

Joint County-City Comprehensive Plan 2007-2027

Community Assessment

for

Polk County

And the cities of

Aragon, Cedartown and Rockmart

DRAFT – April 2006

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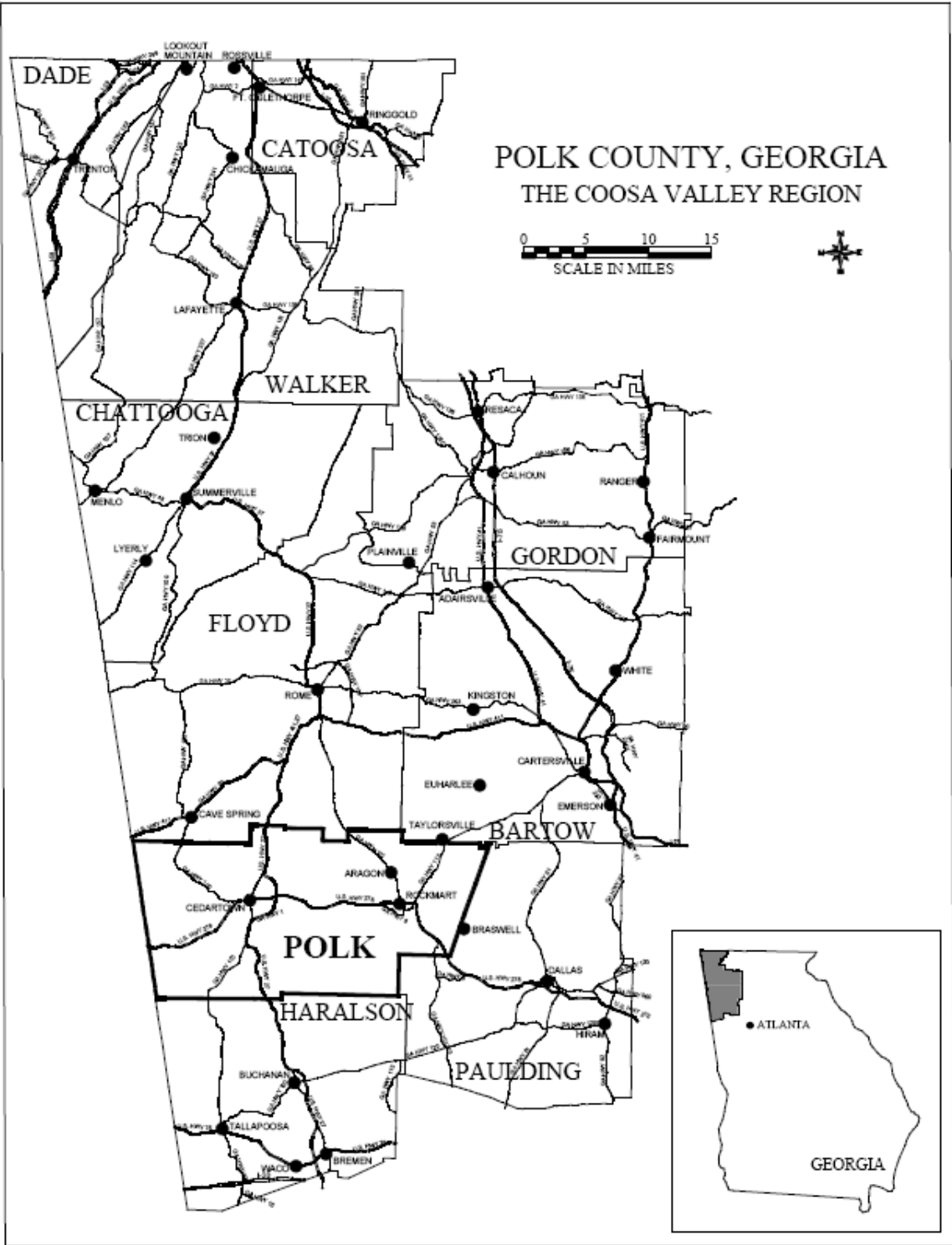
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I. INTRODUCTION

Purpose

This report lays the foundation for the revisions to the joint city-county Comprehensive Plan for Polk County, which will create an agenda to manage growth over the next twenty years. This report outlines a set of issues and opportunities related to each of the Comprehensive Plan's elements that are based on an analysis of the existing conditions and historical trends. The report is designed to meet the Standards and Procedures for Local Comprehensive Planning established by the Georgia Department of Community Affairs (DCA) and adopted on May 1, 2005.

Scope

As required in the DCA Standards, this report includes four basic components:

1. List of issues and opportunities that the community wants to address
2. Analysis of existing development patterns
3. Evaluation of current community policies, actions, and development patterns for consistency with the Quality Community Objectives
4. Analysis of supportive data and information

In its coverage of these four components, this report is written in an executive summary-like fashion so that citizens and decision makers can quickly review the essential elements and major findings of this planning effort. Most of the detailed findings of this assessment are included in a "Technical Addendum."

Methodology and Schedule

As required by the DCA Standards, this Community Assessment is primarily the product of a review of Polk County and its cities policies, plans, regulations, and development patterns. The study area for this Assessment is the incorporated and non-incorporated areas of the Polk County.

This Community Assessment document is the first major step in preparation of Polk County's Comprehensive Plan. The following schedule outlines the remainder of the process. This document and the Community Participation Program will be submitted to the DCA for approval. Upon approval of both documents, work on the Community Agenda will commence.

The Community Agenda, the most important part of the plan; includes the community's vision for the future, key issues and opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. To kick off the effort, a Community Visioning Meeting will be held in late May. This will be followed a month later by the Community Design Workshop. These two community involvement events will provide the public

support and input critical to a successful Comprehensive Plan. An Open House is scheduled for September 2006 to present the preliminary recommendations to the public. Upon completion of the Community Agenda, it will begin its 3-month long adoption process. This is scheduled to take place between November and January of 2006 - 2007.

II. Polk County Issues and Opportunities

Population Issues:

Polk County

1. Population of the County is forecast to nearly double in twenty years. This presents numerous issues for the County's services, environment, infrastructure, and quality of life.
 - a. **Services** must be expanded, including additional personnel and equipment, to handle the increasing population. For example, the **EMS** will require more ambulances, more paramedics, more skills. The **Road Department** will be called upon more for responses to uprooted trees and downed limbs, widening rights of way, additional paving and resurfacing, much more equipment and additional personnel. The **Fire Department** needs to be a paid department with stations spread across the county to provide fast response to calls. **E-911** will need continuous upgrading of equipment and facilities and training. At some point, the County may need to explore the very expensive alternative of 800 MHz communications. The **Police Department** and **Sheriff's Department** will need additional manpower and equipment to provide adequate service. Every department will be affected.
 - b. At the same time we recruit new industry, we must ensure that we protect the **environment**. New or amended ordinances will need to address watershed protection, groundwater recharge area protection, trees, green space, waste, and all other factors that will affect the environment.
 - c. A growing population means greater demand on **infrastructure**, and more 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.
 - d. **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.

- e. Access to **health care** is a quite important issue. Present hospital facilities are inadequate for the needs of a community of 100,000 or so in 20 years. Attention must be given to this important issue, plus the attraction of physicians, representing both general practice and specialties. Public Health care will remain an important issue. The community has already outgrown the two Health Department facilities it has, and will need to focus quickly on expansion or new facilities
2. The ethnic diversity of the county will increase, and these changes will require adapting schools and public services to a wider array of language and cultural patterns.
 - a. More emphasis will need to be placed on ethnic and cultural diversity to better understand the values of those moving into the county.
 - b. Language training – learning a language other than English, particularly Spanish – will be essential for many county government offices in order to effectively work with new citizens.
 - c. The proportion of the population over 65 years of age will increase and this population group will require specialized housing and services.
 - d. Educational attainment is lagging behind that of the rest of the state, and needs special attention.
 - e. 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 an education will not be able to secure good jobs in the commercial or industrial sectors.

Aragon

1. 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.

Cedartown

1. The population of Cedartown is projected to significantly increase over the next twenty years.

- a. Accordingly, our street widths may be an issue for efficient traffic flow. Cost of street widening escalates with utility relocation.
- b. Cedartown has already experienced a large population increase resulting from immigration. The growing pains associated with high numbers of immigrants may become staggering.

Rockmart

1. 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.
2. 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.
3. The City and the County of Polk will need a medical/healthcare facility that can handle trauma type injuries and illness. This is will become more evident as population increases and the traffic corridors of Hwy. 101, 113 and 278 continue to become more congested, resulting in increased traffic and pedestrian mishaps.
4. Although not directly the responsibility of the City, 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 forecast 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.

Economic Development Issues:

Polk County

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.
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.

3. Sewer capacity must be increased through cooperation among the County and the Cities, and by the County alone. While present development codes do not promote high-density single-family development, such development cannot be permitted without public water and public sewer. Alternatives to present and traditional waste water treatment facilities must be considered.

Aragon

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.

Cedartown

1. Lack of appreciation by the general public for the process involved in recruiting large employers. The financial condition of the County, also, continues to be a limiting factor in our ability to purchase large tracts of land for industrial prospects.

Rockmart

1. City and County elected officials need to define and establish clear vision of what Economic Development consists of and how best to meet the needs of a growing community.
2. There continues to be a lack of employment for skilled labor. Majority of all industrial applications use mostly non-skilled labor with very little skilled labor positions. Increase efforts in soliciting, marketing efforts to attract high-tech, Fortune 500 companies as well as major retail to help support the tax base. Residential growth will not sustain quality growth for the community.
3. Increase tax base for the community as well as the entire county by rethinking Economic Development strategies.
4. Lack of needed healthcare facilities hinders economic development. Again, major healthcare facilities are located mainly outside of Polk County.
5. City must continue to pursue and development additional water sources, upgrade current facilities and be prepared to expand such facilities prior to reaching the 80% capacity benchmark. Sanitary sewer demands and rehabilitation of existing sanitary sewer should remain a high priority as the anticipated growth pattern progresses over the next twenty years.
6. City elected officials need to continue working with County elected officials to become full-time partners in the Economic Development Efforts through ongoing funding; at sufficient levels that will enable the expansion of existing industrial

parks and the securing of additional lands for future development. Without such a commitment economic development efforts will seize and become stagnated.

Economic Development Opportunities:

Polk County

1. A general cleanup of the unincorporated areas must be accomplished. Junked vehicles is a huge problem. Litter adversely affects the natural beauty of the county. A concentrated effort is needed, through education and enforcement, to substantially reduce, or preferably to eliminate altogether, the problems of litter and junk.
2. Downtown revitalization and infill. The City of Cedartown is working toward downtown improvement. The City of Rockmart, with its new streetscape, changed its entire appearance, and is now a city anyone would want to visit. Both cities have completed new or renovated railroad depots, and both have down excellent jobs. Revitalization and an effort to bring jobs and shopping back to the downtown areas would have a dramatic economic influence.
3. Promote the entire community as a tourist destination. Promote the downtown areas with marketing and festivals and events. Promote the Silver Comet Trail. 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.

Tools/Methods:

4. 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.
5. The community does not have a long-term infrastructure plan that guides, directs and supports development.
6. There is insufficient, if not a total lack, of community between government/agencies/authorities/private sector entities involved in economic development.
7. Our community economic development programs:
 - do not use appropriate business recruitment, i.e., niche marketing, downtown revitalization
 - do not provide a range of job types that meet needs of the local workforce
 - do not identify, acquire, assemble and/or stabilize property for redevelopment

- do not focus both on revitalization of existing commercial structures and creation of future neighborhood commercial districts
- do not identify job opportunities for particular community populations
- do not publicize economic development successes.

Economic Development & Land Use Interaction:

8. Pristine land/greenfields are being developed.
9. There is a lack of physical convenience and accessibility of jobs to workforce
10. Our community has a proliferation of abandoned buildings and vacant land
11. Infrastructure investments are needed to remain competitive in business recruitment and community resources are inadequate

Workforce:

12. Our community does not offer enough jobs or economic opportunity to retain local residents
13. There are no priorities for recruitment, expansion and training
14. There is a mismatch of labor skills and business needs

Aragon

1. We need to find a way to increase our tax base.
2. We need to find a way to get extra sewer capacity for economic development.
3. We need to find a way to improve the quality of life for the citizens of Aragon.

Cedartown

1. Cedartown has building sites available in a variety of locations for prospective employers.
2. The highway system surrounding Cedartown makes access to our parks attractive.

Rockmart

1. Continued efforts to restore and revitalize the downtown business district. Redevelopment and infill of new businesses, office space and increased residential housing.

2. City officials, downtown merchant's and general business community take on an active campaign to promote aggressive marketing of success stories, vacant structures available, hold more festivals or other functions that would increase visibility and awareness.
3. Promote the Historic Preservation status of the downtown area. Through this, business opportunities will evolve, with potential funding assistance through state and federal programs.
4. Expanding and improving quality of life issues will directly affect and sustain the city's economy. Protection of open space and maintaining recreational areas is vital, additional and improved educational facilities will attract new residents, commercial business and industry to the area.
5. 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.

Housing Issues and Opportunities:

Polk County

Housing Mix & Future Demand:

1. Our community does not have varied housing options available to meet residents' needs at all stages of life
2. Our community's neighborhoods do not have a healthy mix of uses, like corner groceries, barber shops, or drug stores within easy walking distance of residences.
3. There is no inventory of public and private land available for the development of future housing

Housing and Land Use Interaction:

4. 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
5. Our community does not require or encourage new developments to reserve a percentage of proposed units for affordable housing.

Aragon

1. New houses are being built every day in and around the city of Aragon. This means house and lot size, sewage, water, and services that the city might and should provide.
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.

Cedartown

1. There are not a large number of undeveloped areas within the existing City limits for increased residential development.
2. We need consistent enforcement of existing minimum lot sizes by the County. Consistent enforcement would prevent developers from playing the entities against one another.

Rockmart

1. The City currently has a lack of balance in new housing units. Aggressive Planning and Zoning as well as continuous revisions to the development regulations will only lend a hand and encourage diversity of housing types. Current trend is that there is currently sufficient “starter homes” and multi-family housing. City needs upscale neighborhood development consisting of “gated communities” and residential development that encompasses recreational facilities, such as “tennis and golf course communities”.
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.
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

Natural Resources Issues:

Polk County

Resource Awareness:

1. The community's resources worth of protection have not been identified – there is no inventory of resources.
2. Community resources have not been mapped or compared to areas of future development
3. There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, economic developers, etc.
4. The community is not working regionally to protect resources.
5. The community has abandoned or contaminated properties.
6. There are erosion, sedimentation, storm water runoff problems.

Aragon

1. Preservation of open spaces.

Cedartown

1. We need to protect and secure all water and natural resource areas for our future.

Rockmart

1. Development has caused a loss of trees and canopy cover. Strengthen existing provision's dealing with tree preservation. Encourage new and future development's to provide for street trees and other vegetative buffers.
2. Monitor for declining water quality issues. As development increases insure Steps are taken to insure demand issues and quality assurance measures are developed simultaneously.
3. 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.
4. 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.

5. Encourage green space preservation, to allow sufficient ratio between construction areas and to provide appropriate buffer areas to support green space activity.

Natural Resource Opportunities:

Polk County

Implementation/Enforcement:

1. Our community needs to developed means of protecting significant resources
2. Our community's resources should play significant role in decision-making
3. Our community's policies and regulations need to allow for protection of community resources
4. There are not regulations against unwanted/environmentally hazardous uses (hog farms, landfills, etc.)
5. Environmentally sensitive areas of the community, such as stream banks, floodplains, or steep hillsides, are need set-aside from development.
6. Best management practices should encouraged or required as part of the development process
7. There needs to be appropriate site design guidelines in place for developing on sensitive areas (e.g., steep slopes, wetlands)
8. Our community should have programs that encourage infill development or brownfield/Greenfield redevelopment

Aragon

1. We need to make sure to try to preserve and protect our resources. Our air and water quality needs to be protected.

Cedartown

1. Cedartown has been blessed with a wonderful groundwater water source. The complexities of underground aquifers expose the Cities water quality to the high number of nitrates being put into the ground in the surrounding county residential developments because of the counties lack of wastewater collection system and their continued unwillingness to progressively approach this environmental issue

Rockmart

1. Coordinate preservation of green space areas with planned development activities.
2. 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 is established between the City and Polk County to protect and insure future water quality.
3. Encourage and increase the use of planned community development to instill cooperation between City officials and developer's of residential, commercial and industrial projects. Partnering together early insures that future environmental issues and the preservation of green space in maintained.

Cultural Resource Issues:

Polk County

Resource Awareness:

1. The community's resources worth of protection have not been identified – there is no inventory of resources
2. Community resources have not been mapped or compared to areas of future development
3. There is no on-going and active education about resource conservation and protection for the public, local elected officials, developers, economic developers, etc
4. The community is not working regionally to protect resources

Cultural Resource Opportunities:

Polk County

1. Our community needs to developed means of protecting significant resources
2. Our community's resources should play significant role in decision-making
3. Our community's policies and regulations need to allow for protection of community resources

4. Best management practices should encouraged or required as part of the development process

Rockmart

1. Pursue additional ordinances that will protect and preserve the Historic Districts of the city.
2. 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.

Community Facilities and Service Issues:

Polk County

Fiscal:

1. The relative costs of community services have not been considered or compared to different development types (open space/farmland; industrial/commercial; residential)
2. The future costs of providing services at current growth rates and for the same types of development patterns have not been considered.
3. The costs of providing community services for new development are not known or considered
4. Existing infrastructure investments are not being protected by encouraging infill, redevelopment, and compact development

Physical:

5. Our community does not place infrastructure to direct growth and development to identified areas and away from sensitive areas
6. The age, capacity function, safety, and maintenance needs of the community's public facilities have not been inventoried
7. There is no long-term strategy for the location or maintenance of public service facilities.

Rockmart

1. Meeting the service demands of a rapidly growing community and explosive population growth. The City has nearly doubled in population since the 2000 Census and is estimated to triple over the next ten to twelve years. This increase in growth and population will bring increasing demand on existing services to include but not limited to water, sanitary sewer, recreation, transportation and public safety.
2. Storm water Management will become increasingly more important and steps should be implemented to address NPDES requirements.
3. Consistency with 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 entity's of Polk County will have to be maintained throughout this planning process.
4. The current condition and capacity of the City's water system will not support the growing service demands due to the rapid growth and development with the city. Current plans are being developed to increase the Water Treatment Facility from 2.0 MGD to 4.0 MGD.
5. With the expansion of the Water Treatment Facility, additional and future water sources will be needed. The City intends to explore additional well sites and it is recommended to continue efforts to secure the Aragon Spring property.
6. Current Sanitary Sewer capacity if available and will support growth and development for some time. Increasing request for sewer service outside the corporate limits should be considered into any long range planning objectives for future development activities and annexations.
7. City government offices and the Library are operating beyond capacity and are in need of immediate expansion. The City is in the process of purchasing property that will accommodate and provide the needed space for the future.
8. Current growth and population indicators reflect the need for additional police officers and additional fire stations, equipment and personnel to insure that proper public safety service delivery is met. The City is currently developing its future strategy to meet these demands.

Community Facilities and Service Opportunities:

Rockmart

1. Expanding sewer capacity provides future opportunities. The City is currently evaluating its existing sanitary sewer system which needs significant rehabilitation. The City has earmarked funding on a limited basis to address many targeted areas once the evaluation and engineering is completed. Polk County elected officials have expressed the need for sanitary sewer in the unincorporated areas of the county and desire the city's to extend their systems outward. If this comes to an agreed strategy, Polk County officials will need to aggressively support and assist in the funding of this expanded service.
2. Coordinate stormwater management with the County. The City of Rockmart needs to adopt a stormwater management ordinance. The Metropolitan North Georgia Water Planning District (MNGWPD) has created a series of model ordinances that can address this need.
3. Current redevelopment efforts are underway to relocate essential government offices, the library, senior center and county government office. Additionally, the city needs to develop a strategy that will call for the redevelopment of the current building housing the Police Department and the current Senior Center to be used as a City museum and Welcome Center respectively.

Intergovernmental Coordination Issues:

Polk County

1. There is little or no coordination with other local governments in order to protect environmentally sensitive areas, historic and cultural resources
2. There is no process in place to ensure consistency with the land use regulations of contiguous governments
3. Our community does not have any border agreements to address detailed questions of land use, access, property value and annexation procedures
4. There are inadequate efforts or programs to ensure that implementation of growth policy, developmental impacts and mitigation are addressed
5. There are inadequate efforts of programs to continue advocating public participation in growth policy formation and revision process

Cedartown

1. Our intergovernmental committee continues to waste valuable time.

The sub-committees from each entity are not empowered to commit to any decisions and consequently little is accomplished.

2. Presently, the County Commission seems unable to function with any consistent sense of direction and that makes progress on matters with the Cities very difficult.

Rockmart

1. Regional transportation planning – to ensure proper coordination and execution of needed transportation improvements, City and County officials need to be actively involved in the transportation planning activities and work closely with the Georgia Department of Transportation.
2. Intergovernmental agreements are needed to meet anticipated service delivery demands. In particular, the City should explore funding participation from the County for expansion of sanitary sewer, fire and fire rescue services provided by the City.
3. Land use conflicts and utility service issues resulting from development. County needs to implement procedures to verify existing availability of water and sewer service capacity before issuing building permits to unincorporated area where city utilities are present but may have limited demand capability.
4. 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.
5. City Officials need to continue to lobby legislators for the passing of the proposed Municipal Option Sales Tax (MOST), that would allow major infrastructure needs to be met locally and would not be impacted or influenced by County official approval or consent.
6. 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.
7. NPDES/Stormwater management practices should be implemented and coordinated with the County. Under new state requirements the City is going to have to implement a Stormwater management practices. Through coordination of these activities with the County is not a requirement, but could be financially beneficial for the City to have the County provide this service, because much of the unincorporated area storm water releases through the city.

Intergovernmental Coordination Opportunities:

Rockmart

1. Coordinate closely with the County in meeting the State and Federal Storm Management requirements.
2. City and County officials continue to work together to promote tourism within the County that will benefit the both entities.
3. City and County officials need to work closely at defining and redefining our economic development strategy, by developing a unified and diversified strategy that will encompass residential growth, commercial/retail growth, redevelopment opportunity, and industrial growth that will support new high-tech industry as well as support expansion of our existing industry.
4. Actively participate in both local and regional activities that will promote and support future transportation needs, infrastructure needs and more importantly our economic development needs.

Transportation Issues:

Polk County

Current & Future Conditions

1. We do not have a comprehensive transportation study that includes parking, traffic and transit, both local and regional
2. There is little or no flexibility to adjust the design or operation of roadways in case of future changed conditions

Alternatives/Amenities

3. There is an imbalance between auto-dependent transportation projects and alternative transportation projects.
4. The community is not pedestrian or bike friendly
5. Community streets, pedestrian paths and bike paths do not contribute to a system of fully-connected and interesting routes to all destinations

6. The community does not have enough sidewalks and bike trails and those that exist are not well-linked

Parking

7. 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
8. 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)

Aragon

1. We have sidewalks that need to be repaired.
2. On 101, traffic has increased to the point it is getting harder everyday to get out into the road.

Cedartown

1. We have several areas that G.D.O.T. traffic studies seem outdated.
2. 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.
3. We need to follow the master plan that the City approved in 2002.

Rockmart

1. Poorly connected or incomplete pedestrian network. City needs to follow through with plan to upgrade rehabilitation and replacement of sidewalk project.
2. Call for transportation study to assess the need for widening and improving traffic flow on Marquette Rd. and Prospect Rd.

Transportation Opportunities:

Aragon

1. We need some sort of traffic signal to help people be able to get into the flow of traffic without the increase of accidents.

Rockmart

1. Improving street connectivity within and between developments.
2. 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.

Land Use Issues:

Polk County

Development Patterns:

1. Our community does not have a center focus that combines commercial, civic, cultural and recreational uses
2. 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)
3. Our community does not have design guidelines to ensure appropriate new and infill development that complements the character of the community

Development Process:

4. Community stakeholders are not involved in the community planning and development review process.
5. There are obvious inconsistencies in our community's development regulations
6. We do not have a checklist for development review
7. There are subjective aspects to development regulations that leave too much discretion in the hands of staff
8. There is not qualified staff to conduct development reviews in our community

Aragon

1. Clean up and create opportunities for our local areas that might be considered run down or abandoned.

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.

Cedartown

1. We have many struggling and blighted areas. Code enforcement is critical for the future improvement of these neighborhoods.

Rockmart

1. 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 and improve the quality of life .
2. Need cooperative effort of City and County officials to implement zoning, sign and development standards that will respect and protect neighborhoods by having the same and/or similar standards. Based on the final report Maximus 2005, this is feasible but needs to be aggressively pursued.
3. Continue to adopt zoning procedures and development standards that will call for more planned development within the community. This allows local government the opportunity to partner with developers to address the appearance, infrastructure needs, public safety concerns, recreation and transportation issues that make successful projects and blend with the community vision and theme.
4. Protect natural resources within the developments. Promote the use of the “Best Management Practices” and ensure compliance with State and Federal Land Disturbance provisions providing for proper buffer areas that will protect area streams and create and incentive to create greenway connections.

III. ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

The purpose of this analysis is to gain a clear understanding of the geographic setting within Polk County and to explore further those issues and opportunities that relate directly to the physical environment. The following analysis looks at three aspects of the existing development patterns throughout Polk County and it’s municipalities: Existing Land Use, Areas Requiring Special Attention, and Character Areas.

Existing Land Use

Analyzing the existing land use map in conjunction with the historical trend data can help to illustrate how the development patterns were formed. The land use map for each jurist diction illustrates what is currently on the ground. It is based on a compilation of tax

assessor's data in comparison with aerial photography, and field surveys to determine what the predominant land uses are for parcels throughout the county.

Table 1 defines the types of land uses found throughout Polk County and its cities, while Table 2 breaks down the existing land use by category and total acreage.

Table 1: Land Use Definitions

Existing Land Use Category	Definition
Rural/Agriculture	Rural: undeveloped land with one unit per two acres. Agriculture: land in open, cultivated state or sparsely settled, including woodlands and farms lands.
Residential	Single or Multi-family developments with lot sizes one acre or less.
Commercial	Commercial and office; including stripmalls, big-box retail, auto-related businesses, restaurants, convenience stores, and office buildings.
Industrial	Industrial uses.
Other (Pub, Rec, TCU, UU)	Public: Community facilities Recreation: parks, and protected land Transportation/Communication/Utilities Undeveloped/Unused

Figure 1-A: Polk County Existing Land Use

Polk County

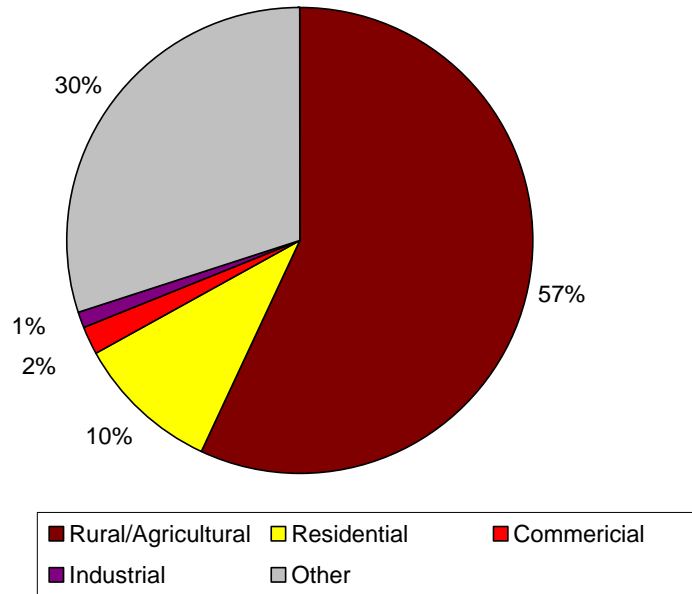


Figure 1-B: Aragon Existing Land Use

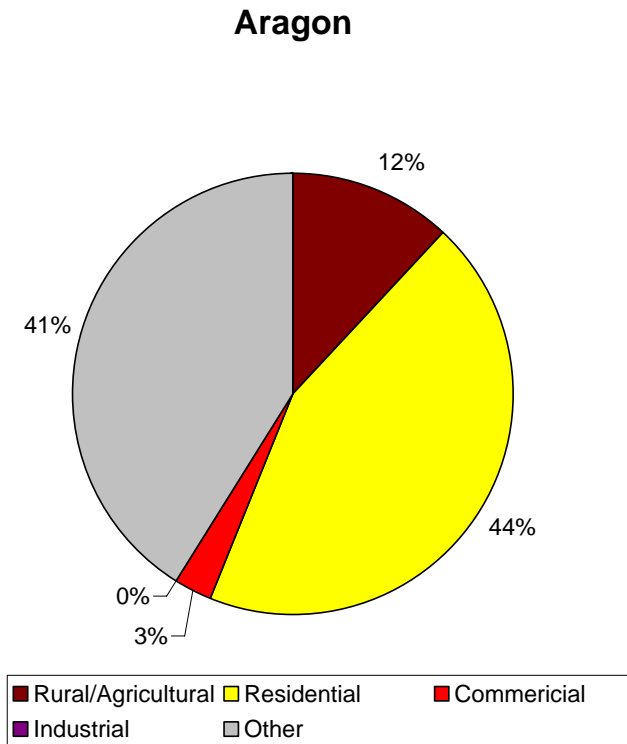


Figure 1-C: Cedartown Existing Land Use

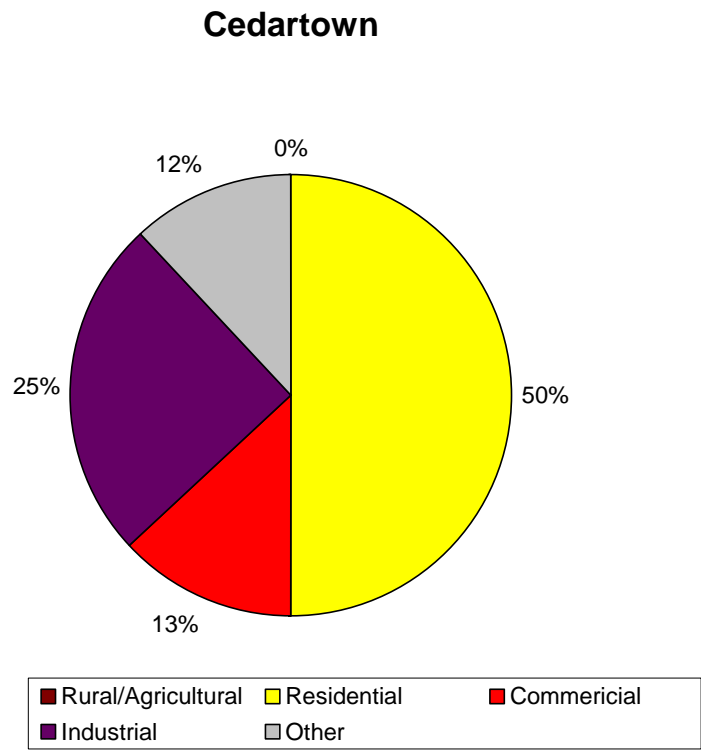
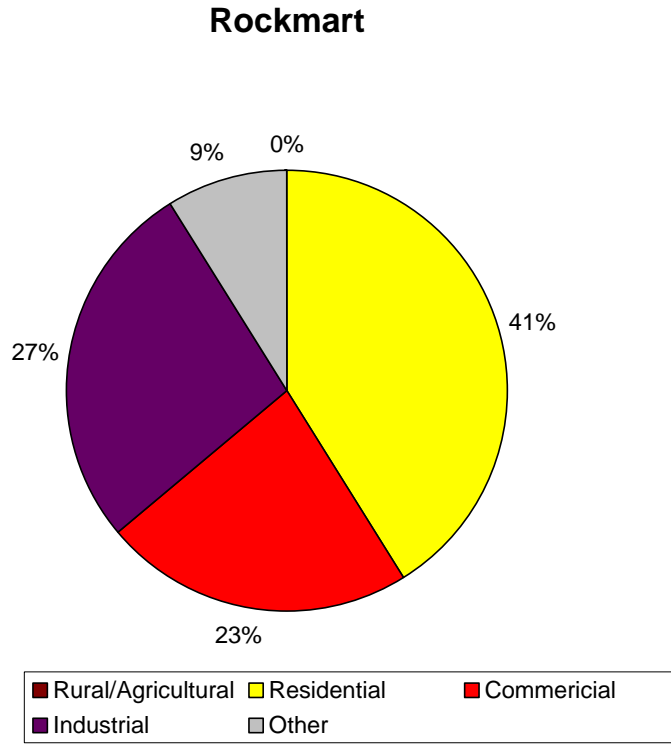


Figure 1-D: Rockmart Existing Land Use



Although development has increased throughout the county over the past decade, over 56% of the county remains in a Rural or Agricultural state while Commercial and Industrial are only at 1% each respectfully. Residential acreage comprises just 13% of the County’s total acreage. All other categories Public, Recreation, Transportation/Communication/Utilities and Undeveloped/Unused makeup a combined total of 29% of county acreage use.

Figures 2:A-D illustrate the existing land use countywide, the county and each city, maps. These maps represents a first draft of the existing land use and will be refined throughout the public participation process to correct any inaccuracies that may exist on the map.

