 completed a major IT upgrade city wide</b></p>

Housing		
Activity	Status	Explanation
Pursue housing grants for blighted areas.	<b>Underway / Completed</b>	<p><b>Current DCA CDBG project in WARD 3 is closing out its final construction project.</b></p> <p><b>Project should be completed and closed with DCA by December 2006</b></p>

Land Use		
Activity	Status	Explanation
Concentrate an effort to initiate uniform building inspection codes that are consistent for Rockmart, Aragon, and Polk County. This is not an effort to combine separate building inspection departments, but rather provide uniform enforcement within Polk County and the cities.	<b>Not Accomplished</b>	<b>Efforts were made to accomplish this task, however, the various entities did not feel comfortable in combining staff due to the complexity or lack of regulations and compatible zoning standards.</b>
Create a sign ordinance.	<b>Completed</b>	<b>The City has approved and implemented a comprehensive sign ordinance in 2003</b>

## **Summary**

Sunlight streaming through pine needles, cows grazing in a pasture, brick buildings with cars surging in and out at 7 am and 4 pm; these mental pictures describe a subjective concept that is key to Northwest Georgia and to Polk County and its cities. That concept is rural quality of life. It is why some residents drive hours back and forth to work in Atlanta. It is why people move from Alaska and Michigan and Pennsylvania to live and work in this area. It is what is bringing increasing numbers of residents into the area. However, at the same time, local governments are facing the unwelcome prospect of change due to loss of jobs for skilled labor and rising residential growth.

Another facet of life in Northwest Georgia is agriculture. Many residents grew up on the farm or continue to raise livestock, and many retirees are coming back to their agricultural roots as hobby farmers. Land prices are rising and development pressures threaten farming operations. Some endure. The values of patience, conservation and diligence that make this country and its people strong were learned through hot summers and cold winters outdoors on these farms. If agriculture is lost in this area, the definition of what it means to live in rural Northwest Georgia will change forever.

Industry has made this region, in a sense. Artisans created the first tufted bedspreads and hung them on their clotheslines for tourists driving up from Florida to the Northeast to see and buy. Demand rose, mass production made the tufted bedspreads available to a mass market, and the technology was applied to rugs as well. From this came the carpet industry that we know today. Textile mills also created and sustained the Northwest Georgia economy. These industries, however, face increasing pressures and job losses has already occurred. Will industry continue to be a major employer, and if not, do residents have the job skills to enter other areas?

These challenges have been brought to the forefront as local governments have updated their comprehensive plan in order to maintain their Qualified Local Government status. Current Department of Community Affairs requirements call for a partial update, the Community Agenda, to be submitted by the recertification date. To that end, local governments of Polk County and its cities and towns worked with the Coosa Valley Regional Development Center to identify stakeholders, gather community input, and complete the Community Agenda.

Though the county and its cities stand separately, in completing the Community Agenda each local government walked a parallel path and reached a similar summit. From that summit, they viewed the long-term future of their community. Their beautiful rural vista faced developmental pressures. If protective changes were not made, that cherished view could be overlaid with unplanned residential growth, continued jobs loss, and declining quality of life. Having seen the need and having heard the concerns of the community, local governments developed a strategic community vision and a tactical five-year work program.

The Coosa Valley Regional Development Center has served the Northwest Georgia area through working with local governments to provide well-planned, well-suited, and well-funded projects that benefit the local community and the Coosa Valley region. Staff at the RDC has a

combined total of one hundred and forty five years of experience in planning. This translates into a thorough knowledge of local conditions, needs and resources, combined with solid relationships with local governments.

In working with local governments to create projects in their short-term work programs for the next five years, staff has highlighted those projects where funding sources are available. Staff has the challenge and the opportunity to match needs with funding sources. In suitable areas, partnerships with state, regional, and local governments could provide better results than city or county efforts alone. In jurisdictions, for example, residents would like to walk around the city; sidewalks are lacking. Sidewalk connectivity could be partially addressed with city funding. However, a successful application for a Transportation Enhancement grant through the Georgia DOT would allow the City to connect sidewalks throughout the community and maintain them, creating another feature to enhance residential quality of life. Another grant possibility would be the Rural Communities Development Initiative through the USDA, which calls for capacity building in rural communities to enhance economic, housing, and community development. The four counties have indicated a need for economic and cultural resource development and the match between their needs and this grant seems to fit.