Figure 2-A: Polk County Existing Land Use

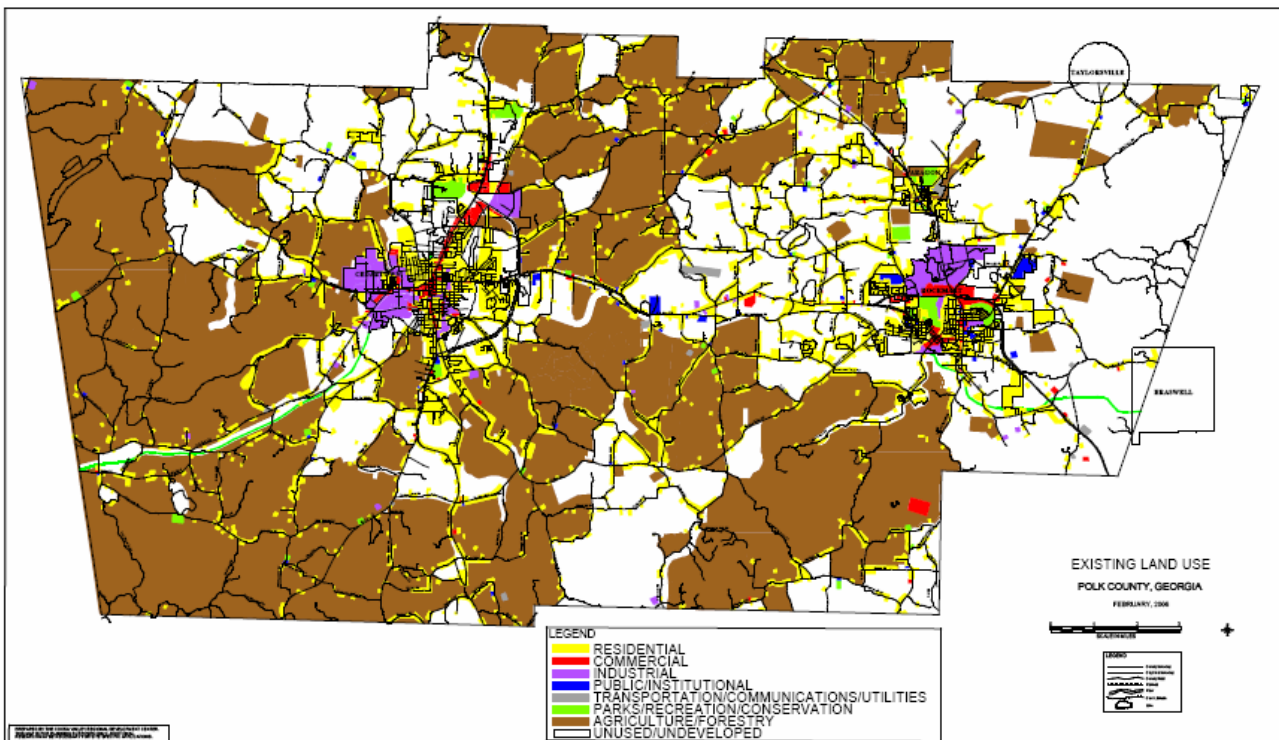


Figure 2-B: Aragon Existing Land Use

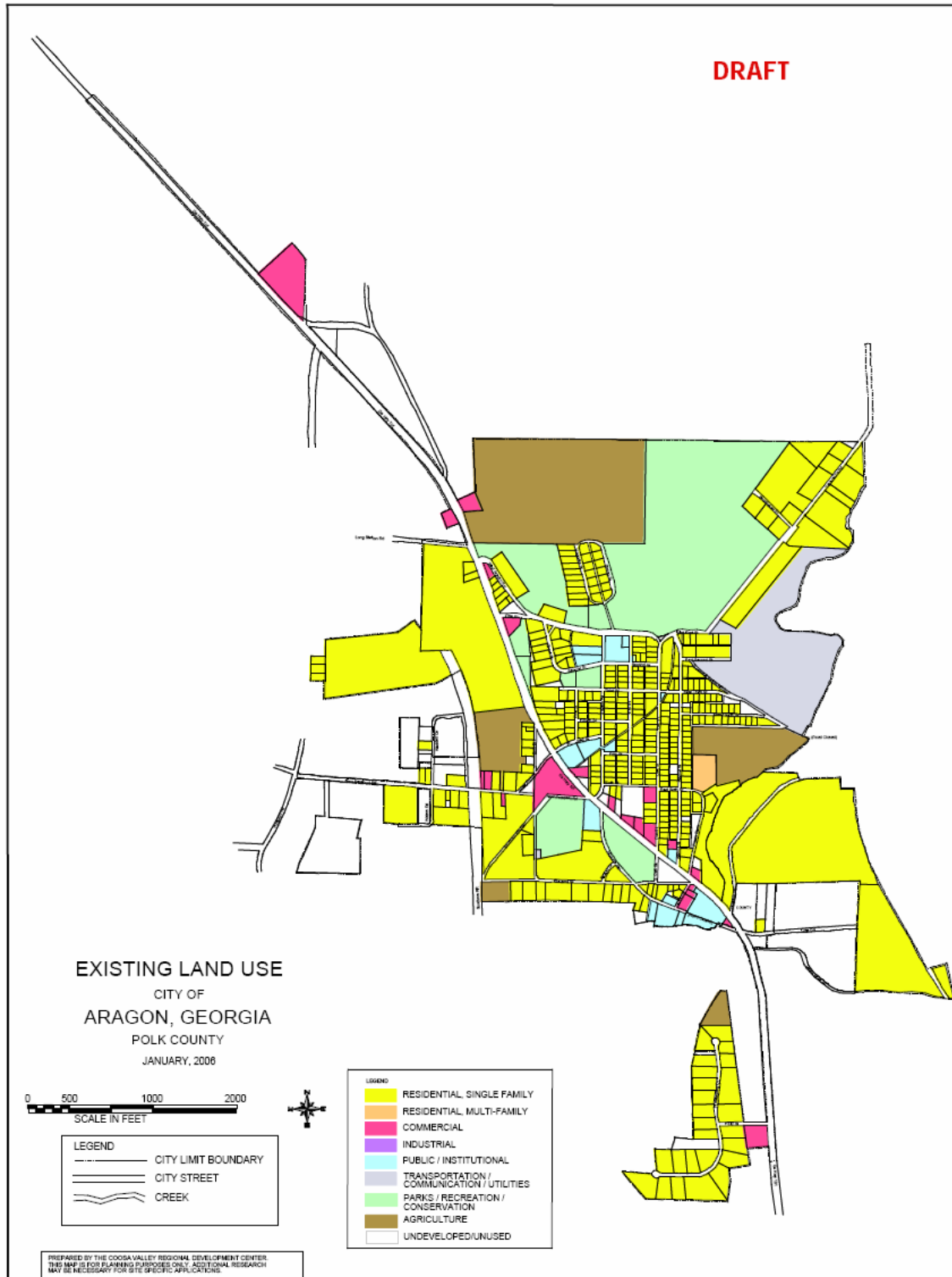


Figure 2-C: Cedertown Existing Land Use

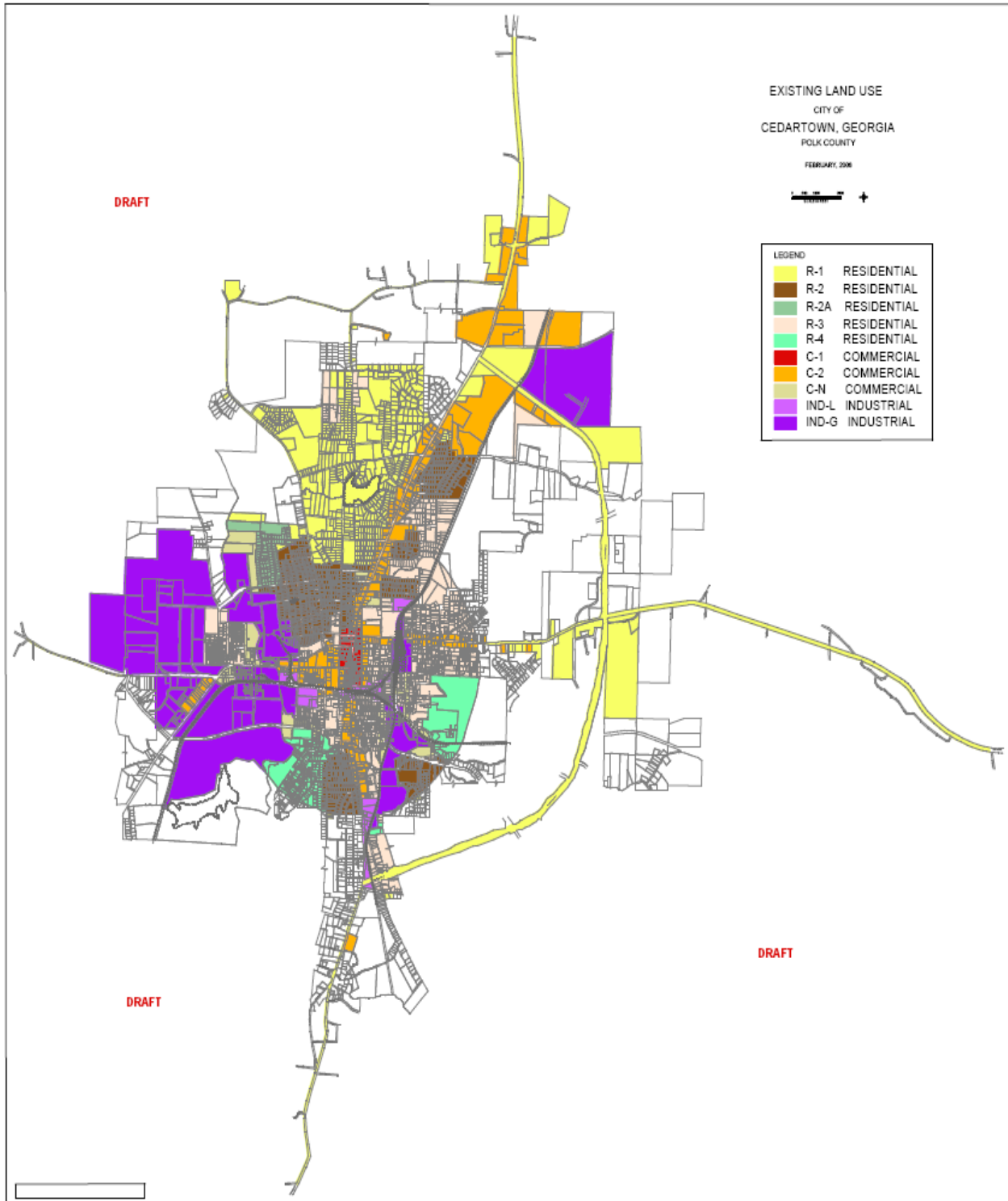
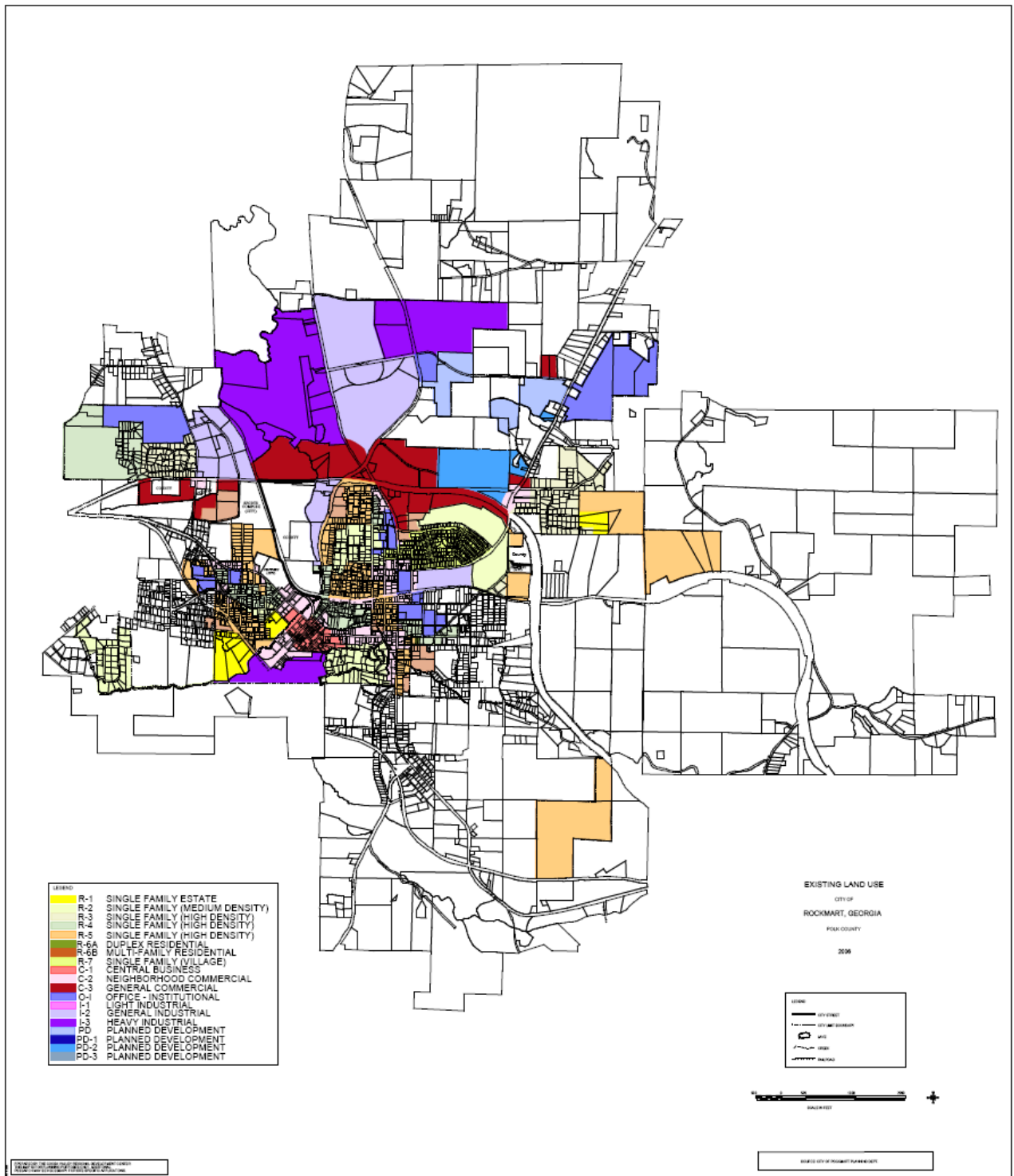


Figure 2-D: Rockmart Existing Land Use



Areas Requiring Special Attention

As growth continues there are inevitably going to be impacts to the existing natural and cultural environment as well as the community facilities, services and infrastructure that are required to service existing and future development. This section outlines areas where growth should be avoided, where growth is likely to occur, and where growth could potentially be stimulated. Figures 3:A-D provides a map of all Areas Requiring Special Attention.

Areas of significant natural or cultural resources

The maps of the County and its Cities illustrate the presence of a variety of environmentally sensitive areas located throughout the county. The environmental areas include wetlands, floodplains, streams, groundwater recharge areas, and steep slopes.

Areas where rapid development or change of land uses is likely to occur

Existing development patterns have indicated that throughout the county areas around the cities have experienced the most rapid rates of growth. The increasing employment opportunities in Paulding County also indicates that the southeast area of the county is likely to continue to experience residential growth over the next twenty years under the existing conditions.

Throughout the County and within the cities, development will challenge the communities' ability to provide the same level of service for infrastructure, community facilities, and services.

Areas where the pace of development has or may outpace the availability of community facilities and services, including transportation

As development continues there will be impacts to all community services and infrastructure networks, including schools, water service, and law enforcement without continued investment in personnel, facilities and equipment that represent opportunities for the rehabilitation of existing historic structures for economic development purposes.

Figure 3-A: Polk County Areas Requiring Special Attention

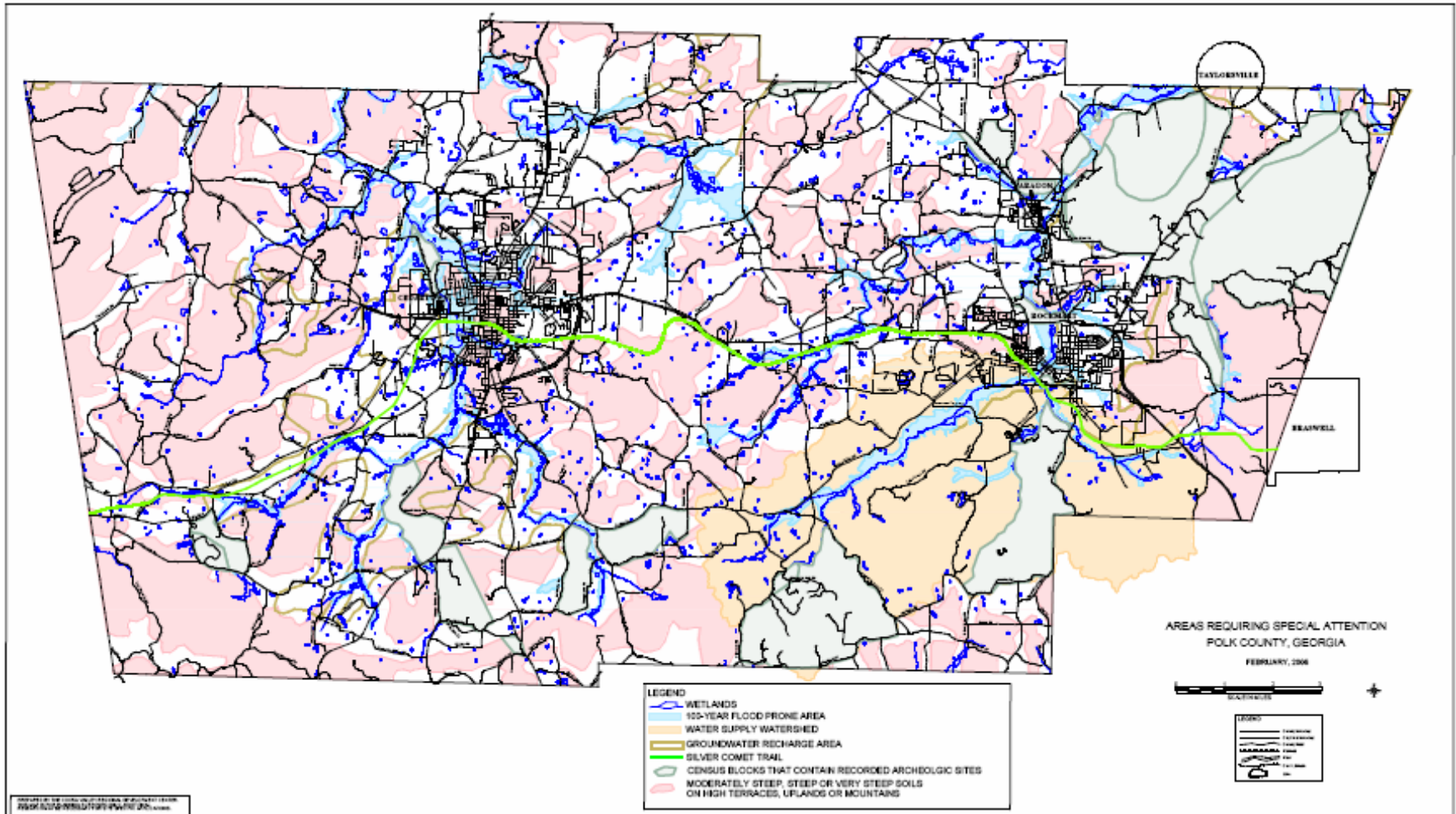


Figure 3-B: Aragon Areas Requiring Special Attention

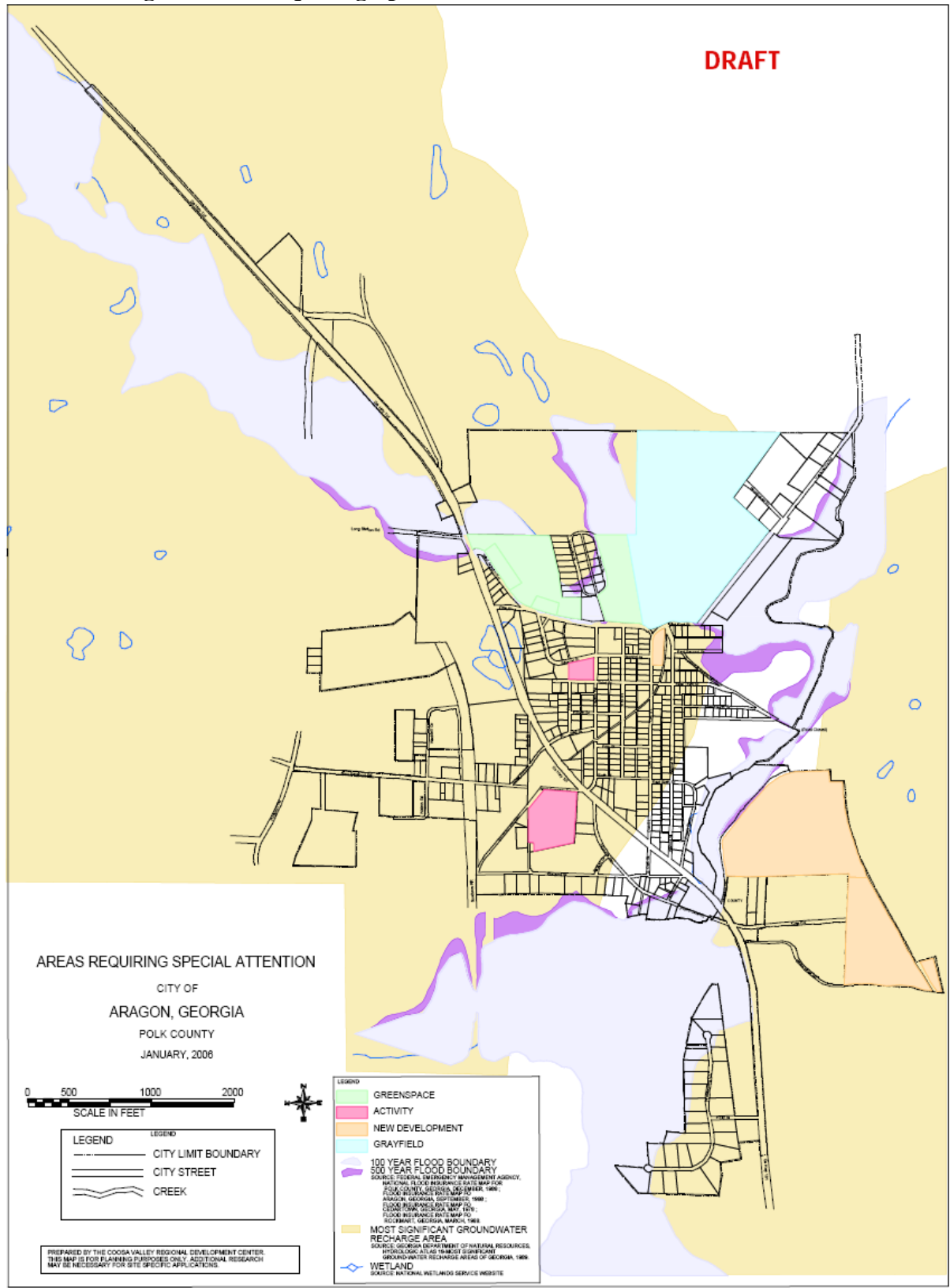


Figure 3-C: Cedartown Areas Requiring Special Attention

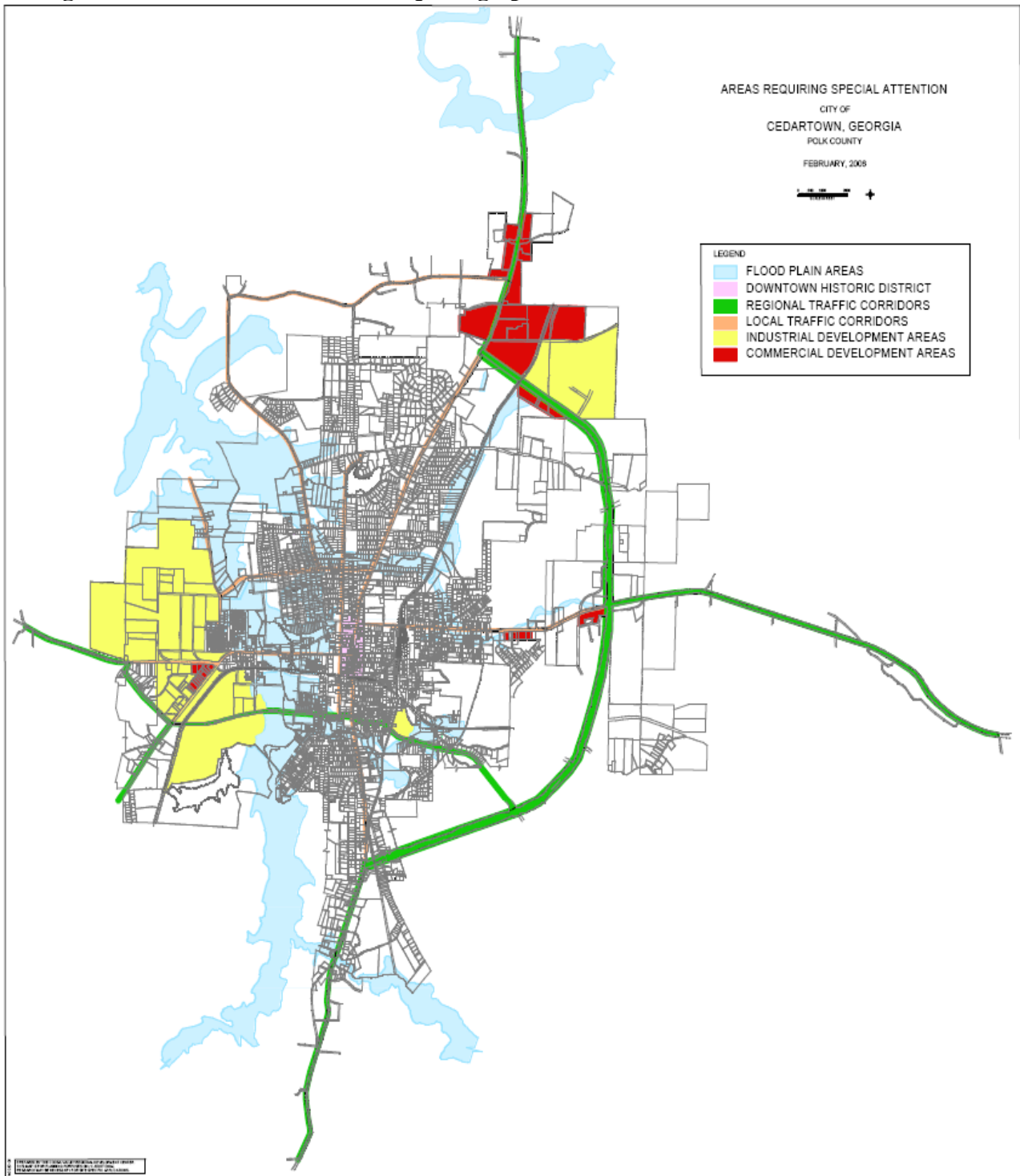
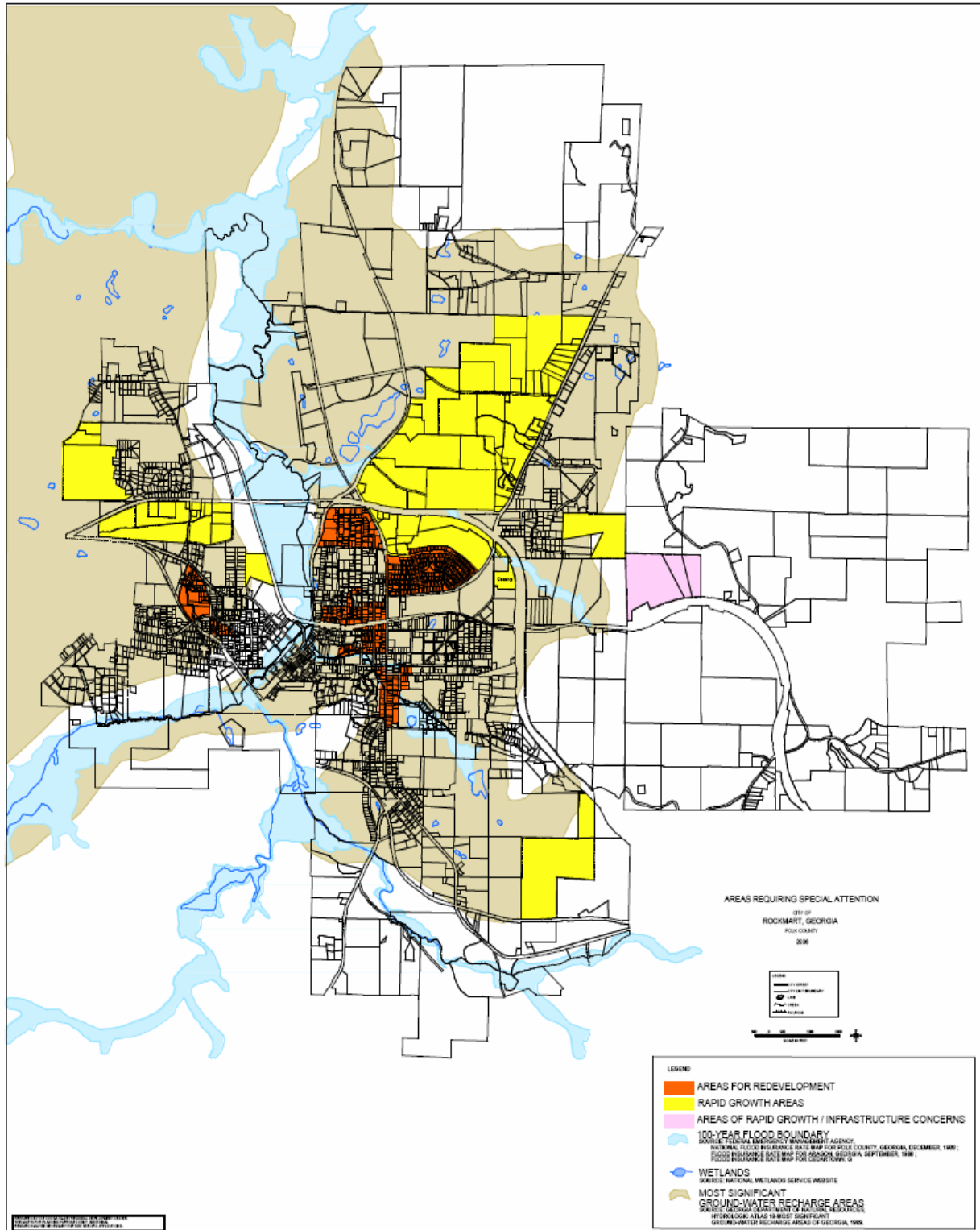


Figure 3-D: Rockmart Areas Requiring Special Attention



Preliminary Character Areas

Character areas are defined as geographic areas of a community that share unique characteristics or have the potential to evolve as a unique area. Character areas can be used to illustrate existing patterns of development and also as guidelines for desired development patterns based on a community vision. The following character area maps are based on existing conditions and the information contained in the section on Areas Requiring Special Attention. As the public participation process evolves and a community vision emerges the character areas will be revisited to make the map compatible with the vision, goals and objectives of the community.

Character Area Description

Rural: Consists primarily of pastures, woodlands, and farmlands as well as large-lot and estate residential areas.

Agricultural: land in open, cultivated state or sparsely settled, including woodlands and farms lands.

Historic: Includes all national register listed properties and districts throughout the county.

Rural Residential: Areas with homes out city boundaries, often without water and/or sewer service.

Suburban Residential: These are areas that contain conventional subdivisions and are within proximity to a public water network.

Inter-city Residential: Areas with homes within city boundaries.

Mixed Residential: Single and multi-family homes.

Mill Village: Close-net residential area which developed around a textile mill.

Highway Corridor: Roadway connecting communities from within and outside of the County.

Scenic Corridor: Roadway with scenic or history views.

Commercial and office: including strip malls, big-box retail, auto-related businesses, restaurants, convenience stores, and office buildings.

Industrial : production facilities and parks.

Public/Institutional: Community facilities including schools, municipal building, and cemeteries.

Parks/Recreation: parks and protected land.

Transportation/Communication/Utilities: includes power ,water, and telephone systems as well as road crew sites.

Undeveloped/Unused: vacant land.

Figure 4-A: Polk County Preliminary Character Areas

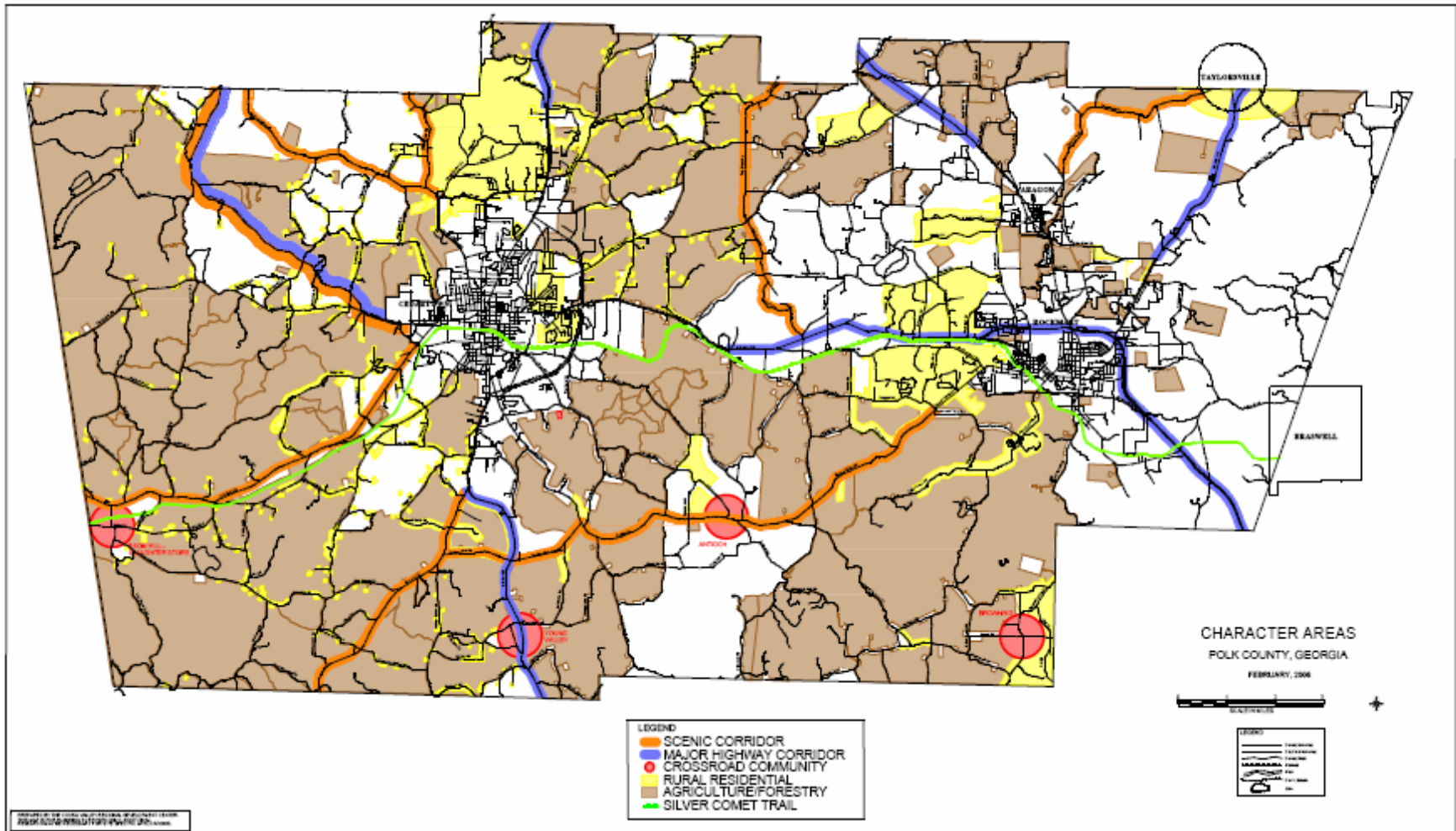


Figure 4-B: Aragon Preliminary Character Areas

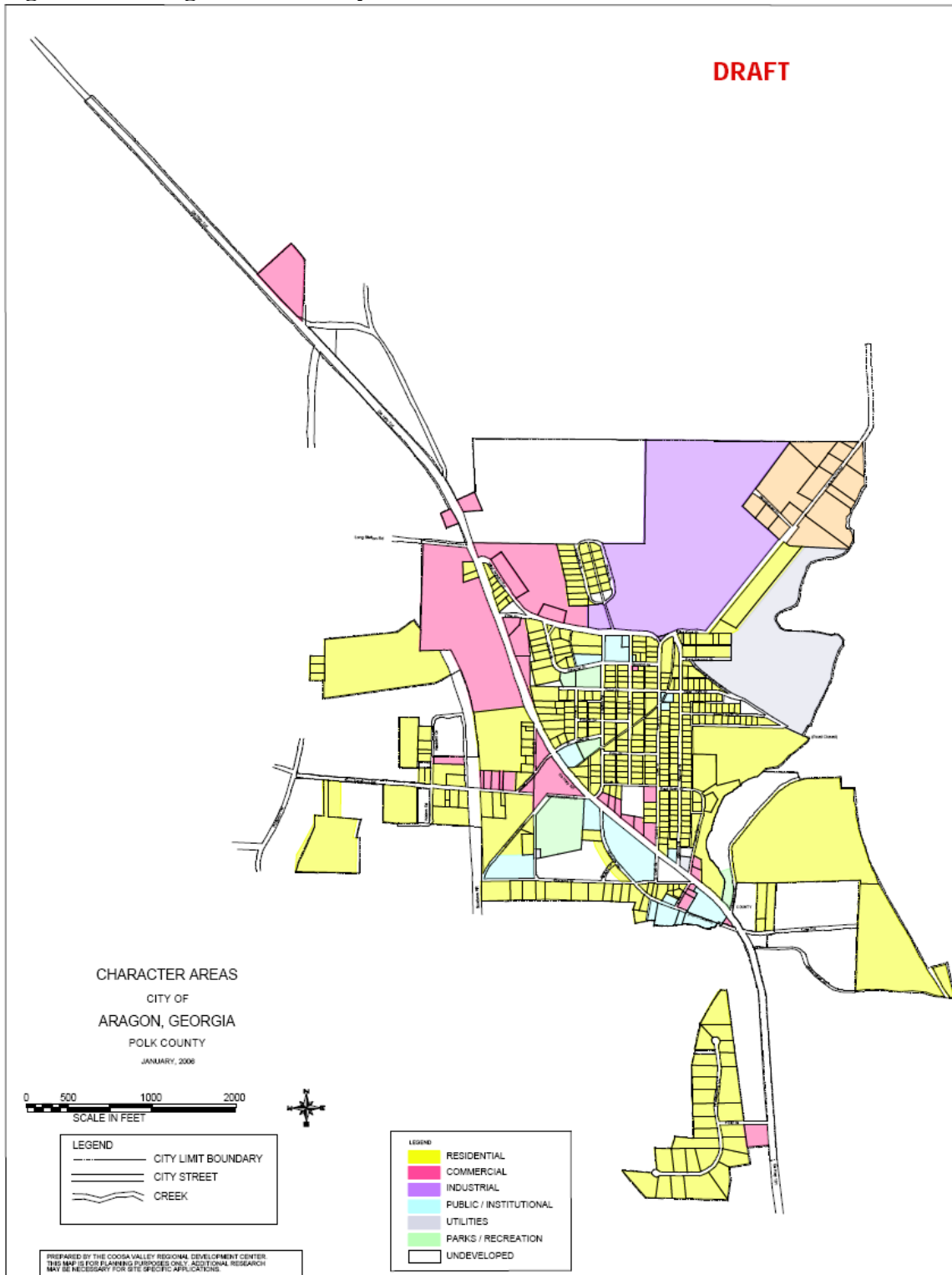


Figure 4-C: Cedartown Preliminary Character Areas

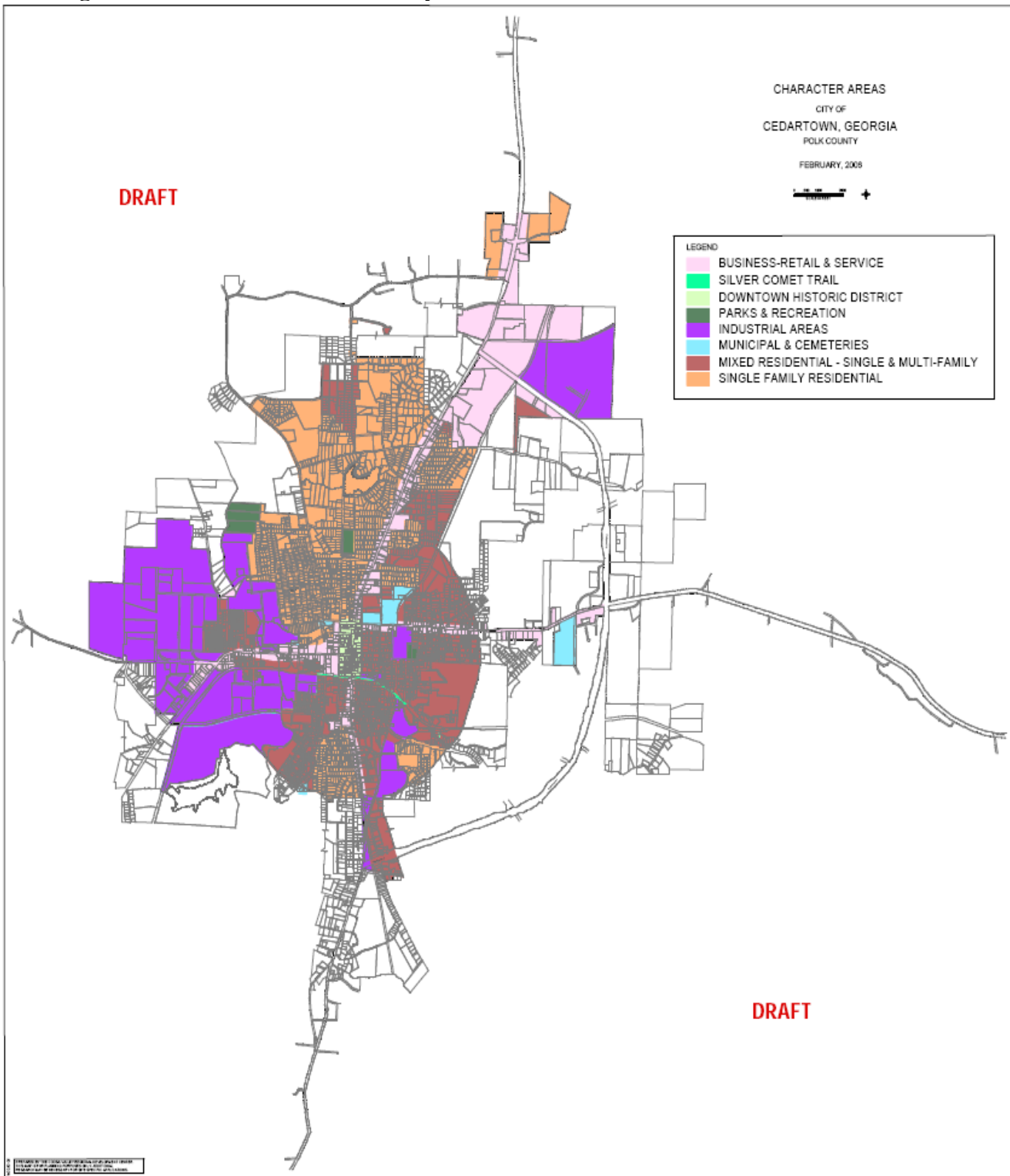
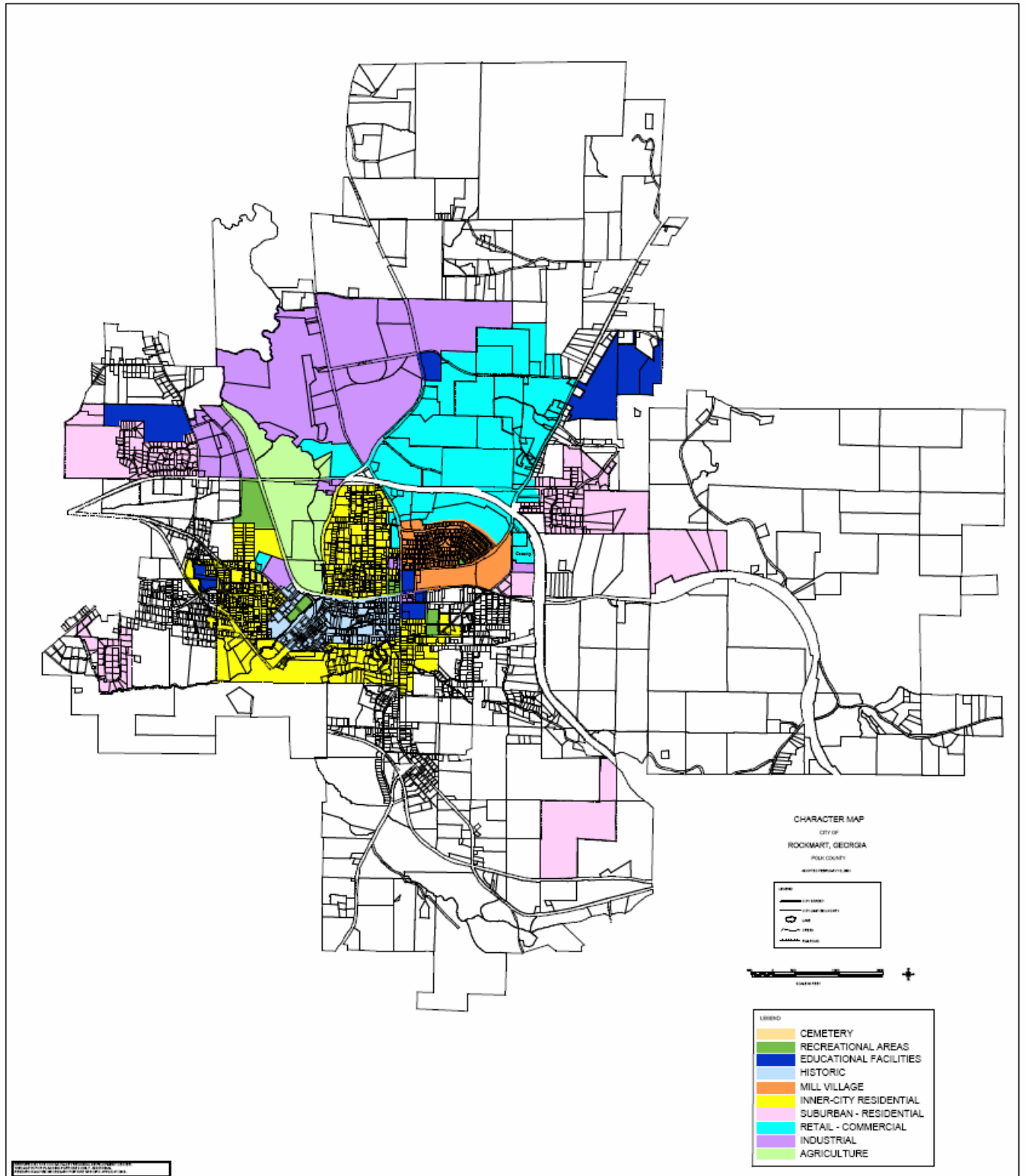


Figure 4-D: Rockmart Preliminary Character Areas



*Quality Community Objectives
Local Assessment*

Polk County

<i>Development Patterns</i>			
Traditional Neighborhoods			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses			
Statement	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		
2. Our community has ordinances in place that allow neo-traditional development "By right" so that developers do not have to go through a long variance process.	X		PRO (SF), Planned Residential Development
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer.		X	Keep Polk Beautiful Program
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		In the cities.
7. In some areas, several errands can be made on foot, if so desired.	X		In the cities
8. Some of our children can and do walk to school safely.	X		In the cities
9. Some of our children can and do bike to school safely.	X		In the cities
10. Schools are located in or near neighborhoods in our community.	X		

Infill Development			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
Statement	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2. Our community is actively working to promote Brownfield redevelopment.		X	
3. Our community is actively working to promote greyfield redevelopment.		X	
4. We have areas of our community that are planned for nodal development (compact near intersections rather than spread along a major road.)		X	
5. Our community allows small lot development (5000 SF or less) for some uses.	X		
Sense of Place			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places			
Statement	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.		X	
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.		X	
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. If applicable, our community has a plan to protect designated farmland.		X	

Transportation Alternatives			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
Statement	Yes	No	Comments
1. We have public transportation in our community.	X		Very small system directed mainly toward elderly & low income who need transportation service.
2. We require that new development connects with existing development through a street network, not a single entry/exit.		X	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	The sidewalk network is in the cities, none in the unincorporated areas.
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible		X	
6. We have a plan for bicycle routes through our community.		X	
7. We allow commercial and retail development to share parking areas wherever possible.		X	

Regional Identity			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)		X	
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.	X		
Resource Conservation			
Heritage Preservation			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
Statement	Yes	No	Comments
1. We have designated historic districts in our community.		X	
2. We have an active historic preservation commission.	X		
3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening.		X	

Open Space Preservation
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.	X		Through set-asides in new development.
3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.	X		
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	

Environmental Protection
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Statement	Yes	No	Comment
1. Our community has a comprehensive natural resources inventory.		X	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3. We have identified our defining natural resources and have taken steps to protect them.		X	
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.		X	
5. Our community has and actively enforces a tree preservation ordinance.		X	
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using stormwater best management practices for all new development.	X		

8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)	X		Floor Plan
<i>Social and Economic Development</i>			
Growth Preparedness			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of			
Statement	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X		
3. We have a Capital Improvements Program that supports current and future growth.		X	
4. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.		X	

Appropriate Businesses			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation			
Statement	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	X		
2. Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	X		
3. We recruit businesses that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple us.	X		
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
Statement	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		X	
2. Our community has jobs for skilled labor.		X	
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		

Housing Choices

A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Statement	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.		X	
2. People who work in our community can afford to live here, too.	X		
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)	X		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.		X	
5. We have options available for loft living, downtown living, or "neo-traditional" development.	X		PRD (SF) Zone
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We allow multifamily housing to be developed in our community.	X		
9. We support community development corporations building housing for lower-income households.	X		
10. We have housing programs that focus on households with special needs.		X	
11. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		

Educational Opportunities			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
Statement	Yes	No	Comments
1. Our community provides work-force training options for our citizens.	X		
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	
Governmental Relations			
Local Self-determination			
Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.			
Statement	Yes	No	Comments
1. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	
2. We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.		X	
3. We have a public-awareness element in our comprehensive planning process.		X	
4. We have clearly understandable guidelines for new development.		X	
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals.		X	
7. We have a budget for annual training for planning commission members and			

staff, and we use it.		X	
8. Our elected officials understand the land-development process in our community			
Regional Cooperation			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to			
Statement	Yes	No	Comments
1. We plan jointly with our cities and county for Comprehensive Planning purposes	X		
2. We are satisfied with our Service Delivery Strategies		X	
3. We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other)	X		

*Quality Community Objectives
Local Assessment*

Aragon

<i>Development Patterns</i>			
Traditional Neighborhoods			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses			
Statement	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		
2. Our community has ordinances in place that allow neo-traditional development "By right" so that developers do not have to go through a long variance process.		X	
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.		X	
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.		X	
7. In some areas, several errands can be made on foot, if so desired.	X		The Post Office and a Convenience store is in walking distance for some residents.
8. Some of our children can and do walk to school safely.		X	No schools in City.
9. Some of our children can and do bike to school safely.		X	No schools in City.
10. Schools are located in or near neighborhoods in our community.		X	No schools in City.

Infill Development			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
Statement	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X	
2. Our community is actively working to promote Brownfield redevelopment.		X	
3. Our community is actively working to promote greyfield redevelopment.		X	
4. We have areas of our community that are planned for nodal development (compact near intersections rather than spread along a major road.)		X	
5. Our community allows small lot development (5000 SF or less) for some uses.		X	
Sense of Place			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places			
Statement	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.		X	
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.		X	
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.		X	
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. If applicable, our community has a plan to protect designated farmland.		X	N/A

Transportation Alternatives			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
Statement	Yes	No	Comments
1. We have public transportation in our community.		X	
2. We require that new development connects with existing development through a street network, not a single entry/exit.		X	We have side walks in some areas, but not all.
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	X		
5. We require that newly built sidewalks connect to existing sidewalks wherever possible		X	
6. We have a plan for bicycle routes through our community.		X	
7. We allow commercial and retail development to share parking areas wherever possible.	X		

Regional Identity			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		Aragon was a Mill Village at one time.
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)		X	
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		X	
5. Our community promotes tourism opportunities based on the unique characteristics of our region.		X	
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.		X	
Resource Conservation			
Heritage Preservation			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
Statement	Yes	No	Comments
1. We have designated historic districts in our community.		X	
2. We have an active historic preservation commission.		X	We have a newly formed Historical Society.
3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening.		X	

Open Space Preservation New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.	X	X	Yes – by encouraging set-asides No – on purchase
3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	
Environmental Protection Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
Statement	Yes	No	Comment
1. Our community has a comprehensive natural resources inventory.		X	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3. We have identified our defining natural resources and have taken steps to protect them.		X	
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.		?	
5. Our community has and actively enforces a tree preservation ordinance.		X	
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using stormwater best management practices for all new development.		?	

8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)		X	
<i>Social and Economic Development</i>			
Growth Preparedness			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of			
Statement	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.		X	
2. Our local governments, the local school board, and other decision-making entities use the same population projections.		X	
3. We have a Capital Improvements Program that supports current and future growth.		X	
4. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.		X	

Appropriate Businesses			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation			
Statement	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.		X	
2. Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.		X	
3. We recruit businesses that provide or create sustainable products.		X	
4. We have a diverse jobs base, so that one employer leaving would not cripple us.		X	We have one industry in Aragon.
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
Statement	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		X	
2. Our community has jobs for skilled labor.		X	We have one industry and several Convenience Stores.
3. Our community has jobs for unskilled labor.		X	
4. Our community has professional and managerial jobs.		X	

Housing Choices

A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Statement	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.		X	
2. People who work in our community can afford to live here, too.			
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)		X	
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.		X	
5. We have options available for loft living, downtown living, or "neo-traditional" development.		X	
6. We have vacant and developable land available for multifamily housing.		X	
7. We allow multifamily housing to be developed in our community.	X		
8. We allow multifamily housing to be developed in our community.	X		
9. We support community development corporations building housing for lower-income households.		X	
10. We have housing programs that focus on households with special needs.		X	
11. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	

Educational Opportunities			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
Statement	Yes	No	Comments
1. Our community provides work-force training options for our citizens.		X	
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		X	
3. Our community has higher education opportunities, or is close to a community that does.	X		Coosa Valley Tech is in the neighboring City.
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	
Governmental Relations			
Local Self-determination			
Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.			
Statement	Yes	No	Comments
1. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	
2. We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.		X	
3. We have a public-awareness element in our comprehensive planning process.		X	
4. We have clearly understandable guidelines for new development.		X	
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals.		X	
7. We have a budget for annual training for planning commission members and			

staff, and we use it.		X	
8. Our elected officials understand the land-development process in our community		X	
Regional Cooperation			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to			
Statement	Yes	No	Comments
1. We plan jointly with our cities and county for Comprehensive Planning purposes	X		We are currently working on our Comprehensive Plan.
2. We are satisfied with our Service Delivery Strategies			
3. We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other)	X		

*Quality Community Objectives
Local Assessment*

Cedartown

<i>Development Patterns</i>			
Traditional Neighborhoods			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses			
Statement	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		
2. Our community has ordinances in place that allow neo-traditional development "By right" so that developers do not have to go through a long variance process.	X		PRO (SF), Planned Residential Development
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer.		X	Keep Polk Beautiful Program
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		In the cities.
7. In some areas, several errands can be made on foot, if so desired.	X		In the cities
8. Some of our children can and do walk to school safely.	X		In the cities
9. Some of our children can and do bike to school safely.	X		In the cities
10. Schools are located in or near neighborhoods in our community.	X		

Infill Development			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
Statement	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	X		
2. Our community is actively working to promote Brownfield redevelopment.		X	
3. Our community is actively working to promote greyfield redevelopment.		X	
4. We have areas of our community that are planned for nodal development (compact near intersections rather than spread along a major road.)		X	
5. Our community allows small lot development (5000 SF or less) for some uses.		X	
Sense of Place			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places			
Statement	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.		X	
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	X		
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. If applicable, our community has a plan to protect designated farmland.			N/ A

Transportation Alternatives			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
Statement	Yes	No	Comments
1. We have public transportation in our community.	X		Very small system directed mainly toward elderly & low income who need transportation service.
2. We require that new development connects with existing development through a street network, not a single entry/exit.		X	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible		X	
6. We have a plan for bicycle routes through our community.		X	
7. We allow commercial and retail development to share parking areas wherever possible.	X		

Regional Identity			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)		X	
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.	X		
Resource Conservation			
Heritage Preservation			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
Statement	Yes	No	Comments
1. We have designated historic districts in our community.	X		
2. We have an active historic preservation commission.	X		
3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening.	X		

Open Space Preservation
New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.	X		Through set-asides in new development.
3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.	X		
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	

Environmental Protection
Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Statement	Yes	No	Comment
1. Our community has a comprehensive natural resources inventory.		X	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3. We have identified our defining natural resources and have taken steps to protect them.		X	
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.		X	
5. Our community has and actively enforces a tree preservation ordinance.	x		
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using stormwater best management practices for all new development.	X		

8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)	X		Floor Plan
<i>Social and Economic Development</i>			
Growth Preparedness			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of			
Statement	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X		
3. We have a Capital Improvements Program that supports current and future growth.	X		
4. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	X		

Appropriate Businesses			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation			
Statement	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	X		
2. Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	X		
3. We recruit businesses that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple us.	X		
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
Statement	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		X	
2. Our community has jobs for skilled labor.		X	
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		

Housing Choices

A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Statement	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	X		
2. People who work in our community can afford to live here, too.	X		
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)			
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.		X	
5. We have options available for loft living, downtown living, or "neo-traditional" development.	X		PRD (SF) Zone
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We allow multifamily housing to be developed in our community.	X		
9. We support community development corporations building housing for lower-income households.	X		
10. We have housing programs that focus on households with special needs.		X	
11. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		

Educational Opportunities			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
Statement	Yes	No	Comments
1. Our community provides work-force training options for our citizens.	X		
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	
Governmental Relations			
Local Self-determination			
Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.			
Statement	Yes	No	Comments
1. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	
2. We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.		X	
3. We have a public-awareness element in our comprehensive planning process.		X	
4. We have clearly understandable guidelines for new development.		X	
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals.		X	
7. We have a budget for annual training for planning commission members and	X		

staff, and we use it.		X	
8. Our elected officials understand the land-development process in our community	X		
Regional Cooperation			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to			
Statement	Yes	No	Comments
1. We plan jointly with our cities and county for Comprehensive Planning purposes	X		
2. We are satisfied with our Service Delivery Strategies		X	
3. We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other)	X		

Infill Development Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
Statement	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X	Dept. of Community Development will need to conduct inventory and provide list of vacant sites and building to county chambers and marketing associations.
2. Our community is actively working to promote Brownfield redevelopment.		X	
3. Our community is actively working to promote greyfield redevelopment.		X	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road.)		X	City encoding planned developments to ensure future quality growth. Current trends include both intersection & major road development.
5. Our community allows small lot development (5000 SF or less) for some uses.		X	Not permitted under Current Zoning
Sense of Place Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places			
Statement	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	X		
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	X		
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		City Manager has recommended and council approved new revisions to Zoning Ordinance entitled "Architectural Design Standards" for C1-C2-C3-OI-PD1-PD2-PD3 Zoning Districts
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. If applicable, our community has a plan to protect designated farmland.			N/A

Transportation Alternatives			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
Statement	Yes	No	Comments
1. We have public transportation in our community.	X		Provided by Polk County Commission – Countrywide 8 hours per day.
2. We require that new development connects with existing development through a street network, not a single entry/exit.	X		Encouraged through planned development multiple exit & entrance points
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		Found in order neighborhoods
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	X		
5. We require that newly built sidewalks connect to existing sidewalks wherever possible	X		
6. We have a plan for bicycle routes through our community.	X		Silver Comet Trail Recreational Cycling, Alternative transportation - No
7. We allow commercial and retail development to share parking areas wherever possible.	X		

Regional Identity			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		Majority of Regional Downtown Structures are of a pre-1929 design and construction.
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)	X		Although limited we do have major poultry production facility as well as major feed manufacturer.
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		In the past we used dependable State Promotional 2006, Countywide Tourism established and is now operational
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.	X		
Resource Conservation			
Heritage Preservation			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
Statement	Yes	No	Comments
1. We have designated historic districts in our community.	X		
2. We have an active historic preservation commission.		X	
3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening.		X	

Open Space Preservation New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
1. Our community has a greenspace plan.	X		Very vague, needs improvement
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.	X		
3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.	X		
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	
Environmental Protection Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
Statement	Yes	No	Comment
1. Our community has a comprehensive natural resources inventory.	X		Currently ongoing & expanding
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		
3. We have identified our defining natural resources and have taken steps to protect them.	X		
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.			
5. Our community has and actively enforces a tree preservation ordinance.		X	
6. Our community has a tree-replanting ordinance for new development.	X		
7. We are using stormwater best management practices for all new development.	X		

8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)	X		
<i>Social and Economic Development</i>			
Growth Preparedness			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of			
Statement	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.		X	City currently experiencing moderate to rapid growth pattern and moving more positively to develop and projections in future
2. Our local governments, the local school board, and other decision-making entities use the same population projections.		X	
3. We have a Capital Improvements Program that supports current and future growth.	X		
4. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	X		

Appropriate Businesses			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation			
Statement	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	X		Needs to be revisited and updated. Needs to be more diverse, industrial, technical and retail
2. Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	X		
3. We recruit businesses that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple us.	X		
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
Statement	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		X	
2. Our community has jobs for skilled labor.	X		Very limited – although improving in numbers
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		Limited – need more position in this area

Housing Choices

A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Statement	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.		X	
2. People who work in our community can afford to live here, too.	X		Need more above average residential housing development
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)			
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.		X	Minimum Residential Lot size is 1/2 acre Cluster housing development have proven to have negative impact on community
5. We have options available for loft living, downtown living, or "neo-traditional" development.	X		
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We allow multifamily housing to be developed in our community.	X		
9. We support community development corporations building housing for lower-income households.	X		
10. We have housing programs that focus on households with special needs.	X		
11. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	

Educational Opportunities			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
Statement	Yes	No	Comments
1. Our community provides work-force training options for our citizens.	X		Quick Start Training – Coosa Valley Tech College
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	Very limited – need more opportunities
Governmental Relations			
Local Self-determination			
Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.			
Statement	Yes	No	Comments
1. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	Need to develop an active campaign to develop and educate community that will allow a positive buy in our economic goals and objectives
2. We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.	X		City needs to develop more clean & concise polices to aid public awareness for these issues
3. We have a public-awareness element in our comprehensive planning process.	X		
4. We have clearly understandable guidelines for new development.	X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals.	X		
7. We have a budget for annual training for planning commission members and		X	Newly organized Dept of Community Development

staff, and we use it.			
8. Our elected officials understand the land-development process in our community	X		For the most part, Yes. May need to strengthen and clarify positions better
Regional Cooperation			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to			
Statement	Yes	No	Comments
1. We plan jointly with our cities and county for Comprehensive Planning purposes	X		
2. We are satisfied with our Service Delivery Strategies		X	
3. We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other)	X		Verbal cooperation is present in most instances. Actual commitment and understanding of documents lead to varying positions or may often be not in place. Improvement needed to benefit citizens.

**Quality Community Objectives
Local Assessment**

Rockmart

Development Patterns			
Traditional Neighborhoods			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses			
Statement	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		Zoning Districts are typically single use. Each Zoning Districts provides for permitted uses and conditional uses if approved by local authority.
2. Our community has ordinances in place that allow neo-traditional development "By right" so that developers do not have to go through a long variance process.		X	
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	Zoning ordinances does have provisions for tree & vegetative buffers, & landscaping but is minimally restrictive
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		Standard operation & maintenance performed within City Departments and volunteer organizations "Keep America Beautiful" "GRITS Rangers"
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		Sidewalks provided in older neighborhoods current zoning & development regulations call for sidewalks on at least one side of roadway unless waived by variance.
7. In some areas, several errands can be made on foot, if so desired.	X		Within corporate limits mainly within order commercial neighborhoods of the community
8. Some of our children can and do walk to school safely.	X		
9. Some of our children can and do bike to school safely.	X		
10. Schools are located in or near neighborhoods in our community.	X		All schools on East end of Polk County are located within Rockmart Corporate Limits. Current county trend is to locate away from neighborhoods.

Infill Development			
Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.			
Statement	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X	Dept. of Community Development will need to conduct inventory and provide list of vacant sites and building to county chambers and marketing associations.
2. Our community is actively working to promote Brownfield redevelopment.		X	
3. Our community is actively working to promote greyfield redevelopment.		X	
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road.)		X	City encoding planned developments to ensure future quality growth. Current trends include both intersection & major road development.
5. Our community allows small lot development (5000 SF or less) for some uses.		X	Not permitted under Current Zoning
Sense of Place			
Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places			
Statement	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	X		
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	X		
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		City Manager has recommended and council approved new revisions to Zoning Ordinance entitled "Architectural Design Standards" for C1-C2-C3-OI-PD1-PD2-PD3 Zoning Districts
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. If applicable, our community has a plan to protect designated farmland.			N/A

Transportation Alternatives			
Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.			
Statement	Yes	No	Comments
1. We have public transportation in our community.	X		Provided by Polk County Commission – Countrywide 8 hours per day.
2. We require that new development connects with existing development through a street network, not a single entry/exit.	X		Encouraged through planned development multiple exit & entrance points
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.	X		Found in order neighborhoods
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.	X		
5. We require that newly built sidewalks connect to existing sidewalks wherever possible	X		
6. We have a plan for bicycle routes through our community.	X		Silver Comet Trail Recreational Cycling, Alternative transportation - No
7. We allow commercial and retail development to share parking areas wherever possible.	X		

Regional Identity			
Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.			
1. Our community is characteristic of the region in terms of architectural styles and heritage.	X		Majority of Regional Downtown Structures are of a pre-1929 design and construction.
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.	X		
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)	X		Although limited we do have major poultry production facility as well as major feed manufacturer.
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.	X		
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		In the past we used dependable State Promotional 2006, Countywide Tourism established and is now operational
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.	X		
Resource Conservation			
Heritage Preservation			
The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.			
Statement	Yes	No	Comments
1. We have designated historic districts in our community.	X		
2. We have an active historic preservation commission.		X	
3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening.		X	

Open Space Preservation New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.			
1. Our community has a greenspace plan.	X		Very vague, needs improvement
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.	X		
3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.	X		
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	
Environmental Protection Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.			
Statement	Yes	No	Comment
1. Our community has a comprehensive natural resources inventory.	X		Currently ongoing & expanding
2. We use this resource inventory to steer development away from environmentally sensitive areas.	X		
3. We have identified our defining natural resources and have taken steps to protect them.	X		
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.			
5. Our community has and actively enforces a tree preservation ordinance.		X	
6. Our community has a tree-replanting ordinance for new development.	X		
7. We are using stormwater best management practices for all new development.	X		

8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)	X		
<i>Social and Economic Development</i>			
Growth Preparedness			
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of			
Statement	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.		X	City currently experiencing moderate to rapid growth pattern and moving more positively to develop and projections in future
2. Our local governments, the local school board, and other decision-making entities use the same population projections.		X	
3. We have a Capital Improvements Program that supports current and future growth.	X		
4. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	X		

Appropriate Businesses			
The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation			
Statement	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	X		Needs to be revisited and updated. Needs to be more diverse, industrial, technical and retail
2. Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	X		
3. We recruit businesses that provide or create sustainable products.	X		
4. We have a diverse jobs base, so that one employer leaving would not cripple us.	X		
Employment Options			
A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
Statement	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		X	
2. Our community has jobs for skilled labor.	X		Very limited – although improving in numbers
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		Limited – need more position in this area

Housing Choices

A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Statement	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.		X	
2. People who work in our community can afford to live here, too.	X		Need more above average residential housing development
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)			
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.		X	Minimum Residential Lot size is 1/2 acre Cluster housing development have proven to have negative impact on community
5. We have options available for loft living, downtown living, or "neo-traditional" development.	X		
6. We have vacant and developable land available for multifamily housing.	X		
7. We allow multifamily housing to be developed in our community.	X		
8. We allow multifamily housing to be developed in our community.	X		
9. We support community development corporations building housing for lower-income households.	X		
10. We have housing programs that focus on households with special needs.	X		
11. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	

Educational Opportunities			
Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.			
Statement	Yes	No	Comments
1. Our community provides work-force training options for our citizens.	X		Quick Start Training – Coosa Valley Tech College
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities, or is close to a community that does.	X		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	Very limited – need more opportunities
Governmental Relations			
Local Self-determination			
Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.			
Statement	Yes	No	Comments
1. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	Need to develop an active campaign to develop and educate community that will allow a positive buy in our economic goals and objectives
2. We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.	X		City needs to develop more clean & concise policies to aid public awareness for these issues
3. We have a public-awareness element in our comprehensive planning process.	X		
4. We have clearly understandable guidelines for new development.	X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals.	X		
7. We have a budget for annual training for planning commission members and		X	Newly organized Dept of Community Development

staff, and we use it.			
8. Our elected officials understand the land-development process in our community	X		For the most part, Yes. May need to strengthen and clarify positions better
Regional Cooperation			
Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to			
Statement	Yes	No	Comments
1. We plan jointly with our cities and county for Comprehensive Planning purposes	X		
2. We are satisfied with our Service Delivery Strategies		X	
3. We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other)	X		Verbal cooperation is present in most instances. Actual commitment and understanding of documents lead to varying positions or may often be not in place. Improvement needed to benefit citizens.