Water and sewer infrastructure projects are predominant. Old water lines leak, costing the city or county money. Sewer may be reaching capacity. Water meters may be lacking. The city or county may need a water source and face an extensive water project. These projects are essential, but extremely expensive. One funding source that is suggested is a low-interest loan through the Georgia Environmental Facilities Authority; another proposed source is USDA Rural Development grants, while a third possibility is funding through the Appalachian Regional Commission. The Coosa Valley Regional Development Center is continually working with local governments to match infrastructure needs with funding sources.

The next five years will create challenges and opportunities for local governments as they continue their short-term work program projects. The Coosa Valley Regional Development Center staff are well-positioned to work with local governments to identify funding for these projects and providing planning services, as well as continuing to train a competitive work force, and caring for the aging population of these rural areas.

## **Other Plans**

As this planning process come to a close it is importation to note that there are several other County and Regional plans already in place which helped support this plan and should be considered addendums this plan. Other plans include:

Coosa Valley Regional Development Center – Regional Bicycle and Pedestrian Plan

Coosa Valley Regional Development Center – Regional Comprehensive Plan

Polk County Solid Waste Management Plan

Polk 2026 Goals & Objectives for Community and Economic Development

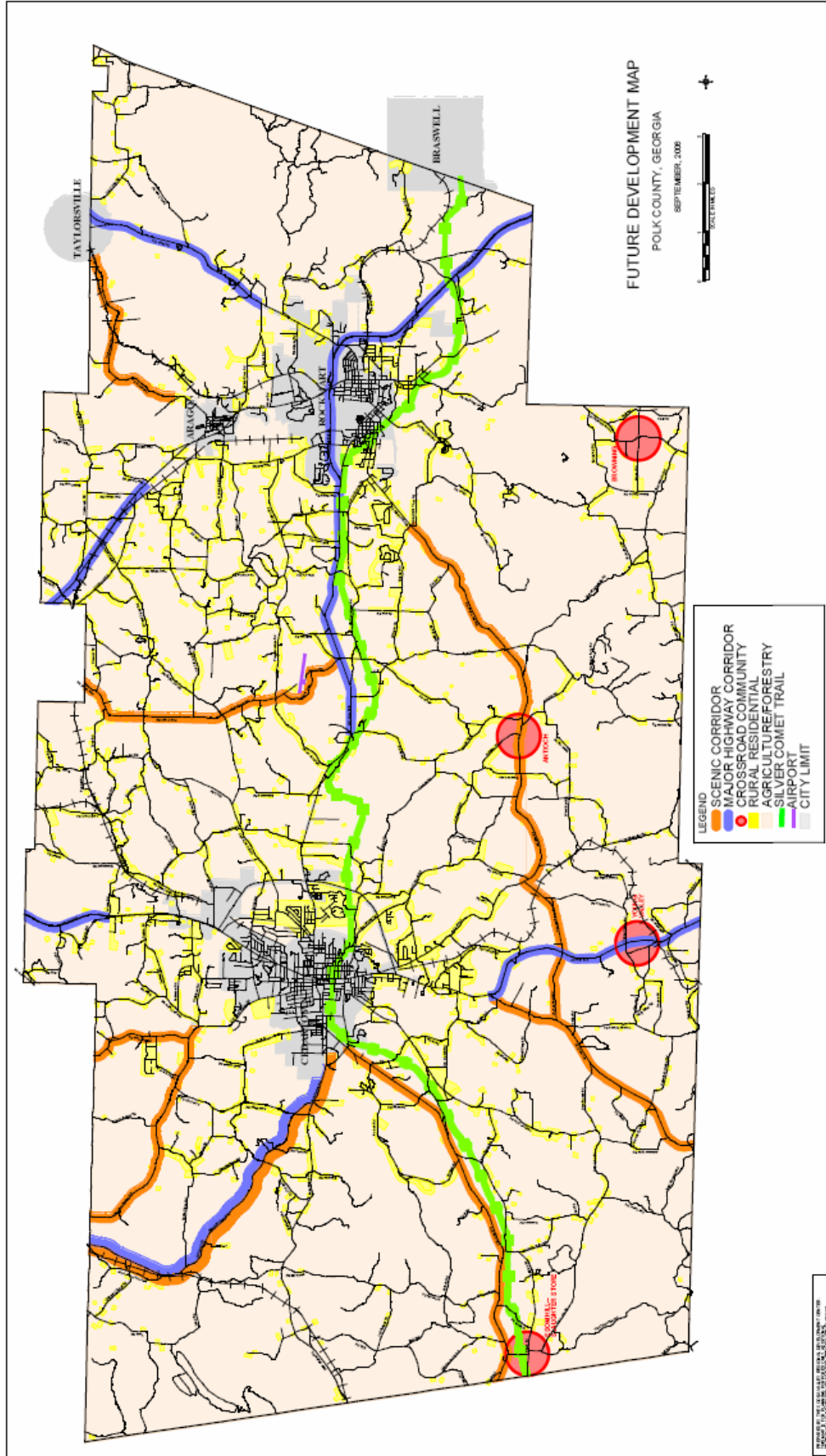
**Future Development Maps**

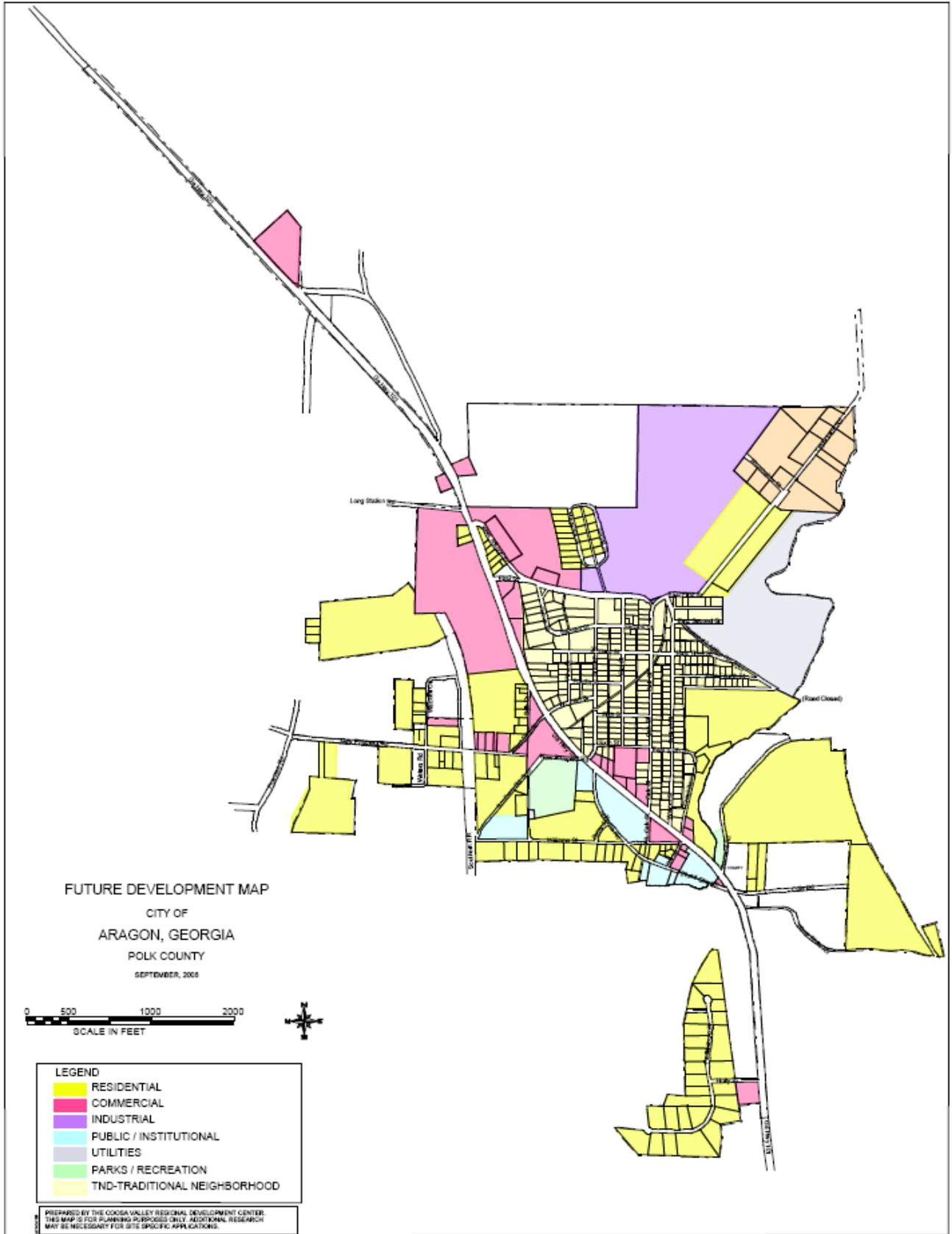
**Polk County**

**And the cities of**

**Aragon, Cedartown and Rockmart**



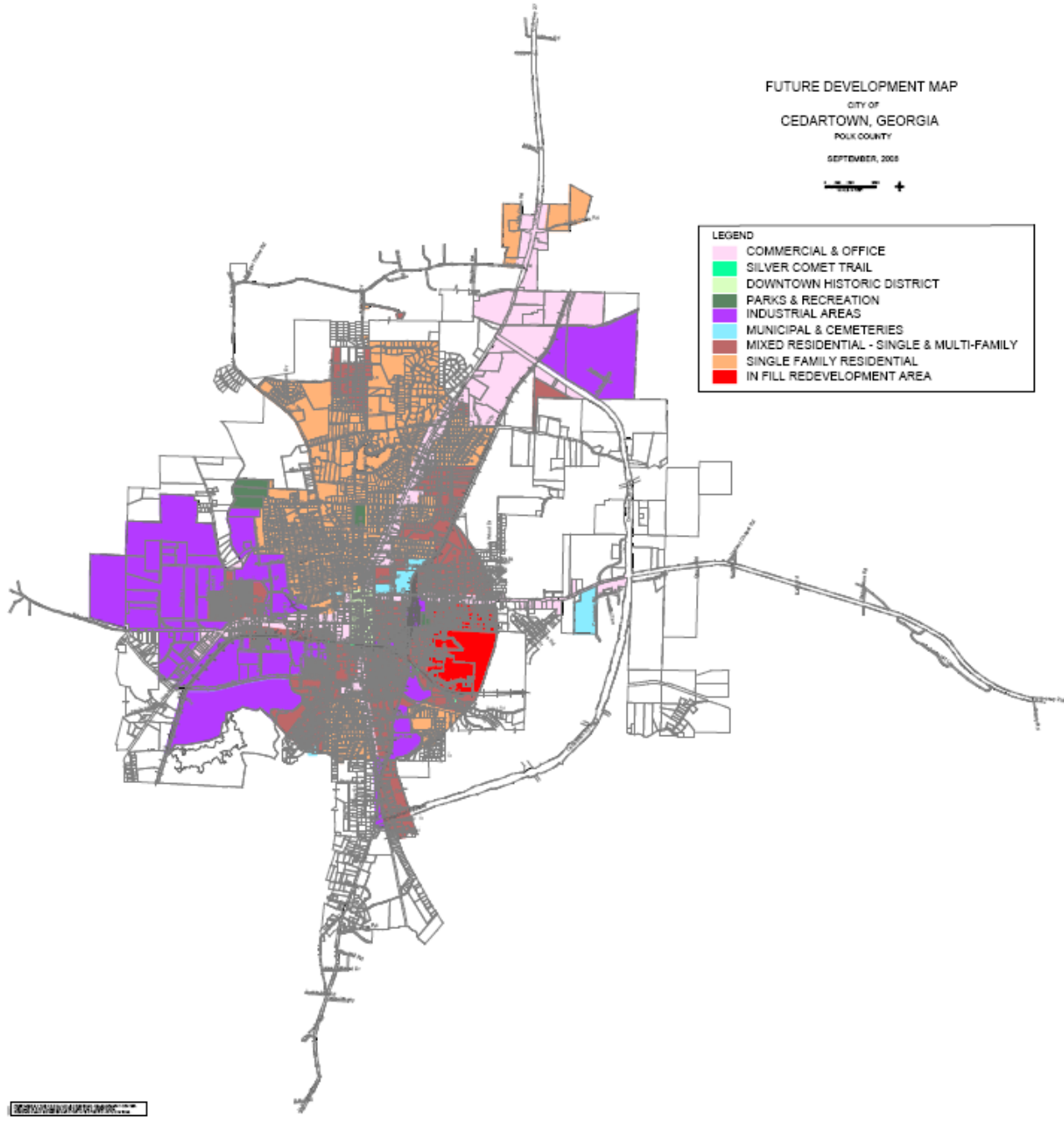




FUTURE DEVELOPMENT MAP  
CITY OF  
CEDARTOWN, GEORGIA  
POLK COUNTY  
SEPTEMBER, 2008



LEGEND	
	COMMERCIAL & OFFICE
	SILVER COMET TRAIL
	DOWNTOWN HISTORIC DISTRICT
	PARKS & RECREATION
	INDUSTRIAL AREAS
	MUNICIPAL & CEMETERIES
	MIXED RESIDENTIAL - SINGLE & MULTI-FAMILY
	SINGLE FAMILY RESIDENTIAL
	IN FILL REDEVELOPMENT AREA



DEVELOPMENT