JOINT CITY-COUNTY COMPREHENSIVE PLAN 2007-2027

TECHNICAL ADDENDUM

For

Polk COUNTY

And the cities of

Aragon, Cedartown, and Rockmart

DRAFT – April 2006

Prepared by the Coosa Valley Regional Development Center

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1) Population

Total Population

Historic Population Growth

Figure 1: Historic Population Trends

Year	Polk County	City of Aragon	City of Cedartown	City of Rockmart	Georgia
1980	32,386	855	8,619	3,645	5,457,566
1990	33,815	902	7,978	3,356	6,478,216
2000	38,127	1,039	9,470	3,870	8,186,453
2004	40,267	1,056	9,729	4,210	8,829,383

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

Figure 2: Historic Population Growth

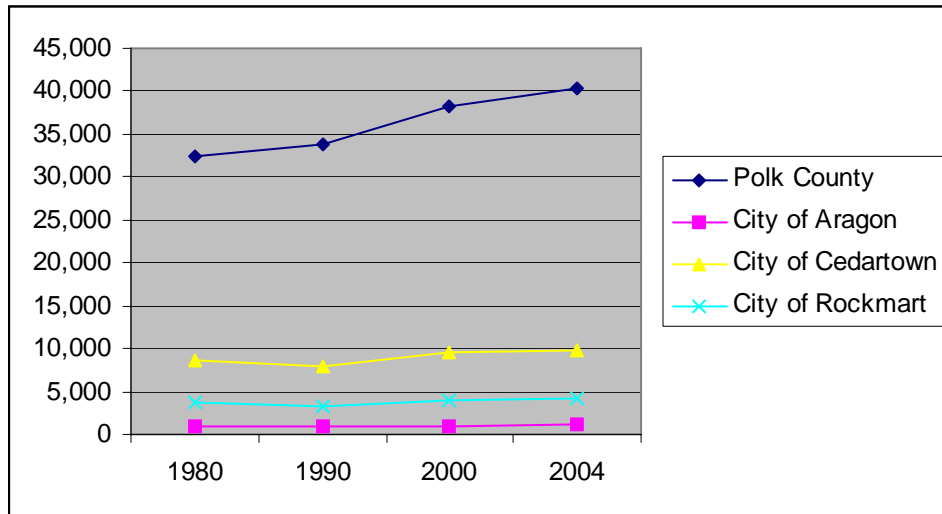


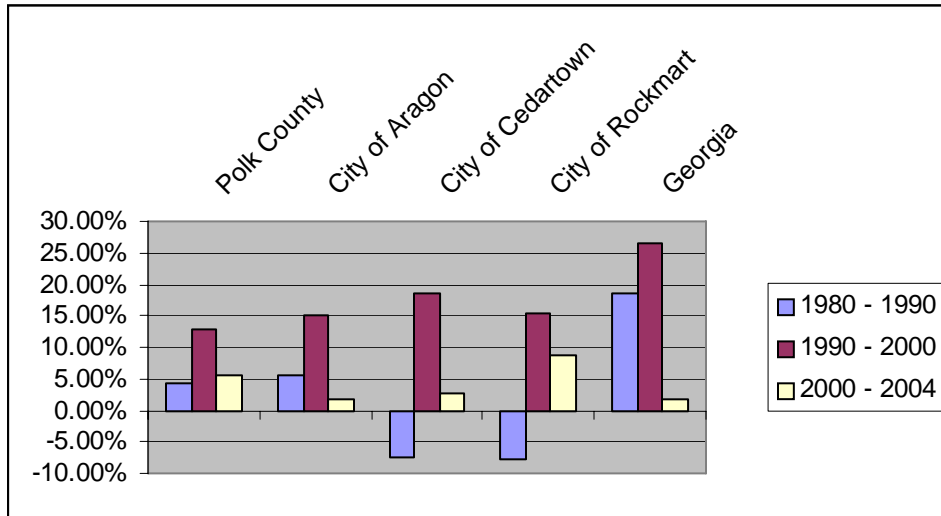
Figure 3: Annual Growth Rates

Year	Polk County	City of Aragon	City of Cedartown	City of Rockmart	Georgia
1980 - 1990	4.4%	5.5%	-7.4%	-7.9%	18.7%
1990 - 2000	12.8%	15.2%	18.7%	15.3%	26.4%
2000 - 2004	5.6%	1.6%	2.7%	8.8%	1.8%

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

- Polk County and its municipalities had significantly lower growth than the rest of the state during the 80's and 90's.
- Polk County and most of its municipalities have been growing faster than the state from 2000 the 2004.

Figure 4: Comparison Annual Growth Rates



Population Growth in Surrounding Counties

Figure 5: Population Around Polk County

Jurisdiction	2000	2004 (estimate)	Growth Rate 2000 - 2004
Polk County	38,127	40,267	5.6%
Floyd County	90,565	94,009	3.8%
Bartow County	76,019	86,972	14.4%
Paulding County	81,678	105,936	29.7%
Haralson County	25,690	28,069	9.3%

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

- Polk County's has the second smallest population and growth within it's surrounding counties.

Population Projections

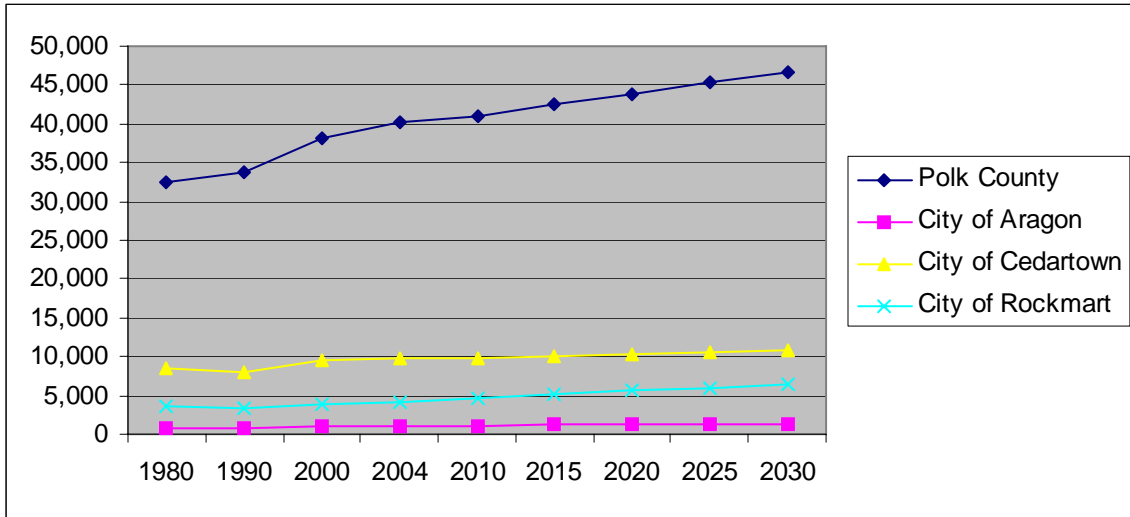
Figure 6: Population Projections

Year	Polk County	City of Aragon	City of Cedartown	City of Rockmart	Georgia
1980	32,386	855	8,619	3,645	5,457,566
1990	33,815	902	7,978	3,356	6,478,216
2000	38,127	1,039	9,470	3,870	8,186,453
2004	40,267	1,056	9,729	4,210	8,829,383
2010	40,998	1,131	9,896	4,721	9,550,887
2015	42,433	1,177	10,108	5,147	10,233,118
2020	43,868	1,223	10,321	5,572	10,915,340
2025	45,303	1,269	10,534	5,999	11,597,562
2030	46,739	1,315	10,747	6,424	12,279,784

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

- Polk County is project to continue to have slow but steady growth over the next 25 years.

Figure 7: Forecasted Population Projections



Age Distribution

Age Data

Figure 8: Age Data for Polk County

Age	1980	1990	2000	1980	1990	2000
0 – 4 Years Old	2,240	2,403	2,729	6.92%	7.11%	7.16%
5 – 13 Years Old	4,832	4,922	5,449	14.92%	14.56%	14.29%
14 – 17 Years Old	2,474	1,615	1,759	7.64%	4.78%	4.61%
18 – 20 Years Old	1,653	1,537	1,633	5.10%	4.55%	4.28%
21 – 24 Years Old	2,035	1,904	2,075	6.28%	5.63%	5.44%
25 – 34 Years Old	4,395	5,150	5,374	13.57%	15.23%	14.09%
35 – 44 Years Old	3,737	4,600	5,590	11.54%	13.60%	14.66%
45 – 54 Years Old	3,394	3,711	4,819	10.48%	10.97%	12.64%
55 – 64 Years Old	3,330	3,189	3,673	10.28%	9.43%	9.63%
65 and over	4,296	4,784	5,026	13.26%	14.15%	13.18%
Total	32,386	33,815	38,127	100.00%	100.00%	100.00%

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

- Polk County’s population ages have, for the most part, remained stable from 1980 to 2000.
- One area of steady decline however is the ages of 14 to 24.

Figure 9: Age Data for City of Aragon

Age	1980	1990	2000	1980	1990	2000
0 – 4 Years Old	52	66	91	6.08%	7.32%	8.76%
5 – 13 Years Old	117	142	150	13.68%	15.74%	14.44%
14 – 17 Years Old	56	38	41	6.55%	4.21%	3.95%
18 – 20 Years Old	40	42	51	4.68%	4.66%	4.91%
21 – 24 Years Old	49	57	63	5.73%	6.32%	6.06%
25 – 34 Years Old	113	154	137	13.22%	17.07%	13.19%
35 – 44 Years Old	91	107	165	10.64%	11.86%	15.88%
45 – 54 Years Old	91	83	120	10.64%	9.20%	11.55%
55 – 64 Years Old	102	95	105	11.93%	10.53%	10.11%
65 and over	144	118	116	16.84%	13.08%	11.16%
Total	855	902	1,039	100.00%	100.00%	100.00%

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

- Aragon’s population ages have, for the most part, remained stable from 1980 to 2000.

Figure 10: Age Data for City of Cedartown

Age	1980	1990	2000	1980	1990	2000
0 – 4 Years Old	538	565	713	6.24%	7.08%	7.53%
5 – 13 Years Old	1,126	1,030	1,277	13.06%	12.91%	13.48%
14 – 17 Years Old	606	338	384	7.03%	4.24%	4.05%
18 – 20 Years Old	427	308	527	4.95%	3.86%	5.56%
21 – 24 Years Old	503	464	719	5.84%	5.82%	7.59%
25 – 34 Years Old	994	1,073	1,436	11.53%	13.45%	15.16%
35 – 44 Years Old	856	881	1,134	9.93%	11.04%	11.97%
45 – 54 Years Old	892	774	909	10.35%	9.70%	9.60%
55 – 64 Years Old	1,047	782	811	12.15%	9.80%	8.56%
65 and over	1,630	1,763	1,560	18.91%	22.10%	16.47%
Total	8,619	7,978	9,470	100.00%	100.00%	100.00%

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

- Cedartown’s population ages have, for the most part, remained stable from 1980 to 2000.

Figure 11: Age Data for City of Rockmart

Age	1980	1990	2000	1980	1990	2000
0 – 4 Years Old	249	240	279	6.83%	7.15%	7.21%
5 – 13 Years Old	490	475	597	13.44%	14.15%	15.43%
14 – 17 Years Old	216	144	159	5.93%	4.29%	4.11%
18 – 20 Years Old	175	147	148	4.80%	4.38%	3.82%
21 – 24 Years Old	257	176	189	7.05%	5.24%	4.88%
25 – 34 Years Old	489	495	553	13.42%	14.75%	14.29%
35 – 44 Years Old	316	429	502	8.67%	12.78%	12.97%
45 – 54 Years Old	373	305	476	10.23%	9.09%	12.30%
55 – 64 Years Old	412	299	320	11.30%	8.91%	8.27%
65 and over	668	646	647	18.33%	19.25%	16.72%
Total	3,645	3,356	3,870	100.00%	100.00%	100.00%

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

- Rockmart’s population’s ages have, for the most part, remained stable from 1980 to 2000.

Figure 12: Age Projections for Polk County

Age	2000	2005	2010	2015	2020	2025	2030
0 – 4 Years Old	2,729	2,851	2,974	3,096	3,218	3,340	3,463
5 – 13 Years Old	5,449	5,603	5,758	5,912	6,066	6,220	6,375
14 – 17 Years Old	1,759	1,580	1,402	1,223	1,044	865	687
18 – 20 Years Old	1,633	1,628	1,623	1,618	1,613	1,608	1,603
21 – 24 Years Old	2,075	2,085	2,095	2,105	2,115	2,125	2,135
25 – 34 Years Old	5,374	5,619	5,864	6,108	6,353	6,598	6,843
35 – 44 Years Old	5,590	6,053	6,517	6,980	7,443	7,906	8,370
45 – 54 Years Old	4,819	5,175	5,532	5,888	6,244	6,600	6,957
55 – 64 Years Old	3,673	3,759	3,845	3,930	4,016	4,102	4,188
65 and over	5,026	5,209	5,391	5,574	5,756	5,939	6,121
Total	38,127	39,562	41,001	42,434	43,868	45,303	46,742

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

- **Polk County age projection show normal growth patterns.**

Figure 13: Age Projections for City of Aragon

Category	2000	2005	2010	2015	2020	2025	2030
0 – 4 Years Old	91	101	111	120	130	140	150
5 – 13 Years Old	150	158	167	175	183	191	200
14 – 17 Years Old	41	37	34	30	26	22	19
18 – 20 Years Old	51	54	57	59	62	65	68
21 – 24 Years Old	63	67	70	74	77	81	84
25 – 34 Years Old	137	143	149	155	161	167	173
35 – 44 Years Old	165	184	202	221	239	258	276
45 – 54 Years Old	120	127	135	142	149	156	164
55 – 64 Years Old	105	106	107	107	108	109	110
65 and over	116	109	102	95	88	81	74
Total	1,039	1,086	1,134	1,178	1,223	1,270	1,318

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

Figure 14: Age Projections for City of Cedartown

Age	2000	2005	2010	2015	2020	2025	2030
0 – 4 Years Old	713	757	801	844	888	932	976
5 – 13 Years Old	1,277	1,315	1,353	1,390	1,428	1,466	1,504
14 – 17 Years Old	384	329	273	218	162	107	51
18 – 20 Years Old	527	552	577	602	627	652	677
21 – 24 Years Old	719	773	827	881	935	989	1,043
25 – 34 Years Old	1,436	1,547	1,657	1,768	1,878	1,989	2,099
35 – 44 Years Old	1,134	1,204	1,273	1,343	1,412	1,482	1,551
45 – 54 Years Old	909	913	918	922	926	930	935
55 – 64 Years Old	811	752	693	634	575	516	457
65 and over	1,560	1,543	1,525	1,508	1,490	1,473	1,455
Total	9,470	9,685	9,897	10,110	10,321	10,536	10,748

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

Figure 15: Age Projections for City of Rockmart

Age	2000	2005	2010	2015	2020	2025	2030
0 – 4 Years Old	279	287	294	302	309	317	324
5 – 13 Years Old	597	624	651	677	704	731	758
14 – 17 Years Old	159	145	131	116	102	88	74
18 – 20 Years Old	148	141	135	128	121	114	108
21 – 24 Years Old	189	172	155	138	121	104	87
25 – 34 Years Old	553	569	585	601	617	633	649
35 – 44 Years Old	502	549	595	642	688	735	781
45 – 54 Years Old	476	502	528	553	579	605	631
55 – 64 Years Old	320	297	274	251	228	205	182
65 and over	647	642	637	631	626	621	616
Total	3,870	3,928	3,985	4,039	4,095	4,153	4,210

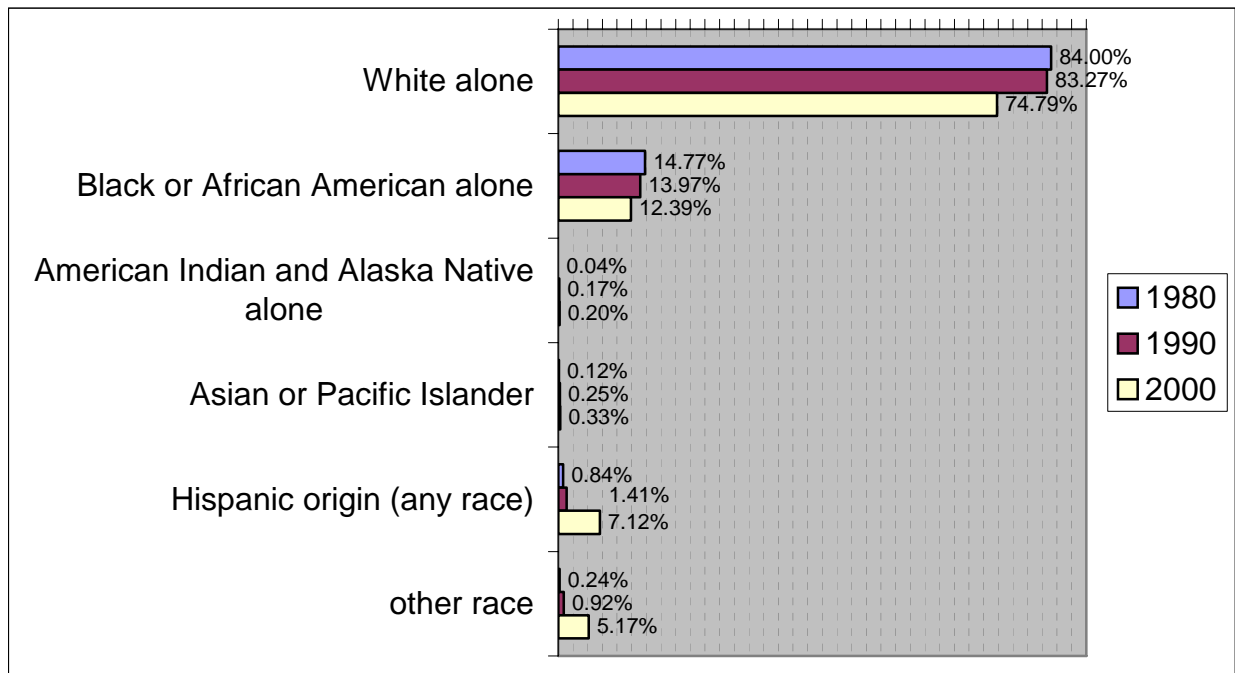
Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

Race and Hispanic Origin

Figure 16: Race and Hispanic Origin Polk County

Polk County: Racial Composition			
Category	1980	1990	2000
White alone	27,435	28,561	30,700
Black or African American alone	4,823	4,791	5,085
American Indian and Alaska Native alone	13	59	84
Asian or Pacific Islander	38	87	136
Hispanic origin (any race)	274	483	2,921
Other race	77	317	2,122

Source: Department of Community Affairs Georgia Planning & Quality Growth website – DataView



- Polk County's Hispanic population grew more than 10 times from 1980 to 2000.
- Other minority groups also grew significantly.

Figure 17: Race and Hispanic Origin City of Aragon

Aragon city: Racial Composition			
Category	1980	1990	2000
White alone	852	898	1,010
Black or African American alone	0	3	7
American Indian and Alaska Native alone	0	1	9
Asian or Pacific Islander	3	0	1
Hispanic origin (any race)	7	0	18
Other race	0	0	12

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

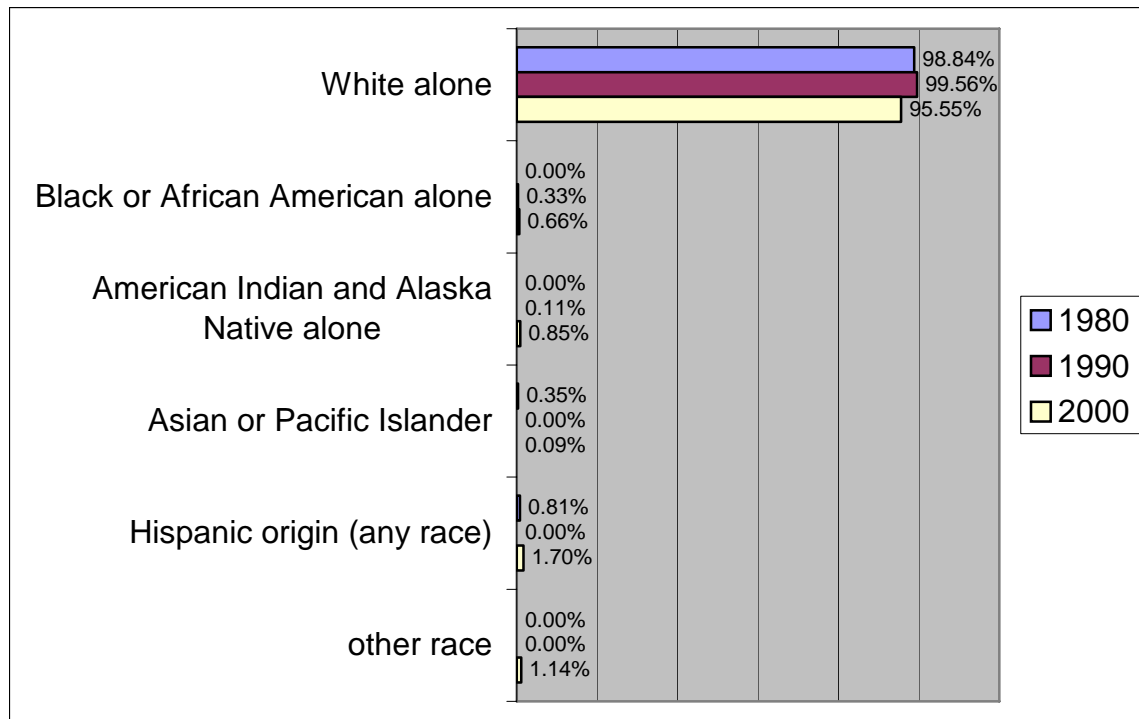


Figure 18: Race and Hispanic Origin City of Cedartown

Cedartown city: Racial Composition			
Category	1980	1990	2000
White	6,854	5,930	6,001
Black or African American	1,721	1,808	1,913
American Indian and Alaska Native	12	5	20
Asian or Pacific Islander	9	37	46
Hispanic origin (any race)	101	279	2,142
Other race	23	198	1,490

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

- Cedartown’s Hispanic population grew more than 10 times from 1980 to 2000.

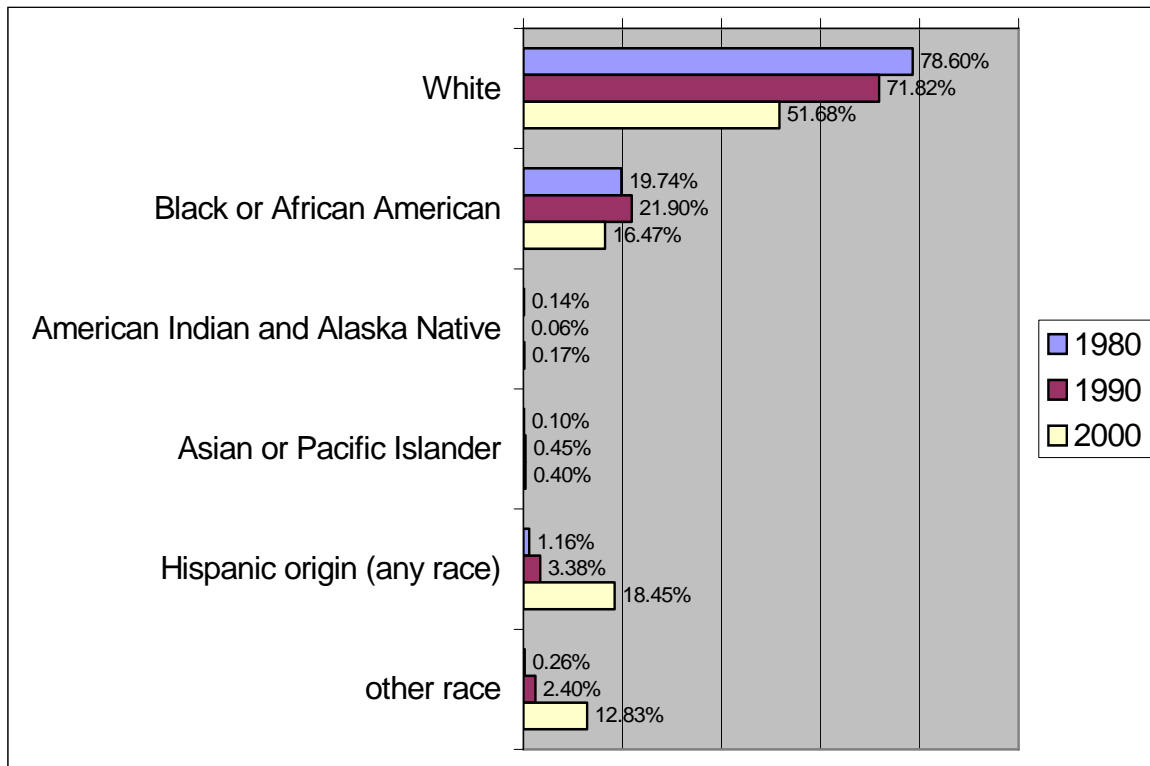
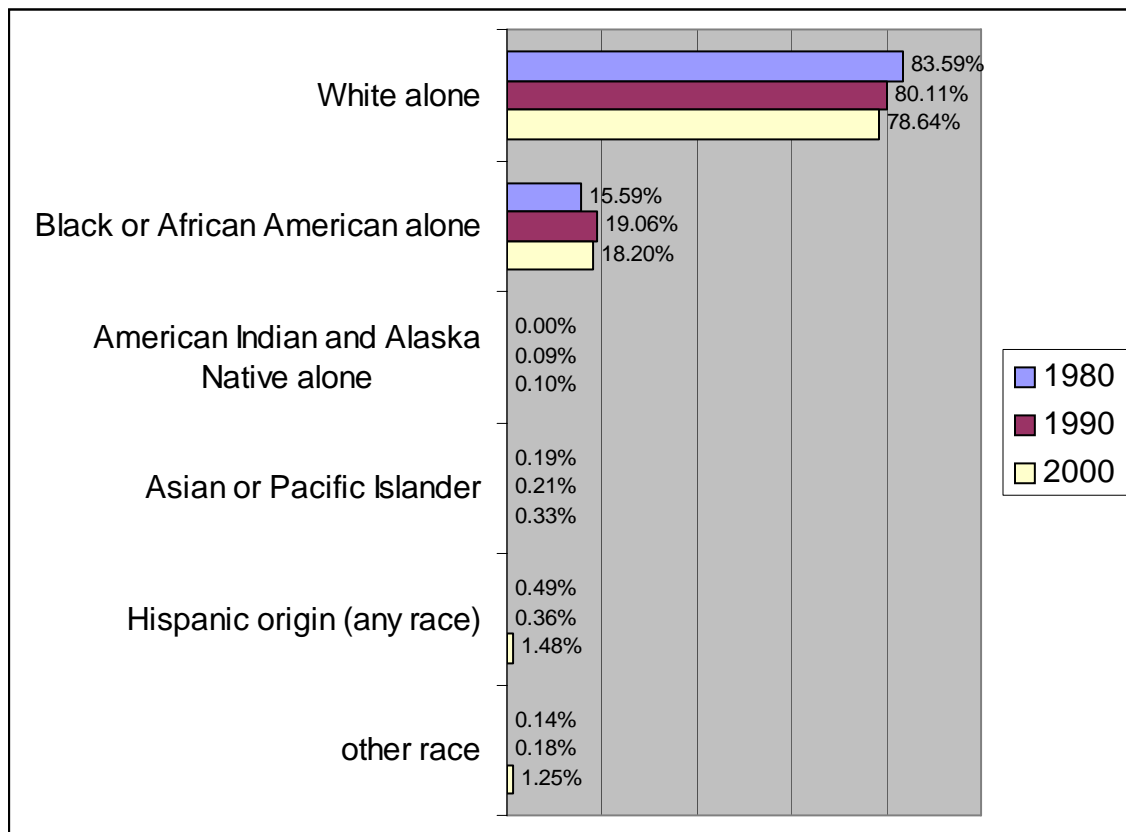


Figure 19: Race and Hispanic Origin City of Rockmart

Rockmart city: Racial Composition			
Category	1980	1990	2000
White alone	3,062	2,698	3,089
Black or African American alone	571	642	715
American Indian and Alaska Native alone	0	3	4
Asian or Pacific Islander	7	7	13
Hispanic origin (any race)	18	12	58
Other race	5	6	49

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView



Income

Figure 19: Per Capita Income

Per Capita Income (in dollars)			
	1980	1990	2000
Polk County	5,391	10,184	15,617
Aragon	4,848	9,252	15,084
Cedartown	5,393	10,336	12,251
Rockmart	5,572	10,469	16,272
Georgia	NA	13,631	21,154

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

- Polk County's per capita income is almost 25 % less than the State's average.

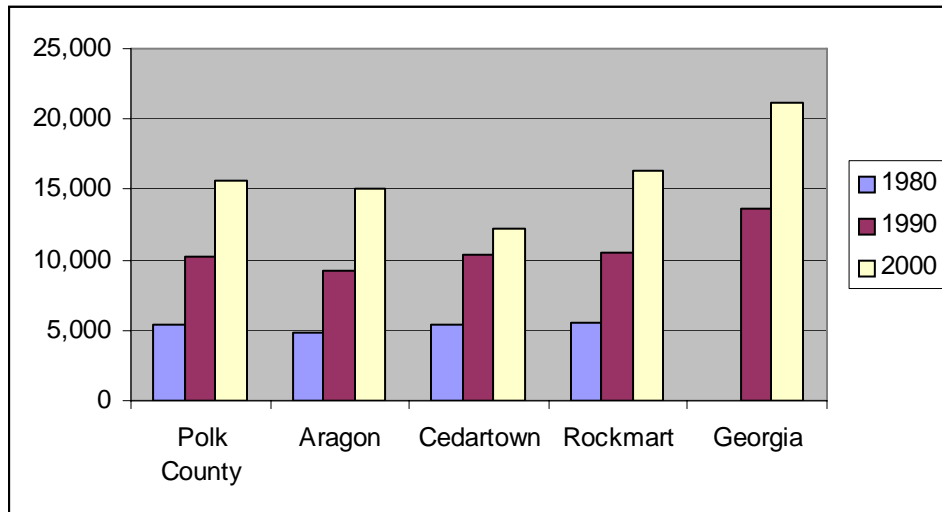


Figure 20: House Income Distribution

Household Income Distribution																
	Polk County				City of Aragon				City of Cedartown				City of Rockmart			
	1990		2000		1990		2000		1990		2000		1990		2000	
Total	12,436	100%	14,031	100%	325	100%	426	100%	3,207	100%	3,370	100%	1,315	100%	1,481	100%
Income less than \$20,000	5485	44.1%	4147	29.5%	139	42.7%	119	27.9%	1756	54.7%	1459	43.2%	604	46%	507	34.3%
Income \$20,000 - \$49,999	5435	43.7%	5825	41.5%	158	48.6%	207	48.7%	1126	35.2%	1143	34%	526	40%	557	37.5%
Income \$50,000 - \$99,999	1315	10.6%	3395	24.2%	26	8.1%	82	19.2%	267	8.3%	678	20.2%	169	12.8%	358	24.1%
Income \$100,000 or more	201	1.6%	664	4.8%	2	0.6%	18	4.2%	58	1.8%	90	2.6%	16	1.2%	59	4.1%

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

- **House with income less than \$20,000 went down significantly in all jurisdictions from 1990 to 2000.**
- **Those households making \$50,000 or greater more than doubled.**

Education

Figure 21: Educational Attainment Polk County

Polk County	Educational Attainment			
	1990		2000	
	Number	Percent of Total	Number	Percent of Total
Less than 9th Grade	5,171	24.15%	3,629	14.79%
9th to 12th Grade (No Diploma)	5,147	24.04%	5,391	21.96%
High School Graduate (Includes Equivalency)	6,697	31.28%	8,617	35.11%
Some College (No Degree)	2,232	10.42%	4,157	16.94%
Associate Degree	716	3.34%	812	3.31%
Bachelor's Degree	847	3.96%	1,006	4.10%
Graduate or Professional Degree	601	2.81%	933	3.80%
Total Population Age 25+	21,411	100.00%	24,545	100.00%

Source: Department of Community Affairs Georgia Planning & Quality Growth website – DataView

- The number of people who have an education equivalent to high school diploma or greater grew by 11% between 1990 and 2000.

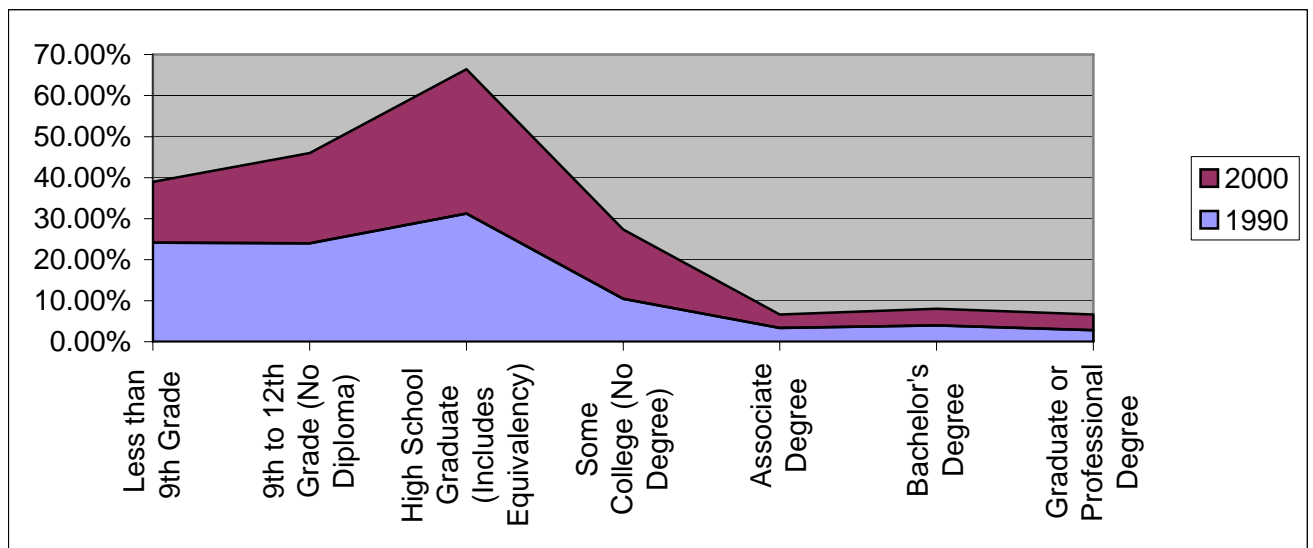


Figure 22: Educational Attainment City of Aragon

Aragon	Educational Attainment			
	1990		2000	
	Number	Percent of Total	Number	Percent of Total
Less than 9th Grade	185	32.92%	112	16.18%
9th to 12th Grade (No Diploma)	159	28.29%	168	24.28%
High School Graduate (Includes Equivalency)	151	26.87%	246	35.55%
Some College (No Degree)	41	7.30%	95	13.73%
Associate Degree	19	3.38%	24	3.47%
Bachelor's Degree	7	1.25%	34	4.91%
Graduate or Professional Degree	0	0.00%	13	1.88%
Total Population Age 25+	562	100.00%	692	100.00%

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

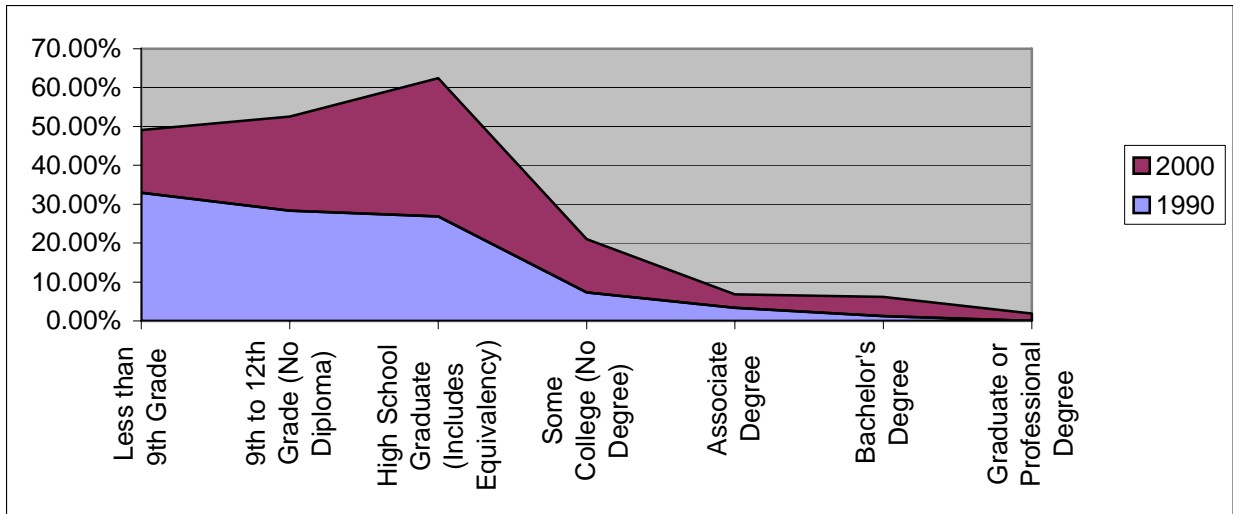


Figure 22: Educational Attainment City of Cedartown

Cedartown	Educational Attainment			
	1990		2000	
	Number	Percent of Total	Number	Percent of Total
Less than 9th Grade	1,455	27.70%	1,269	20.93%
9th to 12th Grade (No Diploma)	1,168	22.23%	1,536	25.33%
High School Graduate (Includes Equivalency)	1,468	27.95%	1,746	28.79%
Some College (No Degree)	531	10.11%	841	13.87%
Associate Degree	178	3.39%	124	2.04%
Bachelor's Degree	239	4.55%	272	4.49%
Graduate or Professional Degree	214	4.07%	276	4.55%
Total Population Age 25+	5,253	100.00%	6,064	100.00%

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

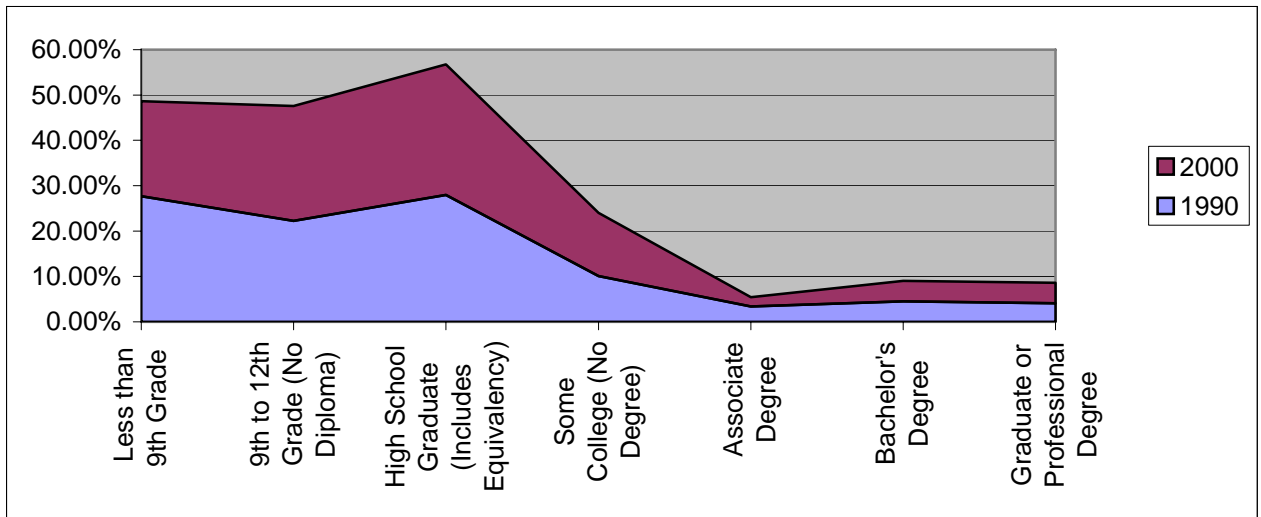
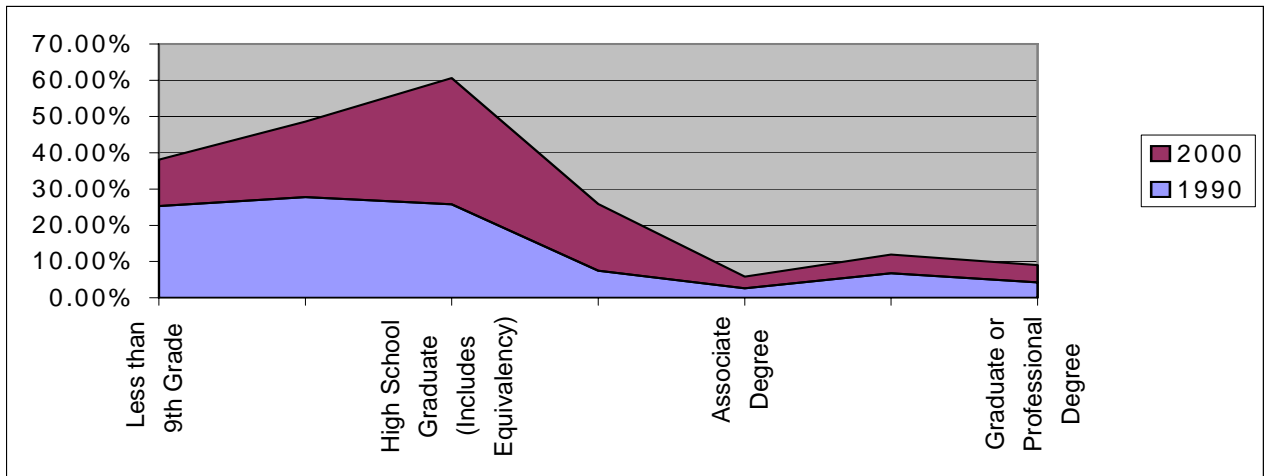


Figure 23: Educational Attainment City of Rockmart

Rockmart	Educational Attainment			
	1990		2000	
	Number	Percent of Total	Number	Percent of Total
Less than 9th Grade	544	25.27%	306	12.82%
9th to 12th Grade (No Diploma)	599	27.82%	496	20.78%
High School Graduate (Includes Equivalency)	556	25.82%	831	34.81%
Some College (No Degree)	160	7.43%	440	18.43%
Associate Degree	57	2.65%	76	3.18%
Bachelor's Degree	145	6.73%	124	5.19%
Graduate or Professional Degree	92	4.27%	114	4.78%
Total Population Age 25+	2,153	100.00%	2,387	100.00%

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView



2) Economic Development

Economic Base

Figure 24: Employment by Industry Polk County

Polk County: Employment by Industry						
Category	1980		1990		2000	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Total Employed Civilian Population	12,956	100.00%	14,385	100.00%	15,904	100.00%
Agriculture, Forestry, Fishing, hunting & mining	221	1.71%	269	1.87%	228	1.43%
Construction	578	4.46%	990	6.88%	1,711	10.76%
Manufacturing	5,944	45.88%	5,506	38.28%	4,503	28.31%
Wholesale Trade	571	4.41%	460	3.20%	566	3.56%
Retail Trade	1,568	12.10%	1,985	13.80%	1,597	10.04%
Transportation, warehousing, and utilities	817	6.31%	931	6.47%	837	5.26%
Information	NA	NA	NA	NA	386	2.43%
Finance, Insurance, & Real Estate	332	2.56%	559	3.89%	516	3.24%
Professional, scientific, management, administrative, and waste management services	249	1.92%	415	2.88%	731	4.60%
Educational, health and social services	1,490	11.50%	1,815	12.62%	2,578	16.21%
Arts, entertainment, recreation, accommodation and food services	410	3.16%	82	0.57%	806	5.07%
Other Services	267	2.06%	838	5.83%	760	4.78%
Public Administration	509	3.93%	535	3.72%	685	4.31%

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

- **Manufacturing has seen a steady decline from 1980 to 2000.**
- **Construction, Professional Services, Health and Social Services have all seen a steady increase.**

Figure 25: Employment by Industry City of Aragon

City of Aragon: Employment by Industry						
Category	1980		1990		2000	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Total Employed Civilian Population	303	100.00%	364	100.00%	463	100.00%
Agriculture, Forestry, Fishing, hunting & mining	5	1.65%	6	1.65%	4	0.86%
Construction	28	9.24%	49	13.46%	69	14.90%
Manufacturing	192	63.37%	172	47.25%	143	30.89%
Wholesale Trade	0	0.00%	4	1.10%	16	3.46%
Retail Trade	28	9.24%	46	12.64%	40	8.64%
Transportation, warehousing, and utilities	13	4.29%	19	5.22%	23	4.97%
Information	NA	NA	NA	NA	8	1.73%
Finance, Insurance, & Real Estate	0	0.00%	11	3.02%	13	2.81%
Professional, scientific, management, administrative, and waste management services	5	1.65%	5	1.37%	19	4.10%
Educational, health and social services	14	4.62%	22	6.04%	69	14.90%
Arts, entertainment, recreation, accommodation and food services	1	0.33%	0	0.00%	19	4.10%
Other Services	2	0.66%	20	5.49%	23	4.97%
Public Administration	15	4.95%	10	2.75%	17	3.67%

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

Figure 26: Employment by Industry City of Cedartown

City of Cedartown: Employment by Industry						
Category	1980		1990		2000	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Total Employed Civilian Population	3,167	100.00%	2,992	100.00%	3,638	100.00%
Agriculture, Forestry, Fishing, hunting & mining	11	0.35%	15	0.50%	79	2.17%
Construction	132	4.17%	168	5.61%	408	11.21%
Manufacturing	1,342	42.37%	1,113	37.20%	1,245	34.22%
Wholesale Trade	218	6.88%	66	2.21%	71	1.95%
Retail Trade	386	12.19%	420	14.04%	359	9.87%
Transportation, warehousing, and utilities	155	4.89%	188	6.28%	40	1.10%
Information	NA	NA!	NA	NA	45	1.24%
Finance, Insurance, & Real Estate	76	2.40%	41	1.37%	88	2.42%
Professional, scientific, management, administrative, and waste management services	79	2.49%	103	3.44%	149	4.10%
Educational, health and social services	369	11.65%	431	14.41%	550	15.12%
Arts, entertainment, recreation, accommodation and food services	138	4.36%	9	0.30%	175	4.81%
Other Services	71	2.24%	217	7.25%	211	5.80%
Public Administration	190	6.00%	221	7.39%	218	5.99%

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

Figure 27: Employment by Industry City of Rockmart

City of Rockmart: Employment by Industry						
Category	1980		1990		2000	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Total Employed Civilian Population	1,432	100.00%	1,340	100.00%	1,485	100.00%
Agriculture, Forestry, Fishing, hunting & mining	23	1.61%	15	1.12%	11	0.74%
Construction	49	3.42%	84	6.27%	121	8.15%
Manufacturing	678	47.35%	515	38.43%	342	23.03%
Wholesale Trade	26	1.82%	54	4.03%	58	3.91%
Retail Trade	157	10.96%	165	12.31%	175	11.78%
Transportation, warehousing, and utilities	97	6.77%	89	6.64%	76	5.12%
Information	NA	NA	NA	NA	48	3.23%
Finance, Insurance, & Real Estate	34	2.37%	42	3.13%	61	4.11%
Professional, scientific, management, administrative, and waste management services	25	1.75%	14	1.04%	89	5.99%
Educational, health and social services	180	12.57%	216	16.12%	257	17.31%
Arts, entertainment, recreation, accommodation and food services	82	5.73%	20	1.49%	83	5.59%
Other Services	28	1.96%	72	5.37%	73	4.92%
Public Administration	53	3.70%	54	4.03%	91	6.13%

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

Figure 28: Employment Projections by Industry Polk County

Polk County: Employment by Industry											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	12,956	13,671	14,385	15,145	15,904	16,641	17,378	18,115	18,852	19,589	20,326
Agriculture, Forestry, Fishing, hunting & mining	221	245	269	249	228	230	232	233	235	237	239
Construction	578	784	990	1,351	1,711	1,994	2,278	2,561	2,844	3,127	3,411
Manufacturing	5,944	5,725	5,506	5,005	4,503	4,143	3,783	3,422	3,062	2,702	2,342
Wholesale Trade	571	516	460	513	566	565	564	562	561	560	559
Retail Trade	1,568	1,777	1,985	1,791	1,597	1,604	1,612	1,619	1,626	1,633	1,641
Transportation, warehousing, and utilities	817	874	931	884	837	842	847	852	857	862	867
Information	NA	NA	NA	NA	386	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	332	446	559	538	516	562	608	654	700	746	792
Professional, scientific, management, administrative, and waste management services	249	332	415	573	731	852	972	1,093	1,213	1,334	1,454
Educational, health and social services	1,490	1,653	1,815	2,197	2,578	2,850	3,122	3,394	3,666	3,938	4,210
Arts, entertainment, recreation, accommodation and food services	410	246	82	444	806	905	1,004	1,103	1,202	1,301	1,400
Other Services	267	553	838	799	760	883	1,007	1,130	1,253	1,376	1,500
Public Administration	509	522	535	610	685	729	773	817	861	905	949

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

- **Manufacturing continues to show a steady decline from 1980.**
- **Construction, Professional Services, Health and Social Services will all seen a steady increase.**

Figure 29: Employment Projections by Industry City of Aragon

Aragon city: Employment by Industry											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	303	334	364	414	463	503	543	583	623	663	703
Agriculture, Forestry, Fishing, hunting & mining	5	6	6	5	4	4	4	3	3	3	3
Construction	28	39	49	59	69	79	90	100	110	120	131
Manufacturing	192	182	172	158	143	131	119	106	94	82	70
Wholesale Trade	0	2	4	10	16	20	24	28	32	36	40
Retail Trade	28	37	46	43	40	43	46	49	52	55	58
Transportation, warehousing, and utilities	13	16	19	21	23	26	28	31	33	36	38
Information	NA	NA	NA	NA	8	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	0	6	11	12	13	16	20	23	26	29	33
Professional, scientific, management, administrative, and waste management services	5	5	5	12	19	23	26	30	33	37	40
Educational, health and social services	14	18	22	46	69	83	97	110	124	138	152
Arts, entertainment, recreation, accommodation and food services	1	1	0	10	19	24	28	33	37	42	46
Other Services	2	11	20	22	23	28	34	39	44	49	55
Public Administration	15	13	10	14	17	18	18	19	19	20	20

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

Figure 29: Employment Projections by Industry City of Cedartown

Cedartown city: Employment by Industry											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	3,167	3,080	2,992	3,315	3,638	3,756	3,874	3,991	4,109	4,227	4,345
Agriculture, Forestry, Fishing, hunting & mining	11	13	15	47	79	96	113	130	147	164	181
Construction	132	150	168	288	408	477	546	615	684	753	822
Manufacturing	1,342	1,228	1,113	1,179	1,245	1,221	1,197	1,172	1,148	1,124	1,100
Wholesale Trade	218	142	66	69	71	34	0	0	0	0	0
Retail Trade	386	403	420	390	359	352	346	339	332	325	319
Transportation, warehousing, and utilities	155	172	188	114	40	11	0	0	0	0	0
Information	NA	NA	NA	NA	45	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	76	59	41	65	88	91	94	97	100	103	106
Professional, scientific, management, administrative, and waste management services	79	91	103	126	149	167	184	202	219	237	254
Educational, health and social services	369	400	431	491	550	595	641	686	731	776	822
Arts, entertainment, recreation, accommodation and food services	138	74	9	92	175	184	194	203	212	221	231
Other Services	71	144	217	214	211	246	281	316	351	386	421
Public Administration	190	206	221	220	218	225	232	239	246	253	260

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

Figure 30: Employment Projections by Industry City of Rockmart

Rockmart city: Employment by Industry											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	1,432	1,386	1,340	1,413	1,485	1,498	1,512	1,525	1,538	1,551	1,565
Agriculture, Forestry, Fishing, hunting & mining	23	19	15	13	11	8	5	2	0	0	0
Construction	49	67	84	103	121	139	157	175	193	211	229
Manufacturing	678	597	515	429	342	258	174	90	6	0	0
Wholesale Trade	26	40	54	56	58	66	74	82	90	98	106
Retail Trade	157	161	165	170	175	180	184	189	193	198	202
Transportation, warehousing, and utilities	97	93	89	83	76	71	66	60	55	50	45
Information	NA	NA	NA	NA	48	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	34	38	42	52	61	68	75	81	88	95	102
Professional, scientific, management, administrative, and waste management services	25	20	14	52	89	105	121	137	153	169	185
Educational, health and social services	180	198	216	237	257	276	296	315	334	353	373
Arts, entertainment, recreation, accommodation and food services	82	51	20	52	83	83	84	84	84	84	85
Other Services	28	50	72	73	73	84	96	107	118	129	141
Public Administration	53	54	54	73	91	101	110	120	129	139	148

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

Labor Force

Figure 31: Labor Force by Participation

Labor Force by Participation												
Category	Polk County		Aragon		Cedartown		Rockmart		Georgia		U.S.	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
Total Males and Females	26,140	29,364	682	840	6,318	7,366	2,615	2,887	4,938,381	6,250,687	191,829,271	217,168,077
In labor force:	15,660	16,937	428	483	3,205	3,898	1,479	1,632	3,351,513	4,129,666	125,182,378	138,820,935
Civilian Labor force	15,630	16,927	426	483	3,196	3,898	1,479	1,632	3,278,378	4,062,808	123,473,450	137,668,798
Civilian Employed	14,385	15,904	364	463	2,992	3,638	1,340	1,485	3,090,276	3,839,756	115,681,202	129,721,512
Civilian unemployed	1,245	1,023	62	20	204	260	139	147	188,102	223,052	7,792,248	7,947,286
In Armed Forces	30	10	2	0	9	0	0	0	73,135	66,858	1,708,928	1,152,137
Not in labor force	10,480	12,427	254	357	3,113	3,468	1,136	1,255	1,586,868	2,121,021	66,646,893	78,347,142

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

- The Labor Force in all municipalities shows steady growth but not as much as the State's average.

Figure 32: Labor Force by Place of Work

Labor Force by Place of Work								
Category	Polk County		City of Aragon		City of Cedartown		City of Rockmart	
	1990	2000	1990	2000	1990	2000	1990	2000
Total population	33,815	38,127	902	1,039	7,978	9,470	3,356	3,870
Worked in State of residence	13,968	15,464	359	458	2,913	3,552	1,334	1,447
Worked in county of residence	8,028	8,582	26	37	1,557	1,533	476	474
Worked outside of county of residence	5,940	6,882	333	421	1,356	2,019	858	973
Worked outside of state of residence	112	88	0	0	0	0	0	0

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

Figure 33: Unemployment

Unemployment Rate			
Year	Polk County	Georgia	United States
1990	10.1%	5.5%	5.6%
1991	8.6%	5.0%	6.8%
1992	11.8%	7.0%	7.5%
1993	10.4%	5.8%	6.9%
1994	8.5%	5.2%	6.1%
1995	8.8%	4.9%	5.6%
1996	9.3%	4.6%	5.4%
1997	7.3%	4.5%	4.9%
1998	5.5%	4.2%	4.5%
1999	5.8%	4.0%	4.2%
2000	4.4%	3.7%	4.0%
2001	5.1%	4.0%	4.7%
2002	5.6%	5.1%	5.8%
2003	4.5%	4.1%	6.0%

(Source: Georgia County Guides 1999 and 2004)

- Employment rate is below the national average but above the State's.

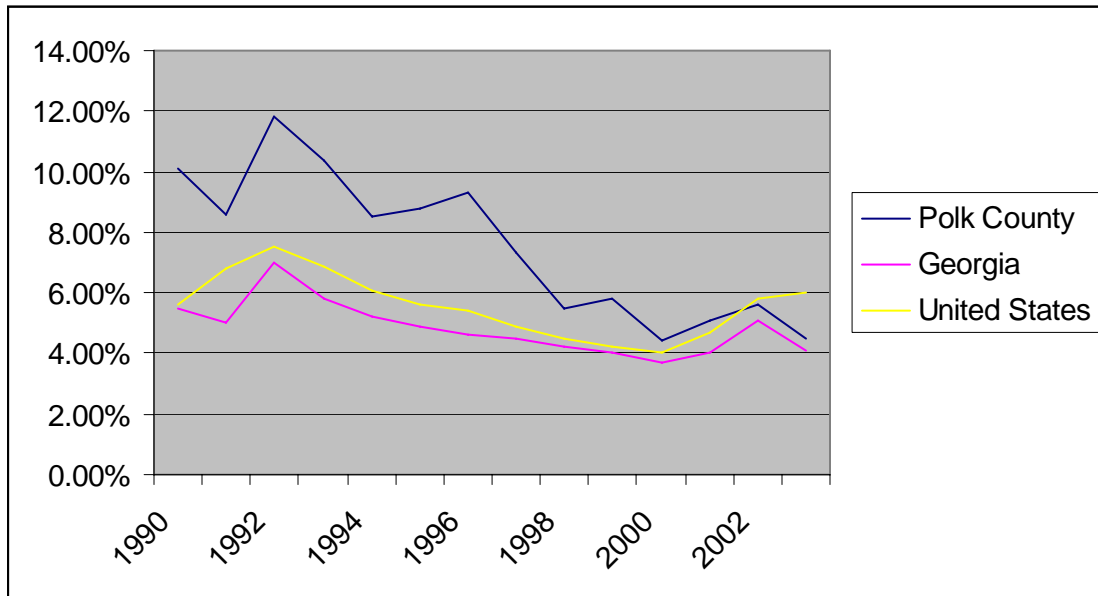


Figure 34: Weekly Wages

Average Weekly Wages For All Industries			
Year	Polk County	Georgia	Ratio
2001	\$481	\$676	71.2%
2002	\$504	\$687	73.4%
2003	\$508	\$704	72.2%
2004	\$529	\$728	72.70%

Polk County Major Employers

- **Angelica Textile Services Inc**
- **Cingular Wireless**
- **Engineered Fabrics Corp.**
- **The Hon Company**
- **Tip Top Poultry**

Commuting Patterns

Figure 35: Employed Residents of Polk County

Employed Residents of Polk County		
County Where Employed	Number	Percent of Total
Polk County	8,582	55.2%
Floyd County	2,148	13.8%
Bartow County	1,831	11.8%
Cobb County	729	4.7%
Paulding County	472	3.0%
Fulton County	464	3.0%
Haralson County	319	2.1%
Carroll County	191	1.2%
Other	816	5.2%
Total Residents	15,552	100.0%

Source: Georgia Department of Labor, website - Area Labor Profile

- **The Majority of residents work inside the County.**
- **Less than 25% of residents work in metro Atlanta.**

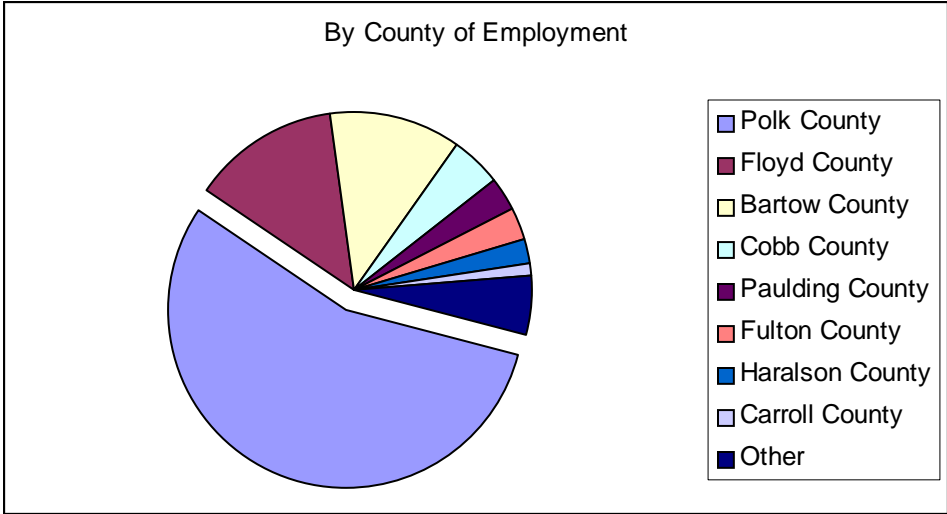


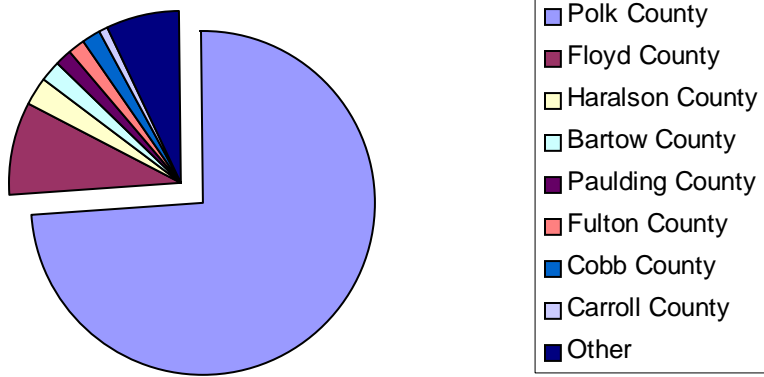
Figure 36: Persons Working in Polk

Persons Working in Polk County		
County of Residence	Number	Percent of Total
Polk County	8,582	73.7%
Floyd County	1,031	8.9%
Haralson County	302	2.6%
Bartow County	220	1.9%
Paulding County	208	1.8%
Fulton County	193	1.7%
Cobb County	191	1.6%
Carroll County	109	0.9%
Other	801	6.9%
Total Residents	11,637	100.0%

Source: Georgia Department of Labor, website – Area Labor Profile

- Polk only has about 1 in 4 workers from outside the County.

Employees by County of Residence



Economic Resources

The Polk County Chamber of Commerce has become the primary economic development organization in the county and has established working relationships with the following organizations for assistance with economic development initiatives and strategies:

- Georgia Department of Community Affairs
- Georgia Department of Economic Development
- Coosa Valley Regional Development Center
- Georgia Department of Labor
- Georgia Power Company

Each of these partners and agencies has provided Polk County and its cities with a variety of tools and education allowing the Chamber of Commerce to reach out to local governments and citizens engaging the public in economic development issues and opportunities.

Economic Trends

Polk County has evolved along the same lines as the statewide and national economies as employment has shifted from a manufacturing and production to a service based economy. Manufacturing jobs show a steady decline from 1980. While Construction, Professional Services, Health and Social Services will all see a steady increase.

3) Housing

Housing Types and Mix

Figure 37: Types of Housing in Polk County

Polk County: Types of Housing						
Category	1980		1990		2000	
TOTAL Housing Units	12,027	100.00%	13,585	100.00%	15,059	100.00%
Single Units (detached)	9,734	80.90%	10,262	75.50%	11,246	74.70%
Single Units (attached)	141	1.20%	130	1.00%	188	1.20%
Double Units	525	4.40%	443	3.30%	538	3.60%
3 to 9 Units	602	5.00%	615	4.50%	892	5.90%
10 to 19 Units	75	0.60%	86	0.60%	87	0.60%
20 to 49 Units	13	0.10%	5	0.00%	15	0.10%
50 or more Units	133	1.10%	87	0.60%	158	1.00%
Mobile Home or Trailer	804	6.70%	1,825	13.40%	1,922	12.80%
All Other	0	0.00%	132	1.00%	13	0.10%

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

- The vast majority of residents, almost 75%, live in single detached homes.
- The number of mobile home more than doubled from 1980 to 1990 but there was only a small increase from 1990 to 2000.

Figure 38: Types of Housing in Aragon

Aragon: Types of Housing						
Category	1980		1990		2000	
TOTAL Housing Units	318	100.00%	352	100.00%	433	100.00%
Single Units (detached)	308	96.90%	314	89.20%	351	81.10%
Single Units (attached)	0	0.00%	2	0.60%	0	0.00%
Double Units	4	1.30%	16	4.50%	27	6.20%
3 to 9 Units	2	0.60%	1	0.30%	15	3.50%
10 to 19 Units	0	0.00%	0	0.00%	2	0.50%
20 to 49 Units	0	0.00%	0	0.00%	8	1.80%
50 or more Units	0	0.00%	0	0.00%	2	0.50%
Mobile Home or Trailer	4	1.30%	18	5.10%	25	5.80%
All Other	0	0.00%	1	0.30%	3	0.70%

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

Figure 39: Types of Housing in Cedartown

Cedartown: Types of Housing						
Category	1980		1990		2000	
TOTAL Housing Units	3,414	100.00%	3,462	100.00%	3,647	100.00%
Single Units (detached)	2,601	76.20%	2,624	75.80%	2,501	68.60%
Single Units (attached)	50	1.50%	68	2.00%	152	4.20%
Double Units	323	9.50%	231	6.70%	252	6.90%
3 to 9 Units	244	7.10%	299	8.60%	522	14.30%
10 to 19 Units	29	0.80%	57	1.60%	47	1.30%
20 to 49 Units	13	0.40%	5	0.10%	0	0.00%
50 or more Units	125	3.70%	87	2.50%	110	3.00%
Mobile Home or Trailer	29	0.80%	53	1.50%	53	1.50%
All Other	0	0.00%	38	1.10%	10	0.30%

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

Figure 40: Types of Housing in Rockmart

Cedartown: Types of Housing						
Category	1980		1990		2000	
	TOTAL Housing Units	1,430	100.00%	1,442	100.00%	1,680
Single Units (detached)	1,152	80.60%	1,149	79.70%	1,328	79.00%
Single Units (attached)	17	1.20%	18	1.20%	0	0.00%
Double Units	89	6.20%	88	6.10%	85	5.10%
3 to 9 Units	139	9.70%	127	8.80%	194	11.50%
10 to 19 Units	19	1.30%	18	1.20%	38	2.30%
20 to 49 Units	0	0.00%	0	0.00%	7	0.40%
50 or more Units	0	0.00%	0	0.00%	0	0.00%
Mobile Home or Trailer	14	1.00%	23	1.60%	28	1.70%
All Other	0	0.00%	19	1.30%	0	0.00%

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

Figure 41: Age of Housing

Category	Age of Housing							
	Polk County		Aragon		Cedartown		Rockmart	
	1990	2000	1990	2000	1990	2000	1990	2000
Built 1970 - 1979	3,145	2,859	22	15	553	583	168	216
Built 1960 - 1969	2,167	1,979	29	15	618	547	149	205
Built 1950 - 1959	1,668	1,568	32	24	640	629	228	251
Built 1940 - 1949	1,510	1,291	81	82	593	518	249	208
Built 1939 or earlier	2,065	2,110	141	169	741	688	447	376

Source: Department of Community Affairs Georgia Planning & Quality Growth website – DataView

- Houses are being replaced at a normal rate.
- The rate of people living in homes built before 1939 is increasing. Seems to indicate possible refurbishment of turn of the century homes.

Figure 42: Housing Condition

Condition of Housing								
	Polk County		Aragon		Cedartown		Rockmart	
Category	1990	2000	1990	2000	1990	2000	1990	2000
Total housing units	13,585	15,059	352	433	3,462	3,647	1,442	1,680
Complete Plumbing Facilities	13,405	14,910	353	433	3,448	3,620	1,442	1,653
Lacking Plumbing Facilities	180	149	2	0	14	27	0	27
Complete kitchen facilities	13,461	14,888	352	433	3,449	3,609	1,437	1,673
Lacking complete kitchen facilities	124	171	3	0	13	38	5	7

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

- Nearly all residents have complete plumbing and kitchen facilities.
- The rate of residents that do not have complete plumbing and kitchen facilities, for the most part seem to be increasing.

Figure 43: Occupancy Characteristics

Occupancy Characteristics								
	Polk County		Aragon		Cedartown		Rockmart	
Category	1990	2000	1990	2000	1990	2000	1990	2000
TOTAL Housing Units Built	13,585	15,059	352	433	3,462	3,647	1,442	1,680
Housing Units Vacant	1,066	1,047	30	31	269	265	119	142
Housing Units Owner Occupied	9,068	9,992	245	272	1,914	1,750	779	909
Housing Units Renter Occupied	3,451	4,020	80	130	1,279	1,632	544	629

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

Figure 44: Housing Cost

Housing cost (in dollars)								
	Polk County		Aragon		Cedartown		Rockmart	
Category	1990	2000	1990	2000	1990	2000	1990	2000
Median property value	41,300	73,900	27,100	47,300	37,200	71,000	41,000	78,600
Median rent	316	425	384	464	289	396	320	417

Source: Department of Community Affairs Georgia Planning & Quality Growth website - DataView

- Property value nearly doubled from 1990 to 2000.
- Median rent went up but not nearly at the same pace as property value.

Figure 45: Overcrowding

Overcrowding								
	Polk County		Aragon		Cedartown		Rockmart	
Category	1990	2000	1990	2000	1990	2000	1990	2000
Total occupied housing units	12,519	14,012	325	402	3,193	3,382	1,323	1,538
More than 1 person per room	488	747	13	13	99	353	62	47

Source: Department of Community Affairs Georgia Planning & Quality Growth website – DataView

- Households’ having more than one person per room was up nearly 50% in Polk County.
- Households’ having more than one person per room was up more than 350% in Cedartown.

Figure 46: Cost-Burdened

	Polk County		Aragon		Cedartown		Rockmart	
Category	1990	2000	1990	2000	1990	2000	1990	2000
30% - 49%	2,209	1,560	50	24	430	503	148	159
50% and greater	NA	1,081	NA	23	NA	381	NA	210

Figure 47: Special Housing Needs

<i>County Name</i>	AIDS Cases 1981-2000	Family Violence, # of Police Actions Taken, 2000	Total, # Age 62+, 2000	Total, % Age 62+, 2000	Disability (Any) % Age 16+, 1990	Adult Substance Abuse Treatment Need, 2001	Adult Substance Abuse Treatment Need, % of Total Population, 2001
Polk	17	294	6,004	15.75%	35.70%	2,460	6.45%

Figure 48: Jobs-Housing Balance

Cost of Housing Compared to Wages				
	Polk County	Aragon	Cedartown	Rockmart
Category	2000	2000	2000	2000
Ave. Weekly Wage	\$481	\$481	\$481	\$481
Median property value	73,900	47,300	71,000	78,600
Median rent	425	464	396	417
Housing cost as % of monthly Income	21%	22%	19%	20%

4. Natural and Cultural Resources

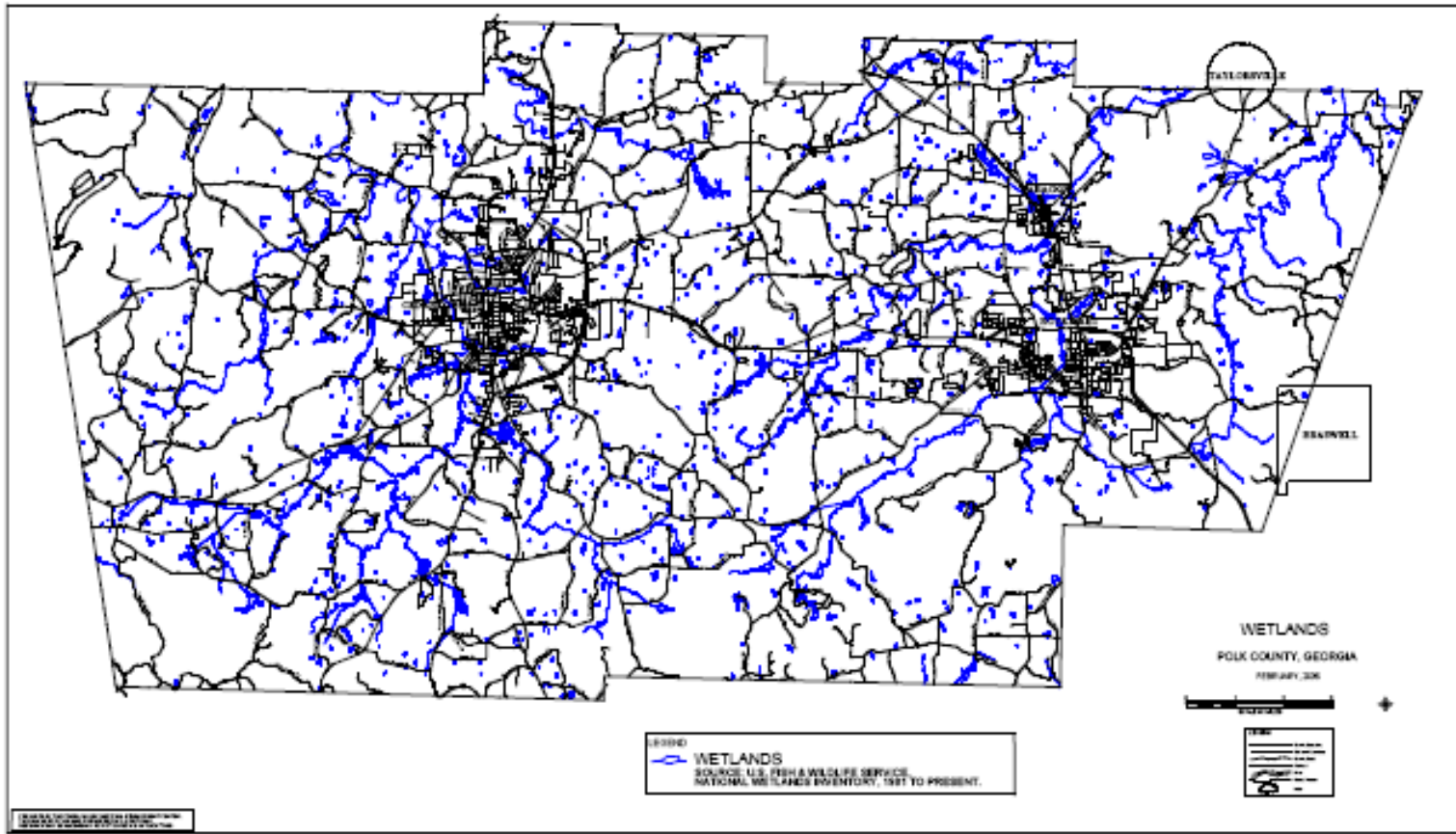
Environmental Planning Criteria

Wetlands

Wetlands can often be in rapidly growing areas, as many developers want to drain and fill the wetland area to increase the amount of developable property. Under Section 404 of the Clean Water Act, freshwater wetland is protected. The Act places authority the U.S. Army Corps of Engineers to protect navigation channels, and regulate the discharge of dredged or fill material in waters or wetlands. Disturbing wetlands through drainage or discharge of fill is prohibited unless there is “no practicable alternative.” Practicable alternatives can consider cost, existing technology, and logistics and can include the acquisition of other suitable property. The Corps has considerable discretion in interpreting this provision. Applicants often suggest that securing another site would be too costly. If the developer argues there is an unavoidable loss of wetland, he may propose “mitigation,” or recreating more wetlands elsewhere, as compensation.

There are many wetland areas scattered throughout Polk County. Figure 49 illustrates the location of wetlands within Polk County and its cities.. Wetland areas throughout Polk County have a limited risk of impact from new development largely because they are so scattered.

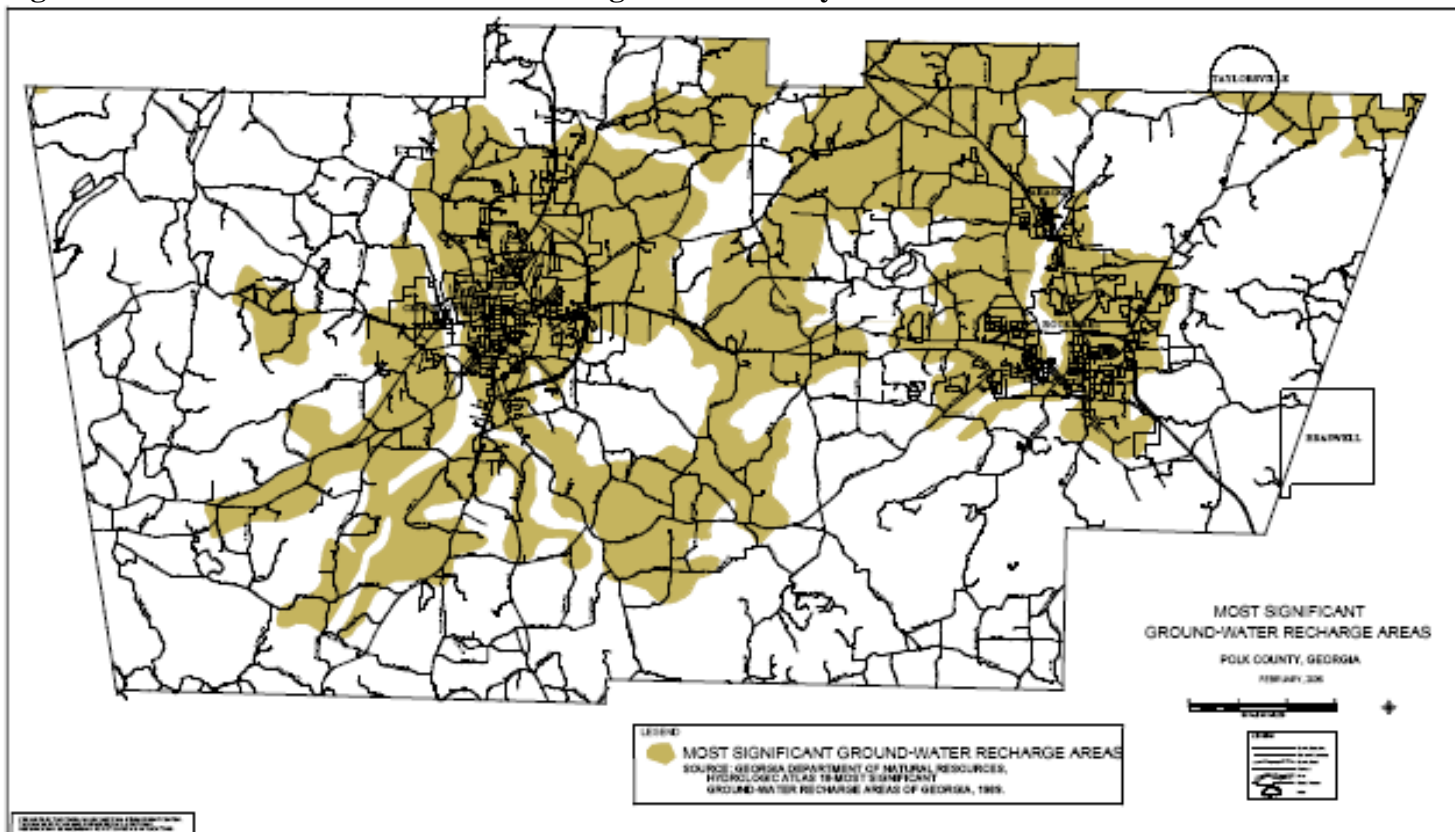
Figure 49: Location of Wetlands Countywide



Groundwater Recharge Areas

Significant groundwater recharge areas are located in Polk County, Aragon, Cedartown and Rockmart. Unfortunately, the groundwater recharge areas throughout the county are located in developed areas and areas where development is likely to occur. Polk County and the cities of Aragon, Cedartown and Rockmart are all using stormwater best management practices for all new development. Figure 50 illustrates the location of groundwater recharge areas throughout Polk County.

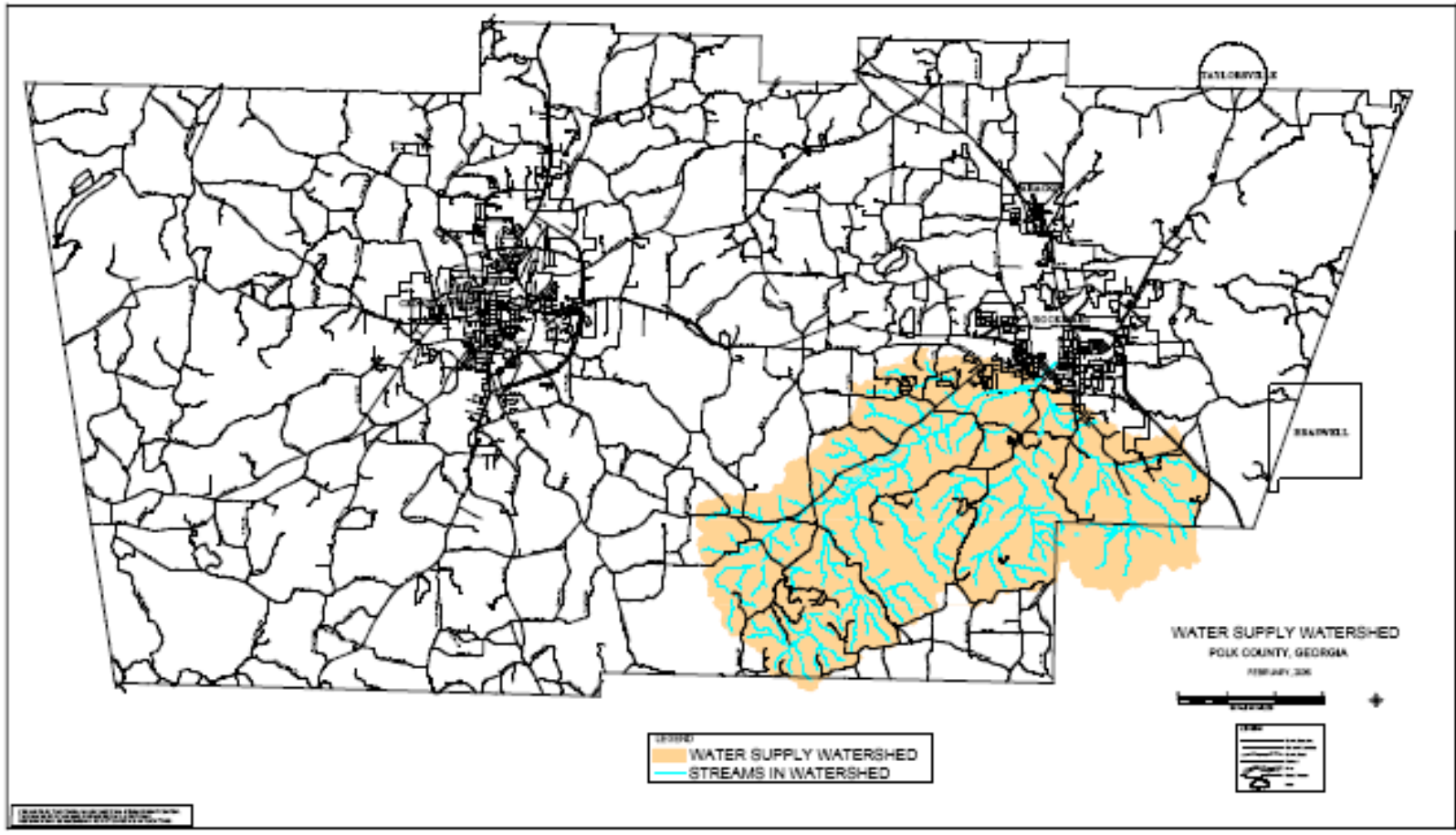
Figure 50: Location of Groundwater Recharge Areas Countywide



Water Supply Watersheds and Water Supply Sources

Figure 51 illustrates the location of Polk County water supply watershed and surface drinking water source. Polk County's water supply watershed area is located in the southeast portion of the County just south and west of Rockmart. Polk County has adopted a Water Supply Watershed Protection ordinance consistent with the requirements of Georgia's Environmental Planning Criteria. Regulations required stream and reservoir buffers of natural vegetated land, and establish setback standards for impervious surfaces and establish impervious surface limits.

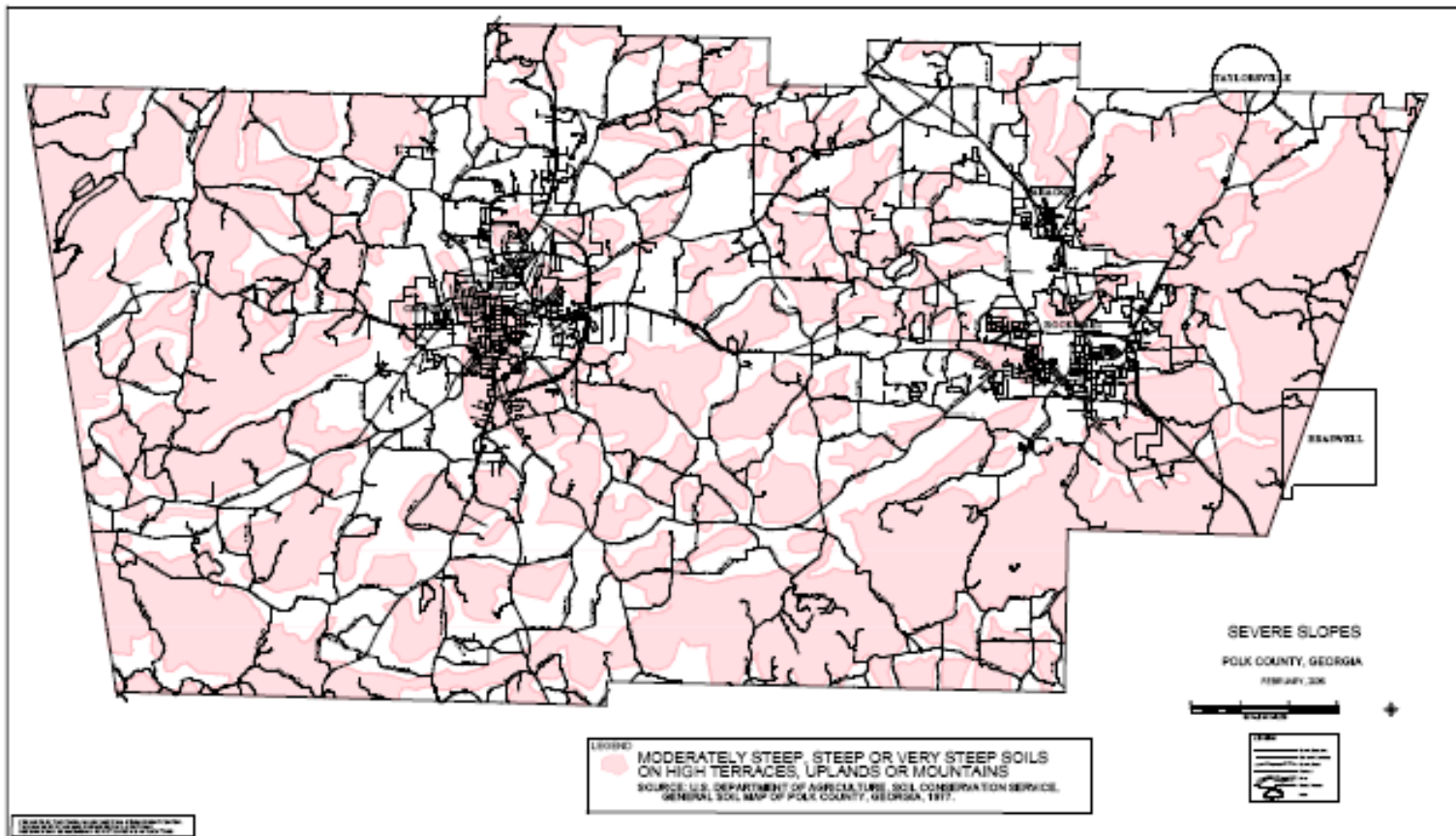
Figure 51: Location of Water Supply Watersheds Countywide



Steep Slopes

Slopes greater than 18 percent are illustrated in Figure 52 and are frequent throughout Polk County. The county has no regulations limiting development in these areas.

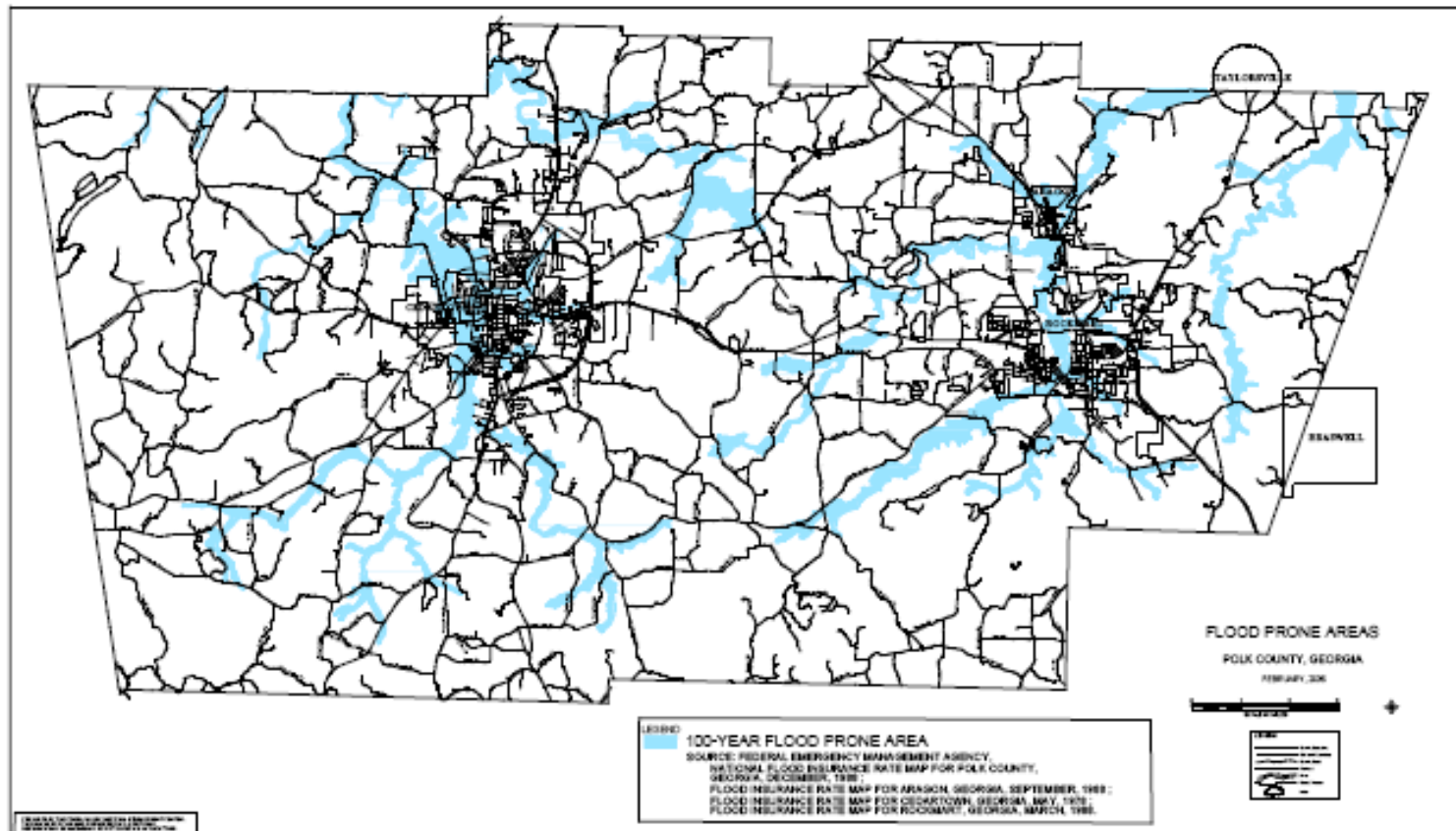
Figure 52: Location of Steep Slopes Countywide



Flood plains

Figure 53 illustrates floodplains throughout Polk County. The county does not regulate development within the floodplain beyond that required in the Wetland and Groundwater Recharge protection ordinances.

Figure 53: Location of Floodplains Countywide



Plant and Animal Habitats

The following animal and plant species are listed on both the Federal Endangered Species List and Georgia's Protected Species List, other are rare, living outside its normal range.

"US" indicates species with federal status (Protected, Candidate or Partial Status). Species that are federally protected in Georgia are also state protected.

"GA" indicates Georgia protected species.

Animals

- *Etheostoma coosae* Coosa Darter
- GA · *Etheostoma ditrema* Coldwater Darter
- GA · *Etheostoma tallapoosae* Tallapoosa Darter
- *Ichthyomyzon gagei* Southern Brook Lamprey
- *Lasmigona holstonia* Tennessee Heelsplitter
- US · *Myotis grisescens* Gray Myotis
- *Notropis chrosomus* Rainbow Shiner
- *Notropis stilbius* Silverstripe Shiner
- *Phenacobius catostomus* Riffle Minnow

Plants

- GA · *Cypripedium acaule* Pink Ladyslipper
- *Lygodium palmatum* Climbing Fern
- GA · *Melanthium woodii* Ozark Bunchflower
- *Silene ovata* Mountain Catchfly
- GA · *Silene regia* Royal Catchfly
- *Trichomanes petersii* Dwarf Filmy Fern

Natural Communities

- *CAVE* Cave

**Source: Georgia Department of Natural Resources Wildlife Resources Division;
Date of information - 10/22/2004**

Scenic Views

Scenic corridors are roadways of any functional type that are characterized by specific attributes and are designated in the Polk County Comprehensive Plan. Scenic corridors may:

- Exhibit aesthetic or environmental qualities of countywide significance, particularly its rural character defined as agricultural and forested areas.
- Move through large open areas
- Contain an abundant landscape

To reinforce, enhance, and create the attractive features of scenic corridors, development regulations must:

- Provide and preserve views to particular scenic or unique features such as water bodies, farms, or views.
- Prohibit billboards and limit signs.
- Require a wide buffer zone along roadways to be kept in a natural or agrarian state.

Identified scenic view-sheds and corridors include:

- Georgia Highway 100 North & South of Cedartown
- US Highway 278 West of Cedartown
- Taylorsville Road Northwest of Aragon
- Antioch and Morgan Valley Road South and East of Cedartown toward Rockmart

Significant Cultural Resources

Polk County History

Understanding a community's development over time is important to the preservation of its historic resources. Such a developmental history is useful when conducting historic resource surveys, in making local designations of historic properties or districts, in preparing local historic preservation plans, and is a required part of a historic district or multiple property National Register nomination.

Polk County, Georgia, has a rich and distinctive history that makes it unique and distinguishes it from other counties in the State. The developmental history that follows is not meant to be a complete history of the county. Rather, it concentrates on some of the aspects of that history that have significantly impacted the county's physical growth and pattern of development.

Polk County to 1880

Polk County was created by an act of the Georgia General Assembly on December 20, 1851, to be effective April 1, 1852. The new county was laid out and organized from the counties of Paulding and Floyd. Temporarily, county elections and business was to be held and transacted at Cedar Town until the organization of the militia districts and until a permanent county site was located by the Interior Court.

Van Wert, the former county seat of Paulding County, was now located in the extreme eastern portion of Polk County. George White, in *Statistics of Georgia* (1849) described Van Wert as follows:

It has the usual public buildings, one church, two hotels, one academy, two or three stores, mechanics' shops, &c. Population 100. The water is bad, and the village is said to be unhealthy.

The Act of December 20, 1851, provided that citizens within the corporate limits of Van Wert would be paid for damages sustained to their property by the removal of the county site from the town.

Cedar Town had been a small post village in Paulding County, a post office having been established there in 1833. It was described by George White (1849) as having, "a fine church, female school, and one of the best limestone springs in the State." By an act of the General Assembly on February 8, 1854, Cedar Town was made the permanent public seat of Polk County and was incorporated. The corporate limits extended three-fourths of a mile in every direction from the courthouse on the public square.

In 1860 Polk County's population was 6,295. There were 2,440 slaves and two free Blacks, accounting for 38.8 percent of the total population. There were 118,660 total acres in farms, 42,434 acres of which were improved. The principal crops were corn, cotton, wheat, and oats. Polk County ranked 50th out of Georgia's 132 counties in cotton production in 1859, with 6,042 bales.

The census of 1860 provided a list of "selected manufacturers" in Polk County. The manufacturers listed were as follows: one boots/shoes establishment with three employees, one carriage manufacturer with 10 employees, two tanneries with four employees, one saw mill with four employees, and two slate quarrying establishments with 24 employees. The first slate quarries in Georgia were opened in 1857 and 1858 on lots 923 and 924, 21st district, 3rd section, respectively, just northwest of Van Wert. A third quarry was opened in 1863 to supply the ordinance buildings, laboratory, and armory at Macon.

Cedar Town sustained considerable damage during the Civil War and lost its charter. On October 26, 1870, the town was again incorporated, with the corporate limits extending 500 yards in every direction from the center of the courthouse. According to the census of 1870, Cedar Town's population was 323, and the county's population was 7,822, a 24.3 percent increase from 1860. The Black population was 2,578 or 33 percent of the total.

Agriculture declined significantly during the 1860s. According to the census of 1870, total acres in farms declined to 89,336 and improved acres declined to 38,905. There were 330 farms in the county averaging 271 acres. Corn, cotton, wheat, and oats were still the leading crops, but production was down for each. Only 2,001 bales of cotton were produced in 1869, a 66.9 percent decline from 1859.

Manufacturing likewise, declined during the 1860s. According to the census of 1870, there were 19 manufacturing establishments with only 43 employees.

During the 1870s Polk County's population increased 52.8 percent to 11,952. The Black population increased 60.9 percent to 4,147 and accounted for 34.7 percent of the total in 1880.

The agricultural doldrums that followed the Civil War continued into the 1870s, and the revolution in labor created by the end of slavery turned the economy upside down. The rise of farm tenantry during reconstruction is evident from the census of 1880. Beginning with that census, each sharecropper or cash-tenant portion of land was counted as a separate farm, leading to an erroneous impression in comparison with the census of 1870, that a democratization of land ownership had begun to take place. According to the census of 1880, there were 711 farms in Polk, of which 242 were tenant farms.

By the end of the decade of the 1870s, however, agricultural production had generally recovered to or exceeded prewar levels. According to the census of 1880, total acres in farms in 1879 were 121,316, with 54,701 acres improved. There were 16,774 acres planted in cotton, 16,331 in corn, 6,538 in wheat, and 6,114 in oats. Cotton production was 8,126 bales, a 34.5 percent increase over 1859.

The first railroad to be built through any portion of Polk County was the Selma, Rome & Dalton (later Georgia Southern; East Tennessee, Virginia and Georgia; Southern). Its tracks were laid from Rome through Cave Spring and into Alabama in c.1869-70, passing through the extreme northwestern corner of the county, some seven miles from Cedar Town. Almost immediately the first industry to take advantage of Polk County's rich brown iron deposits was established. The Etna Furnace, producing pig-iron from iron ore mined in the vicinity, was built along the Selma, Rome & Dalton near the Alabama line and was put into blast in 1871.

On December 13, 1866, the Cartersville and Van Wert Railroad Company was incorporated, with J.F. Dever and Seaborn Jones of Polk County among the organizers. By 1871 the road had not been built beyond Taylorsville in Bartow County. The projected extension was to pass northwest of Van Wert, through land owned by Seaborn Jones. In 1871 Jones had the land along the right-of-way surveyed and the new town of Rockmart laid

out. It was so named because of the slate market that was expected to develop there. On August 26, 1872, Rockmart was incorporated, with the town limits embracing lots of land Nos. 793, 794, 863, 864, 865, and 866 in the 18th district and 3rd section, and Nos. 849, 850, 851, 852, 853, 854, 923, 924, and 925 in the 21st district and 3rd section of original Cherokee, now Polk County.

On February 18, 1873, the Cherokee Iron Company was incorporated with Amos G. West as one of the primary organizers. Construction was begun on a furnace by 1874 in Cedartown, one-half mile southwest of the courthouse. In that same year the company's charter was amended to authorize it to build, lease or purchase railroads or parts of railroads on any chartered route. The company acquired what was originally the Cartersville and Van Wert Railroad. Then known as the Cherokee Railroad, it was extended to Rockmart in 1876 and to the furnace at Cedartown by late 1879. The Cherokee Iron Company began operations in 1877, two years before the railroad reached Cedar Town.

The beginnings of an iron industry in Polk County during the 1870s was the primary factor in the significant increase in manufacturing reported by the census of 1880. In 1879 there were 39 manufacturing establishments in Polk County with 496 hands employed. The two iron companies accounted for 344 of the 496 hands employed. Other significant manufacturers were 14 saw/lumber establishments (saw mills) employing 109 hands and nine flour-grist establishments employing 17 hands.

Cedar Town's corporate limits were expanded on February 21, 1873, to extend one mile in every direction from the center of the courthouse. According to the census of 1880, the county seat had a population of 843, a 161 percent increase from 1870. According to *Sholes' Georgia State Gazetteer* (1879), Cedar Town had three churches--Baptist, Methodist, and Presbyterian--three schools, and the largest iron works in the South. The Cherokee Iron Company also operated a large store and gist and flour mills on Cedar Creek. Cotton transactions at Cedar Town were stated to have reached 5,000 bales during 1879 (crop of 1878) and iron, grain, hides, etc., were said to be largely exported.

Rockmart had a population of 450 in 1880. *Sholes' Georgia State Gazetteer* (1879), described Rockmart as having two churches--Baptist and Methodist--the usual

common schools, and four saw mills. There was no mention of slate quarrying. Several new slate quarries were opened in 1873, but production was small and sporadic during the 1870s. There was no reported production in 1879, but in 1880, 1,000 squares of roofing slate were produced.

Polk County. 1881 – 1900

The decade of the 1870s had been a period of national depression, regional instability, and limited outside investment. The booming 1880s and early 1890s, however, brought increased outside investment, renewed railroad construction, and continued growth and development.

Railroad mileage in Polk County increased by approximately 150 percent during the 1880s. The Cherokee Railroad, which had its temporary terminus at Cedar Town, was extended to Esom Hill by 1882. In that year it was leased by the East and West Railroad of Alabama (later Seaboard Air Line) and was completed to Pell City, Alabama in 1887, where it connected with the Georgia Pacific. In c.1883 the East Tennessee, Virginia and Georgia (later Southern) was built through the eastern portion of the county in a northwest-southeast direction, crossing the East and West Railroad of Alabama at the northern edge of Rockmart. Lastly, the Chattanooga, Rome, and Columbus Railroad (later Chattanooga, Rome and Southern; Central of Georgia) was built north-south through the county in 1887. It skirted the eastern edge of Cedar Town and crossed the East and West Railroad six-tenths of a mile southeast of the courthouse.

Polk County experienced consistent, substantial population growth during the 1880s and 1890s. Population increased 25.0 percent during the 1880s, reaching 14,945 in 1890, and it increased 19.5 percent during the 1890s, reaching 17,856 in 1900. The Black population increased more slowly. It was 4,654, or 31.1 percent of the total, in 1890 and 4,916, or 27.5 percent of the total, in 1900.

During the 1880s, total land in farms increased to 137,426 acres and improved land in farms increased to 72,060 acres by 1889. The total number of farms and tenant farms increased dramatically. In 1889 there were 1,257 farms, averaging 109 acres. Tenant farms accounted for 760 or 60.5 percent of these. Cotton and corn remained the

primary crops. Cotton accounted for 21,892 acres planted and corn for 19,601 acres planted 1889. Oats and wheat together accounted for 10,619 acres.

The trend toward smaller farms and greater tenantry continued in the 1890s. By 1899 there were 1,775 farms, averaging 78.9 acres, in Polk County. Of these, 1,330 were operated by Whites and 445, or 25.0 percent, were operated by Blacks. There were 1,185 tenant farms, with 977 being share tenants and 208 being cash tenants. The tenantry rate had increased to 66.8 percent. Total acres in farms for 1899 was 140,083, up only slightly from 1889; and improved acres was 69,179, down slightly from 1889. Corn accounted for 22,360 acres planted; cotton, 20,590 acres; wheat, 5,867 acres; and oats, 1,822 acres.

Other than railroad construction, there were no significant changes in industrial development during the 1880s. According to the census of 1890, there were 46 manufacturing establishments with 442 hands employed in 1889. Employment in manufacturing was actually down 10.9 percent in 1889 as compared to 1879.

The 1890s, however, were the period of the greatest development of the slate industry in Rockmart. That decade also witnessed the beginning of a decline in the iron industry and the beginning of a cotton textile industry in Polk County. The greatest development of the slate industry occurred from 1889 through 1900. The greatest production occurred in 1894, when 5,000 squares of roofing slate, valued at \$22,500, was produced. In 1893 Seaborn Jones' quarries were sold to the Georgia Slate Company which ceased operating in 1896. That company then leased the quarries for three years during which time they were successfully operated. While Georgia's slate industry, located around Rockmart, was of local, state, and regional significance, it remained relatively insignificant nationally. Even at its peak, the value of slate produced in Georgia was less than 1 percent of that produced in the United States.

In 1889 the Etna furnace was changed from cold-blast to hot-blast and the capacity was doubled. In 1894, however, the Etna Furnace Company ceased operations. Besides the furnace, the company owned the village of Etna, 50 cottages for miners and furnace employees, a superintendent's residence, a laboratory, an office building, a warehouse, and various equipment. By 1895 the Cherokee furnace at Cedartown had also ceased operation. The Cherokee Iron Company's property, however, was acquired by the Alabama and Georgia Iron Company and was back in production before 1900. While

there was a decline in production of pig-iron during the 1890s, the mining of iron ore remained strong throughout the period. The ore not used by one of the local furnaces was shipped to Alabama and Tennessee.

As of May 1895, the Cedartown Cotton Manufacturing Company had constructed a 3,000-spindle mill building just south of West Avenue and west of Cedar Creek. It had not yet begun operation. By January 1900 the Cedartown Cotton Company had been expanded to 23,600-spindles, and by late 1900 another 10,000 spindle cotton mill, the Standard Cotton Mills, had been built between the two railroads, just southeast of their crossing. Meanwhile, in 1898, another cotton mill, Aragon Mills, with 20,000 spindles, had been established between the Southern and the East and West (Seaboard Air Line) railroads, about four miles north of Rockmart.

According to the census of 1900, there were 65 manufacturing establishments in Polk County in 1899, employing 1,054 wage earners. These figures represent a 138.5 percent increase in manufacturing employment from 1889.

The Cherokee Land and Improvement Company was chartered on March 16, 1887, with the purpose of making improvements to Cedar Town and to encourage residential as well as industrial development. This company laid off their town territory in lots and greatly expanded the town's plan. A new charter, effective February 1890, was granted to the county seat on November 11, 1889, incorporating it as the "City of Cedartown". The corporate limits extended one-half mile in all directions from the courthouse, except on the east side, where the boundaries were a complicated metes and bounds description. Then, on December 13, 1898, Cedartown's incorporating act was amended, changing the city limits entirely to a metes and bounds boundary description, with the incorporated area divided into five wards. Cedartown's population increased 92.8 percent from 1880 to 1890, reaching 1,625 in the latter year. Growth was almost as strong in the 1890s. By 1900 Cedartown's population increased to 2,823.

Rockmart's population, meanwhile, declined during the 1880s, from 450 in 1880 to 411 in 1890. The town's corporate boundaries were extended on December 15, 1897, and in 1900 the population was 575.

On December 17, 1892, the town of Etna was incorporated, with the corporate limits extending one-half mile in every direction from the depot of the East Tennessee, Virginia and

Georgia Railroad. This incorporation occurred just two years before the furnace ceased operation, and by 1900 Etna's population was only 128. The town of Seney had a population 121, of which 59 lived in Polk County and 62 lived in Floyd County.

Polk County 1901-1920

Polk County's population continued a steady growth during the first decade of the twentieth century, but showed almost no increase over the second decade. Population increased 13.1 percent from 1900 to 1910, reaching 20,203. In 1920 the population was 20,357. The Black population increased 15.9 percent from 1900 to 1910, reaching 5,697 in the latter year, then declined to 4,905 in 1920. Thus, during the 1910s, the White population increased by 6.5 percent and the Black population declined 13.9 percent.

Total acres in farms increased from 144,083 in 1899 to 153,812 in 1909, and improved acres increased from 69,179 to 81,746. During the 1900s, the number of farms continued to increase and farm size to decrease. According to the census of 1910, there were 2,226 farms in Polk County, averaging 69.1 acres in size. Cotton had become the dominant crop in acres planted, with 29,034 in 1909. Corn accounted for 19,296 acres planted; wheat, 2,514; hay and forage 2,481; and oats, 2,308.

There was little change in farming statistics for Polk County reported by the census of 1920. Total land in farms was 145,545 acres, with 81,679 improved acres. There were 2,229 farms, averaging 65.3 acres in size. Of those, 1,514, or 67.9 percent, were tenant farms. Cotton remained the dominant crop with 34,259 acres planted, followed by corn with 23,649 acres; hay and forage with 7,412 acres, wheat with 2,367 acres, and oats with 519 acres.

Industrial development in Polk County was concentrated in Cedartown and from Rockmart northward along the Seaboard Air Line Railroad. The only additional railroad development was the track of the Seaboard Air Line Railroad laid from Rockmart to Powder Springs in c. 1903-06.

At Cedartown, the Cedartown Cotton Company built mill No. 2 by 1905, north of West Avenue and east of Cedar Creek. The Cedartown Cotton Mills, the Standard Cotton Mills, and Josephine Mills, a knitting and spinning mill, were the main textile concerns in Cedartown in the 1900s. Two other small knitting mills, Wahneta (Juanita) Knitting Mill and

Cherokee Mill, were constructed early in the decade but were closed by 1905. Other manufacturing concerns at Cedartown included Kuster Manufacturing Company, a cardboard box factory, Southern Cotton Oil Company, Hightower Planing Mill, and the Alabama and Georgia Iron Company. The round house and repair shops of the East and West Railroad of Alabama became vacant early in the decade when the line was acquired by the Seaboard Air Line, but shortly thereafter the Central of Georgia, which acquired the Chattanooga, Rome, and Southern in 1901, built a large round house and railroad shops at Cedartown.

By 1915 the Cherokee Furnace, then owned by the Cedartown Iron Company, had ceased operation. The old grist mill and foundry of the Cherokee Iron Company were at that time operated as the Cherokee Grist Mill and the Cedartown Foundry and Machine Company, respectively. Also by 1915, the Cedartown Cotton Mills were being operated by the Cedartown Cotton and Export Company, which also operated a ginnery at Cedartown.

The slate industry around Rockmart declined rapidly and effectively ended during the period prior to World War I. In c. 1901-03 the Georgia Slate Company sold its property to the Southern States Portland Cement Company, and in 1907 the Dever family, long interested in the slate industry, sold the greater part of their property to the Cherokee Slate Company. The largest production after 1900 was 1,500 squares of roofing slate in 1905; and after 1906, production was extremely small, with 1913 being the last year of reported production.

In the meantime, the Southern States Portland Cement Company built a plant at Rockmart, about one and one-half miles north of the railroad crossing. In 1909 the Piedmont Portland Cement Company was organized and constructed a plant, having bought its property from the Davitte Lime Company. Its plant was located along the Seaboard Air Line Railroad, about one and one-half miles northeast of Aragon Mills. The community that developed there was called Portland.

A brick manufacturing plant was begun at Rockmart in the early 1900s as the Monarch Brick Company, but it was shortly thereafter reorganized. By the early 1920s, the plant had ceased operation, known then as the Rockmart Brick And Slate Company.

According to the census of 1920, Polk County had 35 manufacturing establishments, employing an average of 1,566 wage earners. At that time (1919), the county ranked 13th out of Georgia's 153 counties in manufacturing employment.

Cedartown continued a steady though moderate growth during the first two decades of the twentieth century. The city's population increased by 25.8 percent from 1900 to 1910, reaching 3,551 by the latter date. From 1910 to 1920, Cedartown's population increased 14.1 percent to 4,053.

On August 15, 1904, the town of Rockmart received a new charter, being incorporated as the "City of Rockmart," but there was no change in the 1897 corporate limits. Rockmart's population, nevertheless, increased 79.8 percent, from 575 in 1900 to 1,034 in 1910. The city's corporate limits were extended in 1917, and by 1920, the population had increased to 1,400.

According to the U.S. Census, Van Wert had a population of 189 in 1910 and 221 in 1920. Etna's population had declined to 80 in 1910, and Seney had a population of 120 in 1910, 68 of which resided in Polk County. Post offices in the county, as of January 1917, were Cedartown, Rock Mart, Aragon, Portland, Fish, Youngs, Esom Hill, and Priors.

Polk County 1921-1945

After the rather stagnant population growth of the 1910s, Polk County's population expanded rapidly in the 1920s and 1930s. During the 1920s, population increased by 4,784 or 23.5 percent, reaching 25,141 in 1930. Population growth continued strong in the 1930s, increasing 13.2 percent to 28,407 in 1940. During the 1940s, population growth moderated somewhat, but it was still 8.8 percent over the decade. The county's population in 1950 was 30,976. The Black population continued a steady decline. In 1930, it was 4,751 or 18.9 percent of the total.

Dramatic cotton price declines and the threat of the boll weevil had a significant effect on farming from 1920-1925. Considerable land was left idle during this period and the number of farms declined. After 1925 cotton briefly regained much of its former importance. Then, the Great Depression hit in 1929. Farm prices fell, and many had to stop farming. Polk County's acreage planted in cotton declined from 34,295 in 1919 to 28,623 in 1924, and then it rebounded to 30,291 in 1929. Acreage planted in corn was 23,649 in 1919, 21,721 in 1924 and 15,724 in 1929. The number of farms in the county declined from 2,229 in 1919, averaging 65.3 acres, to 1,936 in 1929, averaging 65.0 acres.

There was little change in the number of farms between 1929 and 1934. In the latter year, there were 1,937 farms averaging 70.4 acres in size. There was a significant decline in the number of farms between 1934 and 1939, however. There were 1,493 farms in 1939, averaging 90.8 acres. The tenantry rate was a very high 73.2 percent in 1929. It declined to 69.2 percent in 1934 and to 60.6 percent by 1939. New Deal farm programs in the second half of the decade began to help reverse the tenantry rate and the number of small farms and forced many tenants and marginal farmers off the land.

Cotton production declined significantly from 1929 to 1934, and cotton ceased to be the dominant crop. Acres planted in cotton dropped from 30,291 in 1929 to 18,181 in 1934 and to 16,146 in 1939-- less than one-half the acreage planted in 1919. Corn then exceeded cotton in acres planted, with 21,898 in 1934 and 18,901 in 1939. Wheat and oats continued to be grown, but production remained low. A combined 986 acres were planted in 1934, and a combined 714 acres were planted in 1939. Hay crops, however, increased significantly. Acres planted in hay increased from 1,655 in 1929 to 5,347 in 1934 and to 6,541 in 1939.

During the period of declining farm employment, manufacturing began to exert a greater impact, with workers off farms supplying much of the labor force. According to the census of 1930, there were 20 manufacturing establishments in Polk County employing an average of 2,282 wage earners in 1929. By 1939 there were 22 manufacturing establishments in the county, and employment in manufacturing had increased 72.3 percent to an average of 3,932 wage earners. At that time (1939) Polk County ranked 11th out of Georgia's 159 counties in manufacturing employment.

Most of the manufacturing growth came in the textile industry. In c. 1924 the county's primary textile operations were the Cedartown Cotton and Export Company with three mills and 37,000 spindles, the Standard Cotton Mills with 16,000 spindles, and the Southern Unit of the United States Finishing Company, all at Cedartown, and Aragon Mills with 18,000 spindles at Aragon. The United States Finishing Company was established at Cedartown in c. 1923, acquiring the former Josephine Cotton Mills which had more recently become the Blue Springs Finishing and Dyeing Company. The former Kuster Manufacturing Company became a cotton warehouse for the new operation.

The most significant developments in the textile industry, however, occurred as a result of the Goodyear Tire and Rubber Company bringing some of its expanding operations to the county from 1926 to 1930. The first developments occurred at Cedartown in 1926 when Goodyear acquired and greatly expanded Mill No. 2 of the Cedartown Cotton and Export Company, located north of West Avenue and east of Cedar Creek. Between 1926 and 1929, the company also built a large number of new houses for employees west of Cedar Creek and north of West Avenue.

The Cedartown Cotton and Export Company continued to operate Mills No. 1 and No. 3 into the 1930s. By 1931, however, the Standard Cotton Mills had ceased operation, and in 1935 that facility became Uxbridge Worsted Company.

In the meantime, in 1929, Goodyear selected Rockmart as the location of another textile operation to supply fabric to its Gadsden, Alabama, tire plant. By 1930 Goodyear had built a large modern mill and village north of the Southern railroad in the northeastern section of the city. In addition, Goodyear built extensive recreational facilities at Rockmart. The cities of Cedartown and Rockmart both experienced a large population increase from 1920 to 1930. An act of the General Assembly of July 31, 1920 extended Cedartown's corporate limits, effective February 1921. The new city limits were to be a circle of one mile radius with the center being a point in the center of Main Street where it is intersected by the prolongation eastward of the centerline of West Avenue. The city limits were further expanded in August 1929 by annexation to the west side. As a result of these increases to the incorporated area and actual physical growth, Cedartown's population doubled from 4,053 in 1920 to 8,124 in 1930. Goodyear's developments at Rockmart produced equally dramatic growth there. Rockmart's corporate limits were also extended by annexation in August 1929, and its population jumped 133 percent, from 1,400 in 1920 to 3,264 in 1930.

Population growth in the 1930s and 1940s was much less dramatic. Cedartown's population increased to 9,025 in 1940 and to 9,470 in 1950. Rockmart's population increased to 3,764 in 1940, and with an extension of the corporate limits on the north and south sides in 1941, grew only to 3,821 by 1950. Van Wert's population was 177 in 1930 and 311 in 1940. Aragon remained unincorporated through 1950, but according to the census of 1950, it had a population of 1,272.

Historic Resources Surveys

A Georgia Historic Resources Survey of Polk County was conducted between September 1989 and February 1991. The local sponsor was the Cedartown Main Street Program. A total of 1,658 historic resources were surveyed in Polk County. Of these, 1,461 were in the cities of Aragon, Cedartown, and Rockmart, and 197 were in the unincorporated portion of the county.

In the unincorporated portion of the county, a total of 197 resource numbers were assigned, 19 of which were for previously surveyed, since destroyed resources. The 178 extant resources were of the following types: 161 residential, 8 institutional, 5 rural, 2 commercial, and 2 industrial. A suspiciously low number of resources were surveyed in the unincorporated portion of the county, and spot checking of several areas by Coosa Valley RDC staff in 1995 suggested incomplete coverage. One example of omitted, significant historic resources is in the unincorporated community of Benedict, just south of Cedartown on US 27, where Benedict Mill, Benedict School, the Benedict-Hogan House, and several additional historic houses were overlooked. Nevertheless, the 178 historic resources identified in unincorporated Polk County by the 1990 Georgia Historic Resources Survey are located on the map of Cultural Resources, Polk County, Georgia.

At Aragon, 172 resource numbers were assigned by the survey, with one number being for a previously surveyed, since destroyed property. The 171 extant resources were comprised of 163 residential resources, 4 institutional resources, 2 commercial resources, 1 industrial resource, and 1 resource of uncertain type.

At Cedartown, a total of 673 resource numbers were assigned by the survey. Five numbers were assigned to previously surveyed resources, since destroyed. Residential resources comprised 649 or 97 percent of the total extant resources. The remaining resources consisted of 10 commercial and 7 institutional resources. Survey forms could not be located for two assigned numbers.

Because of limited funds for the project, the Cedartown survey was designed to concentrate on residential buildings. Any commercial, institutional, or industrial resources previously surveyed (1978) were resurveyed, but only two new nonresidential

resources were documented. The Cedartown survey, therefore, is incomplete in regard to commercial, institutional, industrial, and other types of resources.

At Rockmart, 616 resource numbers were assigned by the survey. Again, five numbers were assigned to previously surveyed buildings, since destroyed. Of the 611 extant resources, 574 or 94 percent were residential resources. The remainder consisted of 22 commercial resources, 13 institutional resources, and 2 industrial resources.

Surveyed properties in Aragon, Cedartown, and Rockmart were not precisely located on the community maps used for the survey. Consequently, accurate mapping or remapping of the 1,450 surveyed properties in the county's incorporated areas has not been possible.

Another problem with the Georgia Historic Resources Survey of Polk County is that it has not been entered into the state database. As a result, the survey is not available to the public on NAHRGIS, a web-based geographical information system designed to store and display information about Georgia's natural, archaeological, and historic resources. NAHRGIS went "on line" (<https://www.itos.uga.edu/nahrgis>) in May 2005, with information about the state's historic resources. Unless or until the Polk County survey is entered into the state database, individuals may examine the survey data (field maps, forms, and reports) at the Georgia Department of Natural Resources, Historic Preservation Division, in Atlanta, or the Coosa Valley Regional Development Center, in Rome.

Properties Listed in the National Register of Historic Places

The National Register of Historic Places is the official federal list of districts, sites, buildings, structures, and objects worthy of preservation. Properties listed in the National Register must, generally, be fifty years of age or more and must possess historic significance and integrity. Historic significance is the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, the state, or the nation. It is achieved by a property's association with events, activities, or patterns of history; association with important persons; distinctive physical characteristics of design, construction, or form; or potential to yield important information. In addition, significance is defined by the area of history in which a property made important

contributions and by the period of time when these contributions were made. Historic integrity is the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period of significance. An eligible property not only must resemble its historic appearance, but it must retain historic materials, design features, and aspects of construction. For archaeological resources, integrity is generally based on the degree to which remaining evidence can provide important information.

In Georgia, properties are nominated to the National Register by the Department of Natural Resources, Historic Preservation Division. HPD invites nominations from property owners, historical societies or preservation organizations, civic or business associations, governmental agencies, and other individuals or groups interested in using the National Register to preserve historic properties. Proposed nominations are reviewed by HPD and the Georgia National Register Review Board. If approved, nominations are submitted by HPD to the U. S. Department of the Interior in Washington, DC for final review and listing.

Currently, Polk County has four properties listed in the National Register of Historic Places, shown in the table below. These National Register listed properties are located on the accompanying maps of Cultural Resources, City of Cedartown and Cultural Resources, City of Rockmart.

Table CR-1: Properties Listed in the National Register of Historic Places

Resource Name	Address	Date Listed	Jurisdiction
Cedartown Commercial Historic District	Roughly bounded by East Avenue and S. Philpot, Gibson, and College Streets	12-24-1992	City of Cedartown
Cedartown Waterworks—Woman’s Building—Big Spring Park Historic District	Jct. of Wissahickon Avenue and Bradford Street, Cedartown	12-7-2000	City of Cedartown
Hawkes Children’s Library	N. College Street, Cedartown	11-24-1980	City of Cedartown
Rockmart Woman’s Club	N. Marble Street, Rockmart	6-20-1995	City of Rockmart

Properties Proposed for Nomination to the National Register

The properties shown in the table, below, have been proposed for nomination to the National Register of Historic Places. The Northwest Cedartown Historic District passed the Georgia National Register Review Board on May 21, 2004, and, therefore, is listed in the Georgia Register of Historic Places. It is expected to be listed in the National Register in 2006 and is located on the accompanying map of Cultural Resources, City of Cedartown. The proposed nomination of the Rockmart Downtown Historic District has not yet been presented to the Georgia National Register Review Board. This proposed National Register historic district is located on the accompanying map of Cultural Resources, City of Rockmart.

Table CR-2: Properties Proposed for Nomination to the National Register

Resource Name	Address	Jurisdiction
Northwest Cedartown Historic District	Roughly bounded by Jule Peek Avenue, Spruce Street, Wissahickon Avenue, and Marshall Street	City of Cedartown
Rockmart Downtown Historic District	Roughly bounded by Water Street, Elm Street, Marble Street, and Beauregard Street	City of Rockmart

Properties Potentially Eligible for the National Register

In addition to properties already listed in the National Register of Historic Places or actively proposed for nomination to the National Register, many additional Polk County properties are potentially eligible for National Register designation. At least three additional properties have been determined potentially eligible by the Historic Preservation Division (HPD) as part of the National Register nomination process, although formal nomination proposals have not been submitted or have become inactive. These three properties are as follows: (1) Davitte-Crawford-Shelley House, Taylorsville Road, Polk County; (2) Van Wert Methodist Church, Church Street, Van Wert, Polk County; and (3) Polk County Courthouse, Prior Street, Cedartown. The Van Wert Methodist Church and Cemetery is located on the accompanying map of Cultural Resources, City of Rockmart, and the Polk County Courthouse is located on the accompanying map of Cultural Resources, City of Cedartown.

A number of other Polk County properties have been determined potentially eligible for the National Register as part of the environmental review (Section 106) process, although a complete listing of such properties is not available. The several, previously-mentioned (see Historic Resources Surveys) properties in the Benedict community would be one example. Another example would be a “Rockmart Historic District” that includes a substantial portion of the City of Rockmart east of Euharlee Creek. This potentially eligible area includes the commercial and institutional core of the city (currently proposed for National Register nomination) as well as the primarily residential areas along and surrounding the main corridors of Elm Street, Marble Street, Jones Avenue, Piedmont Avenue, and Goodyear Street.

Because of the numerous deficiencies of the 1990 historic resources survey of Polk County and the fact that the survey information has not been entered into the state database, the HPD has not evaluated the National Register potential of the surveyed properties. Consequently, nothing approaching a complete inventory of Polk County properties eligible for National Register designation can be compiled. The cities of Aragon, Cedartown, and Rockmart contained 89 percent of the Polk County historic resources surveyed in 1990; and it is in these incorporated areas, especially Cedartown and Rockmart, that the greatest National Register potential exists. Therefore, some limited discussion of National Register potential in the incorporated areas follows. A new, more thorough and comprehensive survey will be needed, however, before National Register potential in unincorporated Polk County can be adequately assessed.

Cedartown has a mostly intact historic commercial district (National Register listed) surrounded by several historic neighborhoods in varying stages of their economic cycles. Probably the largest and most architecturally significant of these, the 245-acre Northwest Cedartown Historic District, is proposed for National Register nomination. Additional areas or properties with National Register potential include, but are not limited to, the following: (1) Philpot-Stubbs-Park Street-East Avenue area; (2) Cedar Hill area, between East Gibson and Marietta Streets; (3) Ellawood Avenue-Cobb Street area; (4) Elizabeth-North Broad Street area; (5) Ethel Harpst campus; (6) Saint James Episcopal Church; and (7) John Hand House. Additional field survey and

research are needed to assess the National Register potential of properties outside of the above areas, including Cedartown's industrial resources and the mill village areas along West Avenue.

Rockmart's location and history are uniquely reflected in its historic built environment. The city has a particularly fine collection of historic houses and neighborhoods, commercial buildings, and institutional buildings--especially historic churches and schools--in a rich variety of building types and architectural styles. But it is in the area of building materials, particularly in the use of local slate for building and roofing, that Rockmart is truly unique. There is unlikely a town of comparable size in the Southeast with such an extensive usage of slate in its buildings. The use of locally manufactured decorative concrete block and brick adds still further interest and variety to Rockmart's built environment.

The previously-mentioned, potentially-eligible "Rockmart Historic District" contains most of Rockmart's historic commercial, institutional, industrial, and residential resources east of Euharlee Creek, including the Goodyear Mill and mill village. In addition to this large concentration of significant historic resources, there is also National Register potential west of Euharlee Creek, as follows: (1) area roughly bounded by West Elm Street, Gordon Street, Seaboard Railroad, Beauregard Street, and Euharlee Creek; (2) Rose Hill Cemetery; and (3) Dever-Hutchings House.

Until recently, Aragon was a fairly intact, historic mill community with a functioning factory, a village of more than 200 historic houses, and several historic "community services" buildings. Between 1995 and 2002, however, two historic commercial buildings on the north side of the community were demolished, Aragon School (1935) burned and was demolished, and the mill buildings were destroyed by fire, leaving only the mill office. Due to the loss of the historic factory building and several important, company-built community buildings, National Register district eligibility has become problematic.

Local Historic Districts

A local historic district is a district designated by a local governing body under the authority of a historic preservation ordinance and which falls under the jurisdiction of a historic preservation commission. Generally, a local historic district is "overlaid" on

the existing zoning classifications in a community, so the historic preservation commission deals only with the appearance of the district, not with the uses of the properties within the district. The designation of a local historic district protects the significant properties and the historic character of the district. It provides communities with a tool to guide growth, development, and change in ways that respect the important architectural, historical, and environmental characteristics within the district. This occurs through a design review process, whereby the historic preservation commission approves major changes planned for the district and issues Certificates of Appropriateness that allow the changes to take place.

The City of Cedartown adopted a historic preservation ordinance in December 1988, established a historic preservation commission, and became a Certified Local Government. In May 1989 the City of Cedartown designated its first (and, to date, only) local historic district, the Downtown Historic District. Design guidelines for the district were developed in 1990; and a 2004 Historic Preservation Fund grant assisted with the development of new, improved design guidelines for the Downtown Historic District as well as for residential areas of the city that may be designated in the future.

Cedartown's local historic district protects a portion of a National Register district, the portion of the Cedartown Commercial Historic District north of the railroad. The area locally designated is larger than the National Register district to provide an even greater degree of protection to the significant resources within the National Register boundaries. Cedartown's local historic district is located on the map of Cultural Resources, City of Cedartown. To date, the City of Cedartown is the only local government in Polk County to protect significant historic resources by local historic district designation.

Archaeological Sites

The earliest know human inhabitants of the region now known as Polk County came into the area approximately 11,500 years ago, toward the end of the last Ice Age. European settlers began to enter the area in the early eighteenth century. Over the 11,500 years, humans have left a substantial material record of their lives. The study of this material record forms the basis of archaeology and the basic unit of this record is the archaeological site. As

of February 2006, there have been **90** archaeological sites recorded in Polk County. Archaeological sites in Polk County range from locations where hunters manufactured stone tools 11,500 years ago to small late nineteenth/early twentieth century farmsteads. Generalized locations of recorded sites are shown on the accompanying cultural resources maps.

Archaeological sites, like historic buildings, are considered cultural resources and, if they meet eligibility requirements set forth in the National Historic Preservation Act (NHPA), historic properties. Unlike historic buildings, however, archaeological sites are not always evident to the untrained eye. While some archaeological sites have obvious above ground indicators such as earth mounds, or chimney remnants, most consist of artifacts (object made or modified by humans such as stone tool, pottery, bottle glass) and features (post holes, trash pits, stone hearths, human burials, etc.) that are underground.

The only sure way to know if an area contains an archaeological site is to have a professional archaeologist sample, or survey, the area. Some general criteria, however, can be applied to help prioritize areas. Prehistoric (Indian) sites are most commonly located near water sources such as streams, springs, or lime sinks. Historic (Euro/Afro-American) sites are commonly located close to old/historic roads. Both prehistoric and historic sites are generally located on level to gently sloping ground and on well-drained soils. Previous disturbance can also affect a location's potential to contain archaeological sites. For example, road and utilities rights-of-way have usually been subjected to heavy disturbance and are not likely to contain any intact archaeological deposits. Cultivation, however, does not necessarily destroy archaeological sites and does not, by itself, indicate a low potential area. These criteria should only be used as a tool at the most basic planning level. Hiring a professional archaeologist/consultant is an effective way of streamlining the compliance process and insuring that archaeological resources are being treated according to the law.

While cultural resources work is most often done in response to Section 106 of the NHPA, meaning that there is some federal involvement (i.e., federal funds, permits, etc.), it is important to remember that there are also state laws to consider. Official Code of Georgia Annotated (OCGA) 12-3-621 states that a person who is not operating under Section 106 must have written landowner permission to conduct archaeology on private property and

must provide written notification to the Georgia Department of Natural Resources (DNR) at least five (5) business days prior to excavation. Other code sections apply more generally to human remains, but are relevant because of the possibility of discovering such remains at archaeological sites. OCGA 31-21-6 requires notification of local law enforcement upon the disturbance of human remains. If law enforcement determines that it is not a crime scene, DNR is notified of the discovery.

Key points to remember when considering archaeology in development and compliance:

- Humans have been in the area now known as Polk County for at least 11,500 years, so the potential for finding evidence of past human activity (i.e., archaeological sites) is generally high.
- Unlike historic buildings, archaeological sites often have no above ground components that would indicate their presence.
- While factors such as distance to water and/or old roads, slope, soil drainage, and previous disturbance can help prioritize areas of archaeological concern, the only sure way to know whether an area contains archaeological sites is to conduct an archaeological survey.
- Most archaeology is done in compliance with Section 106 of the National Historic Preservation Act (NHPA) and regulations implementing that act (36 CFR Part 800). These laws insure that projects receiving federal funds (CDBG/EIP grants, FDIC loans, etc) or requiring federal permits (e.g., Section 404 of Clean Water Act) take affects to archaeological resources into account.
- In addition to federal laws, there are state laws to consider as well. Official Code of Georgia Annotated (OCGA) 12-3-621 requires written landowner permission and DNR notification of intent to conduct non-Section 106 archaeology on private property. OCGA 31-21-6 requires notification of local law enforcement upon discovery or disturbance of human remains.

Georgia Historical Markers

The first organized effort to erect a series of historical markers in the state was funded by the Works Progress Administration (WPA) from 1936 until 1942. A variety of markers were installed around the state, but few still stand.

In 1951 the Georgia General Assembly created the Georgia Historical Commission (GHC), with one of its responsibilities being to mark “objects, sites, areas, structures, and ruins of historic or legendary significance.” During the remainder of the 1950s, the GHC erected official state historical markers at most county courthouses, at countless Civil War sites, and other locations around the state. Few new markers were erected after 1959, and the GHC decided to stop erecting new markers in 1968.

The 1972 Executive Reorganization Act abolished the GHC and, beginning in 1973, transferred its responsibilities to the new Georgia Department of Natural Resources, State Parks and Historic Sites Division. During the next 25 years, the Department of Natural Resources (DNR) erected comparatively few new markers, putting its efforts, instead, into maintaining, repairing, and replacing the existing network of approximately 2,000 state historical markers.

In 1997 the General Assembly transferred responsibility for erecting new historical markers from DNR to the Georgia Historical Society (GHS), a private, non-profit organization chartered by the state legislature in 1839. The Georgia DNR, however, will continue to maintain the system of GHC and DNR historical markers erected prior to July 1998.

In addition to official state historical markers erected by the Georgia Historical Commission (GHC), Department of Natural Resources (DNR), and Georgia Historical Society (GHS), hundreds of “unofficial” historical markers have been erected around the state by various cities, educational institutions, churches, and organizations.

There are 8 official state historical markers in Polk County. They are listed in the table, below, and are shown on the accompanying cultural resources maps.

Table CR-3: Georgia Historical Markers

Title	Type	Number	Location	Jurisdiction
Big Spring Park	GHC	115-6	At park on Wissahickon Ave., west of US 278	City of Cedartown
Dodge & Davis at Peek's Spring	DNR	115-2	GA 101 at First Street in Aragon	City of Aragon
Ivy Ledbetter Lee-Founder of Modern Public Relations 1877-1934	GHC	115-7	Courthouse	City of Cedartown
Logan's 15 th Corps at Swaintown	DNR	115-3	South edge of Aragon on GA 101 at Euharlee Creek	City of Aragon
McPherson's March to Dallas	GHC	115-1B	Taylorville-Aragon Road at Sewell Road	Polk County
Old Van Wert-Polk County	DNR	115-5	US 278 Bus in Van Wert at eastern city limit of Rockmart	Polk County
Polk County	GHC	115-1A	Courthouse	City of Cedartown
Sterling Holloway 1905-1992	DNR	115-8	Sterling Holloway Place and South College Street	City of Cedartown

5. Community Facilities and Services

Water Supply and Treatment

Water Service Area

Polk County

Polk County currently serves 8,500 customers (all of Polk, portions of Paulding and Alabama).

Aragon

Polk County Water Authority is the supplier for the city of Aragon.

Cedartown

Cedartown currently serves approximately 4,000, services covering nine square miles.

Rockmart

The City of Rockmart operates and provides for the treatment and delivery of potable water to residential, commercial and industrial location both inside and outside of the corporate limits of the city. The City currently provides service to 2969 overall customers consisting of 2124 customers inside the city and 845 customers outside the city.

Water Distribution System

Polk County

Polk County currently has eighteen storage tanks, ranging in volume from 25,000 to 1,000,000 gallons and pipe sizes range from 2” to 16”

Aragon

Polk County Water Authority is the supplier for the city of Aragon.

Cedartown

Cedartown pipes diameter ranges from 4” to 12” pipes and the system includes five storage tanks.

Rockmart

The Rockmart Water Treatment Facility and distribution system is comprised of a 2.0 MGD Treatment and Filter Plant with a service delivery system consisting of a mirage of water line ranging from two (2") inch to twelve (12") along with two (2) booster pump stations and seven (7) water storage tanks consisting of a 100,000 gallon ground storage tank, 180,000 gallon ground storage tank, a 250,000 ground storage tank, a 500,000 gallon ground storage tank, a 400,000 gallon elevated storage tank, a 750,000 gallon ground storage tank and a 1,000,000 gallon ground storage tank.

Existing water supply

Polk County

There are three springs that provide existing water supply for the County.

Aragon

Polk County Water Authority is the supplier for the city of Aragon.

Cedartown

Cedartown's current water supply comes from Big Springs and the Hale Well.

Rockmart

The City has two approved Wells that is the primary water source for the City's Water Treatment and Distribution System with a combined State of Georgia, Department of Natural Resource's withdrawal permit for 2.59 MGD.

Future Water Supply and Demand

Polk County

Present water supply will serve the County's needs for approximately the next ten years. The Water Authority will be doing some test drilling in the near future in an effort to locate additional supply.

Aragon

Polk County Water Authority is the supplier for the city of Aragon.

Cedartown

Cedartown is working with the County to explore and develop possible water sources.

Rockmart

The City of Rockmart has developed long term strategies for the future development and service delivery demands in the future. Currently underway and in the design process is an expansion to the Water Treatment and Filter Plant that will allow us to move from a 2.0 MGD filter plant to that of 4.0 MGD. The City anticipates that construction of this expansion project should take place within the next 12 months.

Sewerage System and Wastewater Treatment

Private Septic Tank Systems

Polk County

Public wastewater collection and treatment services are limited in Polk County. Most County residents, use individual septic systems. Overall, the septic tanks are performing well for residents; however, older homes that had septic systems installed over 30 years ago are beginning to fail and require replacement.

Aragon

Polk County Water Authority is the supplier for the city of Aragon.

Cedartown

Cedartown does not have septic tanks in the City.

Rockmart

Septic Systems are limited and only permitted in those areas that sanitary sewer cannot be engineered or topographic conditions prohibit the connection to the sanitary sewer system.

Sewer Service Area

Polk County

The county does operate a public sewerage system in and around Aragon.

Aragon

Polk County Water Authority is the supplier for the city of Aragon.

Cedartown

Cedartown provides sewer service approximately nine square miles in and around the city.

Rockmart

Sanitary Sewer service is available within the incorporated limits of the city with the exception of those few areas that could not meet engineering standards or encountered topographic deficiencies that would not accommodate sanitary sewer connection.

Treatment Facility and Discharge

Polk County

Polk County uses aeration for the City of Aragon and discharge into Euharlee Creek

Aragon

Polk County Water Authority is the supplier for the city of Aragon.

Cedartown

Cedartown has a three million gallon a day tank in the west of the city that discharges into Cedar Creek.

Rockmart

The City of Rockmart permitted to operate a 3.0 MGD Wastewater Treatment Facility with the use of “Sequential Batch Reactor’s” (SBR’s) in the treatment of the wastewater. After treatment the water is discharged into the Euharlee Creek, which is part of the Coosa River Basin.

Future Wastewater Needs

Polk County

A Master Plan for sewerage has been done. The County and Water Authority need to keep the Plan updated and follow it as closely as possible as the County continues to grow.

Aragon

Polk County Water Authority is the supplier for the city of Aragon.

Cedartown

Cedartown needs to develop a system development fee for future developments.

Rockmart

Current capacity needs are being easily met at this time with 52% of the permitted capacity still available. The city is currently conducting a survey of existing conditions to include but not limited to infiltration into the collection systems, inspection by video of existing collection lines and manholes. Once the study is completed an engineering assessment will be made and a plan developed for the rehabilitation of affected areas. The City set aside in the 2003 SPLOST \$1.5 Million dollars to conduct this study and to rehabilitate problem areas as needed.

Other Community Facilities and Services

Fire Protection

Polk County

Polk County has 9 fire stations and approximately 225 volunteer firefighters. Two of the nine fire stations have an ISO rating of 7 and the remaining stations are rated at 6. They have approximately between 625 – 650 calls per year. There are currently no plans for any new stations.

Aragon

In the city of Aragon there is one fire department and approximately 6 or 7 volunteer firefighters. The cities ISO rating is 6. They have approximately 50 calls per year. There are currently no plans for any new stations.

Cedartown

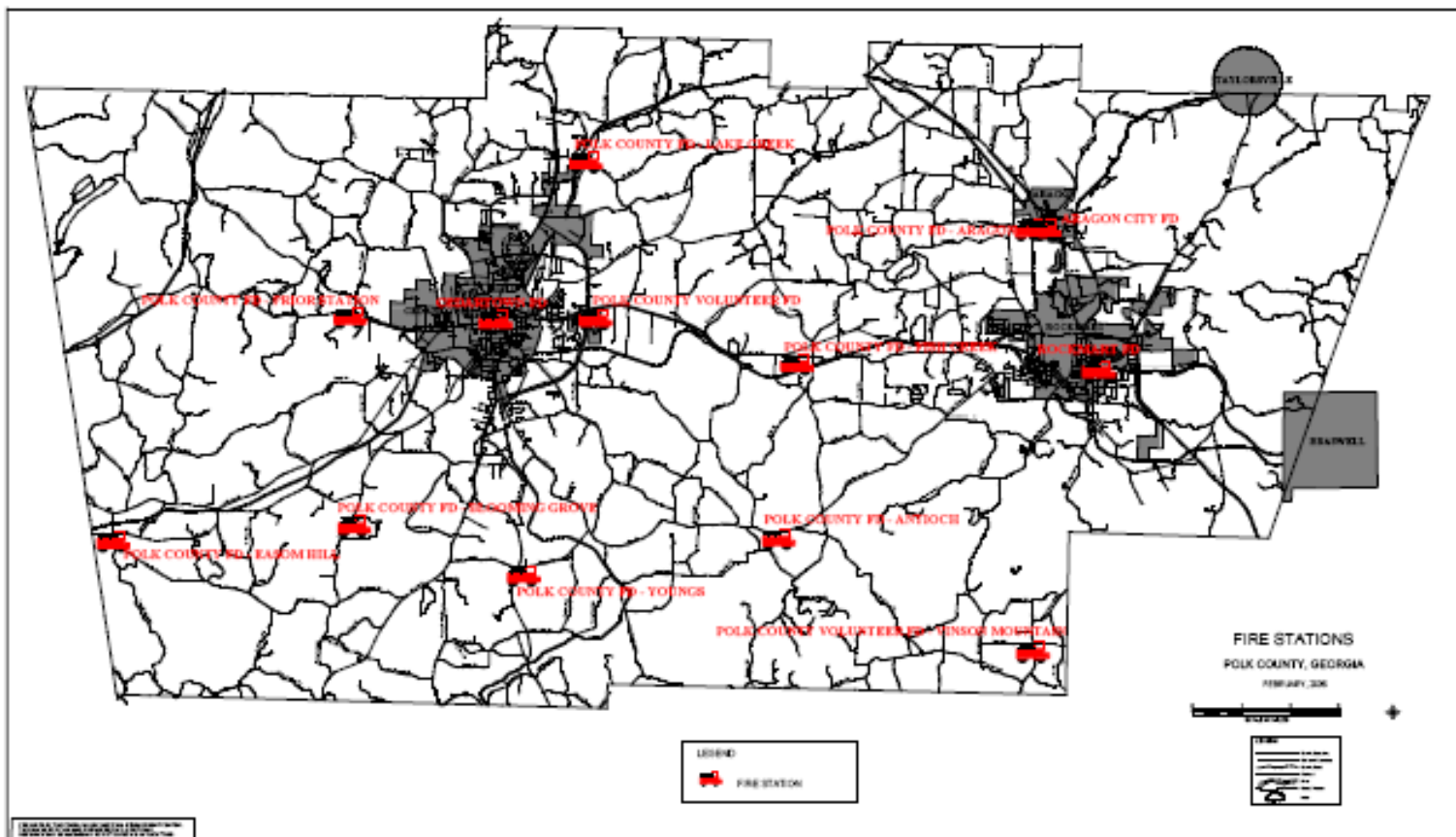
Cedartown has one department with 20 firefighters. The cities ISO rating is 4. They have approximately 1,050 calls annually. One new sub-station is to be developed over the next five years.

Rockmart

The Rockmart Fire & Emergency Services employ's 13 fulltime, 5 part-time and 3 Volunteer firefighter's that are State Certified and trained to the NPQ Standards or higher. There current ISO rating is a Class 5. We have recently conducted a pre- ISO survey conducted by Mizelle, Hodges & Associates, Inc., and based on current conditions and readiness of the Fire Service delivery system we expect to improve our ISO Classification to a Class 4. Based on current alarm totals over the past three years, the Fire & Emergency Services responds to 720 plus alarms per year.

The City has developed a five-year plan for its Fire & Emergency Services that covers the period of 2003-2008, which includes plans for the construction, staffing and equipment for a second fire station to be located in the western quadrant of the city.

Figure 54: Location of Fire Departments



Emergency Medical Services (EMS)

Polk County is served by two EMS stations, one is located in Cedartown and the other in Rockmart. The stations receive approximately 6,300 calls annually with an average response time of 8-12 minutes. The EMS staff consists of 21 full-time and 12 part-time paramedics and staff. There are plans to increase the number of staff and facilities.

Public Safety

Polk County

Polk County is served by two law-enforcement entities: the Polk County Sheriff's Department and Police Department. The Polk County Sheriff's Department serves warrants and administers the County Jail. The Sheriff's Department, located at 1676 Rockmart Hwy, Cedartown, GA. The Polk County Sheriff's Department has a force of 68 officers and staff. The Polk County Jail has a capacity of 318. The Polk County Police Department has a force of 44 officers and staff. The Police Department receives approximately 6,300 calls annually with an average response time of 20-25 minutes.

Aragon

The Aragon Police Department has a force of 4 officers and 1 staff. The Police Department receives approximately 2,000 calls per year. The City of Aragon uses the Polk County Jail to house its prisoners.

Cedartown

The Cedartown Police Department has a force of 28 officers and support staff of 2. The Police Department receives approximately 53,000 calls per year with an average response time of less than two minutes. The City of Cedartown uses the Polk County Jail to house its prisoners.

Rockmart

The Rockmart Police Department provides a full service 24/7 law enforcement delivery system to all residents and businesses locations within the corporate limits of the city. The department employs 18 full-time and 5 part-time State Certified police officers supported by two civilian employees. The department responds to approximately 9,031 calls for service each year with an average response time of less than five minutes. Currently and for the past ten years the City has not operated a jail or holding facility. This is provided through an Intergovernmental Agreement with the Polk County Commission through the Sheriff.

Parks and Recreation

Polk County

All recreation facilities within Polk County are owned and operated by the Cities of Aragon, Cedartown and Rockmart, with some financial assistance from the County. There are future plans to include Hendrix Road Park, a 513-acre tract acquired by the County in 2005, which is being developed into a passive recreation facility, with walking trails, picnic, and other facilities.

Aragon

The City of Aragon has three park and recreation areas:

- Jake Belk Field located on Aragon Rd.
- Tom Pittman Field located on Prospect Rd.
- Veterans Memorial Field located on Aragon Rd.

Cedartown

The City of Cedartown has three park and recreation areas:

- Northwest Park located in the west portion of Cedartown.
- Peeks Park located in the central area of Cedartown.
- Turner Street located in southeast Cedartown.

Rockmart

The City of Rockmart has several park and recreation facilities:

- Seaborn Jones Park located in the Downtown area along side Euharlee Creek, the Silver Comet Trail and the Rockmart Riverwalk.
- Rockmart Depot at Richardson Field is also located in the heart of the Downtown Business District and set overlooking the Silver Comet Trail and Euharlee Creek.
- The Nathan Dean Sports Complex is located on Industrial Drive and consist of a 400 meter walking track, 2ea. Adult softball fields, 2ea. Youth softball fields, a Little League Stadium, Youth Football and Soccer fields and a large play ground for children under the age of 12. This facility is equipped with public restrooms, concession stands and picnic areas with adequate parking and access to the Silver Comet Trail.
- The Hogue Avenue Sports Complex located on Piedmont Avenue and Pearl Street consists of an indoor gymnasium, three outdoor tennis courts and two multi-purpose outdoor courts for basketball and volleyball.

- The Goodyear Village recreation area consists of a youth playground for children under 10 years of age and a multi-purpose outdoor basketball court.
- The City of Rockmart is currently purchasing the property known as the old Rockmart High School property located on Piedmont Avenue and College Street to include 25 acres and associated buildings. On this parcel of land exist the old gymnasium, football stadium, baseball field and green space for future athletic fields.

Solid Waste Management

The landfill in Polk County is used by all cities and is operated as a partnership between the county and Waste Industries. Partnership started in 2002. The landfill was expanded two years ago.

Cedartown and Rockmart contract with private firms for collection services. The City of Aragon however, does it's own collection. Countywide programs include; Keep Polk Beautiful and The Christmas Tree recycling program.

County Engineer is currently working on a study to determine remaining landfill capacity. The County and its cities are also currently work on an update the Solid Waste Management Plan which is to be completed and submitted along with this Comprehensive Plan. First public hearing has been held on the Solid Waste Management Plan.

Library

Two libraries, one in Cedartown and the other in Rockmart serve Polk County, both are part of the Sarah Hightower Regional Library System. The number of patrons and volumes per library are as follows; Cedartown has 7,212 patrons and 59,796 volumes. Rockmart has 4,961 patrons and 42,719 volumes. As for future growth, Rockmart has the match for a new building should the legislature fund the remaining amount in the 2007-2008 budget.

General Government

Polk County

Polk County has a Commission/Manager form of government. There are six commissioners, one of which is elected as chairman.

County Facilities are listed below:

- (1) Courthouse Number One
- (2) Courthouse Number Two
- (3) County Extension Office
- (4) Emergency Management Agency
- (5) Shriner's Club Bldg
- (6) Esom Hill Vol Fire Dept
- (7) Blooming Grove Vol Fire Dept
- (8) Antioch Vol Fire Dept
- (9) Youngs Station Vol Fire Dept
- (10) Prior Station Vol Fire Dept
- (11) Vinson Mountain Vol Fire Dept
- (12) Lake Creek Vol Fire Dept
- (13) Aircraft Hangar
- (14) Aircraft Hangar
- (15) Aircraft Hangar
- (16) Airport Office
- (17) Health Department
- (18) E-911 Bldg
- (19) EMS Rockmart
- (20) EMS Cedartown
- (21) Weigh Station, Grady Road Landfill
- (22) Aragon Vol Fire Dept
- (23) Communication Tower, Fairgrounds
- (24) Dept Family & Children Services
- (25) Convenience Center No. 1 (Solid Waste)
- (26) Convenience Center No. 2
- (27) Convenience Center No. 3
- (28) Convenience Center No. 4
- (29) Convenience Center No. 5
- (30) Convenience Center No. 6
- (31) Trippe Road (Residence)
- (32) Two T-Hangars, Airport
- (33) Animal Shelter

Aragon

The City of Aragon has a Mayor/Council form of government. Aragon has an elected Mayor and four elected Council members. Government facilities include City Hall and the Fire Department.

Cedartown

The City of Cedartown has a City Manager type of government with five elected City Commissioners.

Rockmart

The City of Rockmart has a Mayor/Council form of Government that consists of an elected Mayor and five Council members, with an appointed City Manager and City Clerk.

The following is a list of the Government Facilities located in Rockmart, Georgia:

(1) The Rockmart Municipal Complex	<u>6588</u> SqFt.
(2) The Rockmart Police Department	<u>5340</u> SqFt.
(3) The Rockmart Fire & Emergency Services	<u>7700</u> SqFt.
(4) Water Treatment and Filter Plant / Public Works	<u>7122</u> SqFt.
(5) Wastewater Treatment Facility	<u>4999</u> SqFt.
(6) Public Library	<u>6532</u> SqFt.
(7) The Civic Auditorium and Art Gallery	<u>9504</u> SqFt.
(8) Nathan Dean Community Center & Chamber Office	<u>8195</u> SqFt.
(9) The Depot at Richardson Field	<u>2870</u> SqFt.
(10) The Women's Club House	<u>1295</u> SqFt.
(11) The Senior Center	<u>2726</u> SqFt.
(12) Hogue Avenue Gym	<u>8000</u> SqFt.

Healthcare

Polk County has medical services provided by both the Polk County Health Department and Polk Medical Center. The Health Department has two locations; a main office in Cedartown and a branch office in Rockmart. There are many services offered by the Health Department, including:

- Family Planning
- Early and Periodic Screening and Diagnostic Testing
- Pre-natal Clinic
- Stroke and Heart Attack Prevention
- Sexually Transmitted Disease testing and counseling
- Diabetic Clinic
- Maturity Clinic
- Nutrition Counseling
- Health Education and Immunization

The Polk Medical Center is a private medical facility and part of the Redmond Regional Hospital System. The Medical Center is located in Cedartown and provides a number of services which are listed below:

- Bone Densitometry
- CAT
- Diagnostic Imaging
- Emergency Department
- Endoscopy/Special Procedures
- ENT
- Hand Rehabilitation/ Therapy
- Intermediate Nursing Beds
- Laboratory Services
- Laparoscopic Surgery
- Long Term Care
- Mammography
- MRI
- Nuclear Medicine
- Nutritional Services Inpatient/Outpatient
- Occupational Therapy
- Orthopedics
- Physical Therapy
- Radiology
- Skilled Nursing Beds
- Sleep Disorders
- Social Services
- Speech Therapy
- Sports Medicine Center
- Wound Care

Education

The Polk County school system is continuing to ensure a high caliber of academics. The school system offers a variety of programs for students wishing to continue their education as well as those looking for vocational training for practical job application. Current facilities and programs of the countywide system satisfy current needs but should be periodically reexamined.

Figure 55: Polk School District

School	Year Built	Acreage	Classrooms	Total Teachers	Number of Students Enrolled	Student Teacher Ratio
Cedartown High	1969, 70, 79	90.8	70	81	1,015	12.5 to 1
Rockmart High	2001	60.8	52	53	786	14.8 to 1
Cherokee Elem.	1982, 92	25	52	60	738	12.3 to 1
Westside Elem.	1974, 92	90.8	49	57	739	13 to 1
Northside	1956, 98	4.5	44	49	535	10.9 to 1
Purks Altern.	1948, 50, 54	6.5	11	12	N/A	N/A
Euharlee Kind.	1944, 53, 57, 59	4.5	18	21	326	15.5 to 1
Elm Street Middle	1944, 57, 70, 83	3.95	45	53	613	11.5 to 1
Eastside	1974, 92	62	41	53	719	13.5 to 1
Goodyear	1930, 68, 92	6.5	38	49	9.8 to 1	481
Cedartown Middle	2001	64.2	68	75	12.8 to 1	961

Source: Polk County Department of Education

Figure 56: Polk County Community Facilities Map

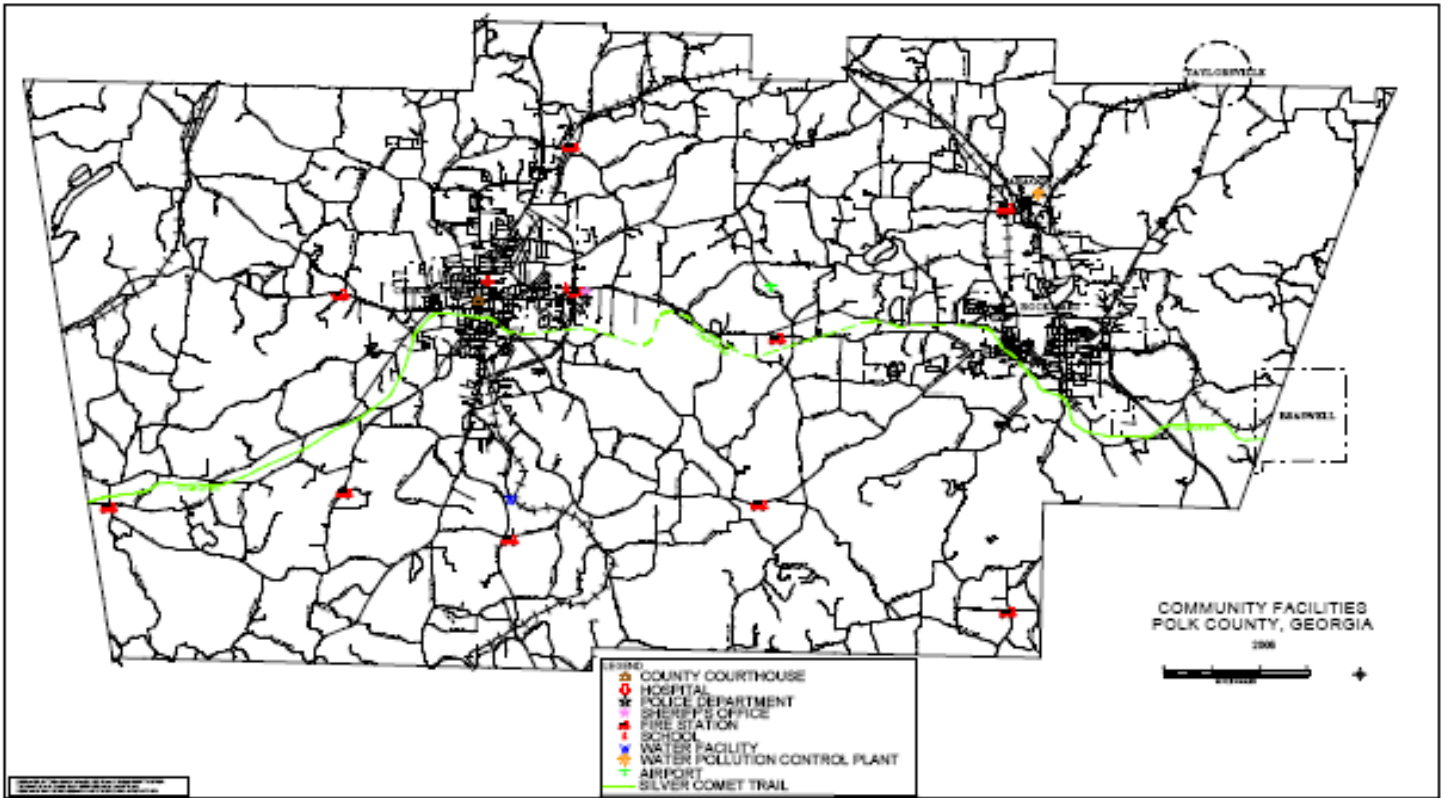


Figure 57: Aragon Community Facilities Map

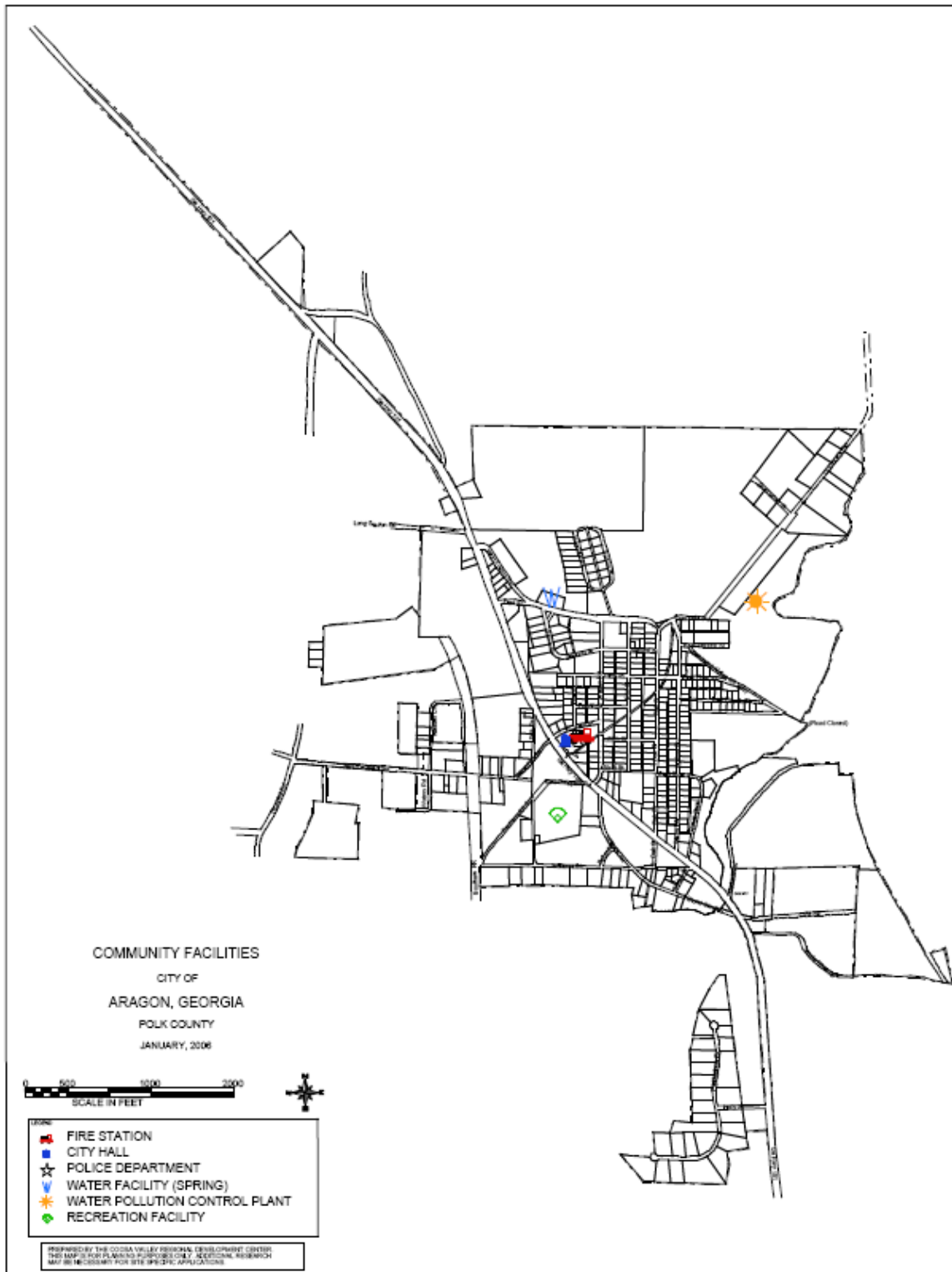


Figure 58: Cedartown Community Facilities Map

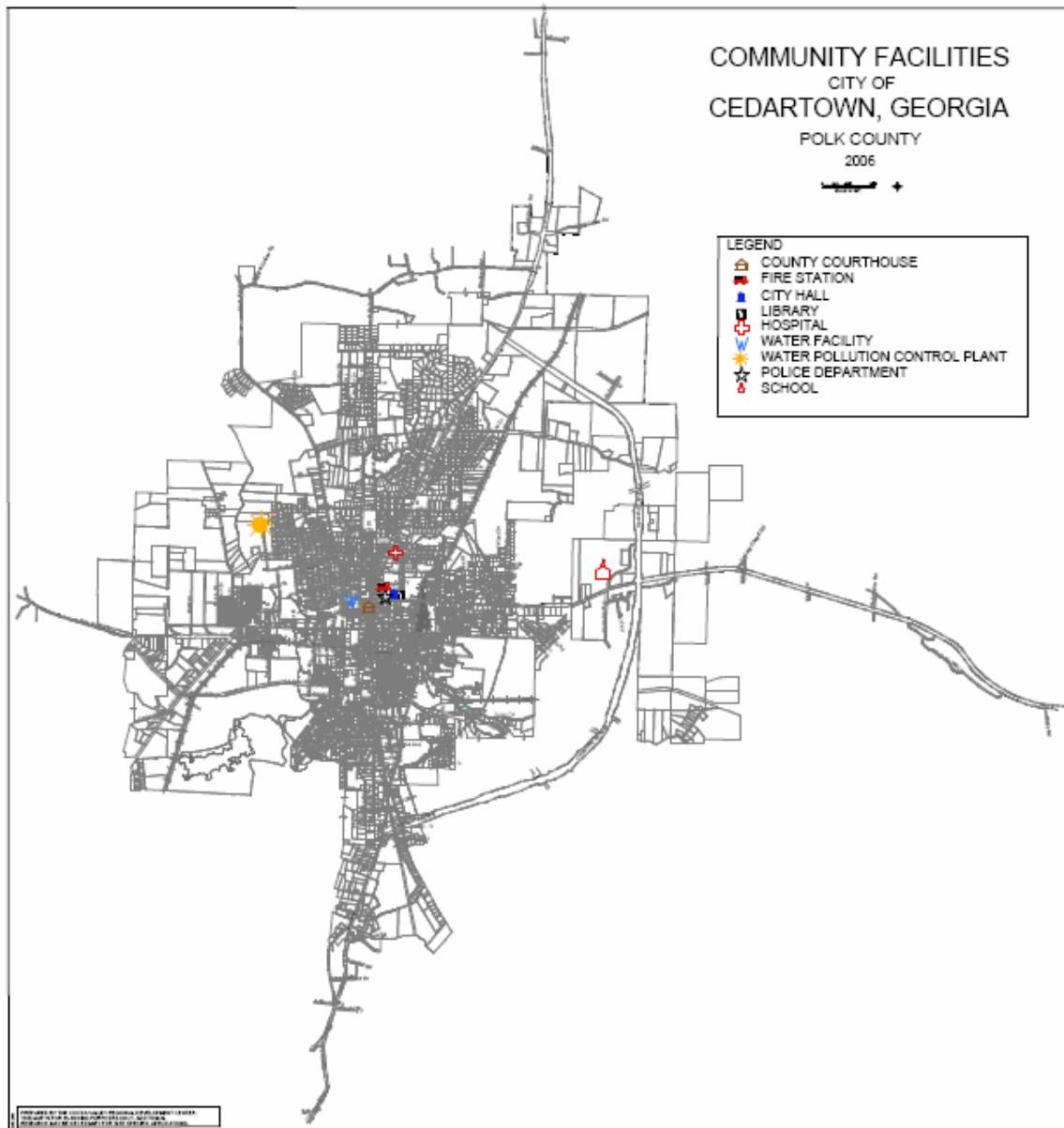
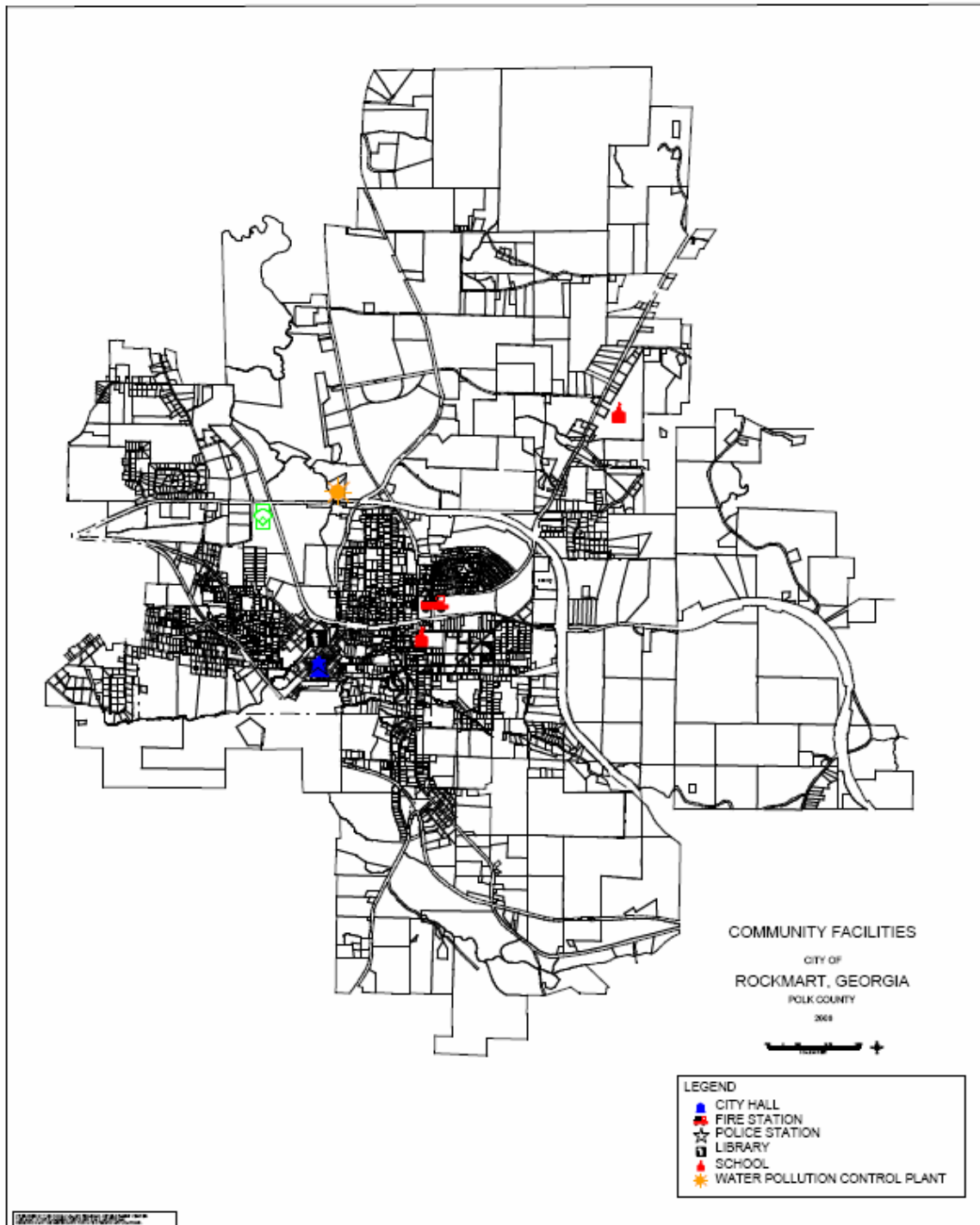


Figure 59: Rockmart Community Facilities Map



6. Intergovernmental Coordination

Intergovernmental coordination exists between Polk County and the cities of Aragon, Cedartown and Rockmart through the enactment of the Service Delivery Strategy that outlines service areas and providers for all of the major services provided by the local governments. Additionally, the Chamber of Commerce has taken the lead in coordinating economic development efforts countywide in partnership with the Polk County Board of Commission. The county also coordinates with the school board, the Polk Medical Center, The Coosa Valley Workforce Investment Agency, the Coosa Valley Regional Development Center, and the Sarah Hightower Regional Library System to provide essential services to its residents.

7. Transportation

Polk County is currently served on the road network by U.S. Highways 27 and 278, and state highways including 120, 100, 101 and 113. Polk County is also served by Norfolk Southern and Seaboard Railroad as its railroad providers. Polk County operates the Cornelius Moore Airport. The City of Cedartown operates a rural transit system co-sponsored with the Georgia Department of Transportation. With no major waterways no water transportation is available.

Cedartown Transit System

This City of Cedartown program operates one van and provides transportation to City of Cedartown residents on a first come, first served, basis. This program is set up to serve the elderly as its primary function, but all resident are eligible to use the service. Residents are picked up at their homes and taken to destinations including grocery stores, doctors offices, drug stores and other similar locations.

Rail and Other Transportation

Polk County is currently served by the two railroad companies including Norfolk Southern and Seaboard. Seaboard runs in an east/west direction from Bartow County to Cedartown. Norfolk Southern operates tracks which run in a north/south direction and serve both sides of the county. Both rail companies use these tracks for freight transport with no passenger service.

Air Transportation

Air transportation is provided through the Cornelius Moore Airport with one 4003x75 foot airstrip. This is a non-tower controlled airport. The airport includes one 600 square foot air terminal building, auto parking, one storage hanger, seven T hangers, and 4800 square feet of apron. Air service is also available approximately 50 minutes to the east at Hartsfield International Airport in Atlanta. Airport activity is expected to increase. Aircraft based at the airport are increase from the present 14 to 23 by the year 2012. Cornelius Moore Airport is also equipped with VOR and RNA V (navigational aids) which allow for non-precision approaches to the single runway.

Road Mileage

There are approximately 708.38 miles of roads in Polk County with 543.82 in the unincorporated county, 78.13 in the cities. Total State and Federal Highways miles in the county and cities and 86.43 total miles in the Cities of Aragon, Cedartown, and Rockmart.

Parking

There are no significant issues related to parking in the county.

Transportation and Land Use Connections

The overall land use policies and current development patterns of the county and its cities heavily favor vehicle oriented transportation system. Within the cities there are currently a few areas that include considerations for bicyclist and pedestrians. In order to improve conditions for bicyclist and pedestrians priority should be given to construction of sidewalks and multi-use trails and encourage parking in the rear of buildings.

Current land use codes do not offer adequate protections for effectiveness or aesthetic qualities within major transportation corridors in Polk County (including U.S. Highways 27 and 78 and Georgia Highways 100 and 120). These corridors are experiencing sprawl development to differing degrees. The effectiveness of sections of U.S. Highways 27 and 78 and Georgia Highway 120 has been and will continue to be degraded due to sprawl. Actions, including new land use codes, should be taken to prevent further disruption to the transportation system.

Region-wide Bicycle and Pedestrian Plan

The Region-wide Bicycle and Pedestrian Plan was developed by the Coosa Valley RDC in order to develop a forward thinking, strategic approach for the implementation and improvement of area bicycle and pedestrian facilities. This plan incorporates public involvement from stakeholders and government officials regarding their likes and dislikes related to the area's current bicycle and pedestrian facilities. Also included in the plan is an analysis of the existing condition of trails, sidewalks, and bicycle routes by county for the entire area, a brief review of current trends and issues related to bicycle and pedestrian planning, and an analysis of bicycle and pedestrian crash data for the area.

All of this data was combined to develop a list of the ten most pressing needs in bicycle and pedestrian planning for our area.

Three main goals were derived from this list of needs:

1. Develop a Regional System of bicycle and pedestrian facilities that is safe, convenient, and accessible for all users.
2. Promote and encourage bicycling and pedestrian travel as viable forms of transportation, as healthy forms of exercise, and as a positive benefit to the environment.

3. Promote coordinated and continuous bicycle and pedestrian planning and development at the regional and local levels.

The plan outlines these goals in detail along with a series of objectives and strategies designed to meet these goals and objectives.

The plan concludes by presenting numerous recommendations related to bicycle and pedestrian planning for the area. Included is a list of recommendations tied to the strategies and objectives, specific recommendations regarding bicycle and pedestrian safety improvements, recommendations for area roads most in need of improvement, and proposals for new suggested bicycle routes.

Key recommendations presented in the plan include:

- Form a permanent “Bike and Pedestrian Task Force” made up of Planning Advisory Committee members, local government officials, and CVRDC staff to engage in many of the activities outlined as a means of meeting the goals of the plan including:
 - Assisting local organizations in providing regular bicycle and pedestrian training and safety education programs.
 - Work with local groups and develop and distribute materials related to the health and environmental benefits of bicycling and walking.
- The GDOT should contract with the CVRDC to perform the following services:
 - Coordinate on a regional scale the development of bicycle and pedestrian plans by local governments and incorporate these plans into Comprehensive Plans to make maximum use of opportunities for joint development of facilities.
 - Identify federal and state grants and provide this information to local governments.
 - Provide technical assistance to local governments concerning alternative financing mechanism including local option sales tax programs, user fees for operation and maintenance of off-road facilities, and programs to encourage tax-free contribution of funds and property.
 - Conduct an inventory of various types of public right of ways in the region that could be developed into multi-use trails.
 - Develop written, graphic, and other materials to include rules of the road, safe walking and bicycling practices, and directions to and maps of existing routes and facilities.
 - Assist local governments in advertising by putting up signs and publishing regional maps and pamphlets indicating route locations.

Roads frequently used by the Coosa Valley Cyclists Association which are in need of improvement to be used adequately as bicycle routes include:

- Everett Springs Road
- Haywood Valley Road

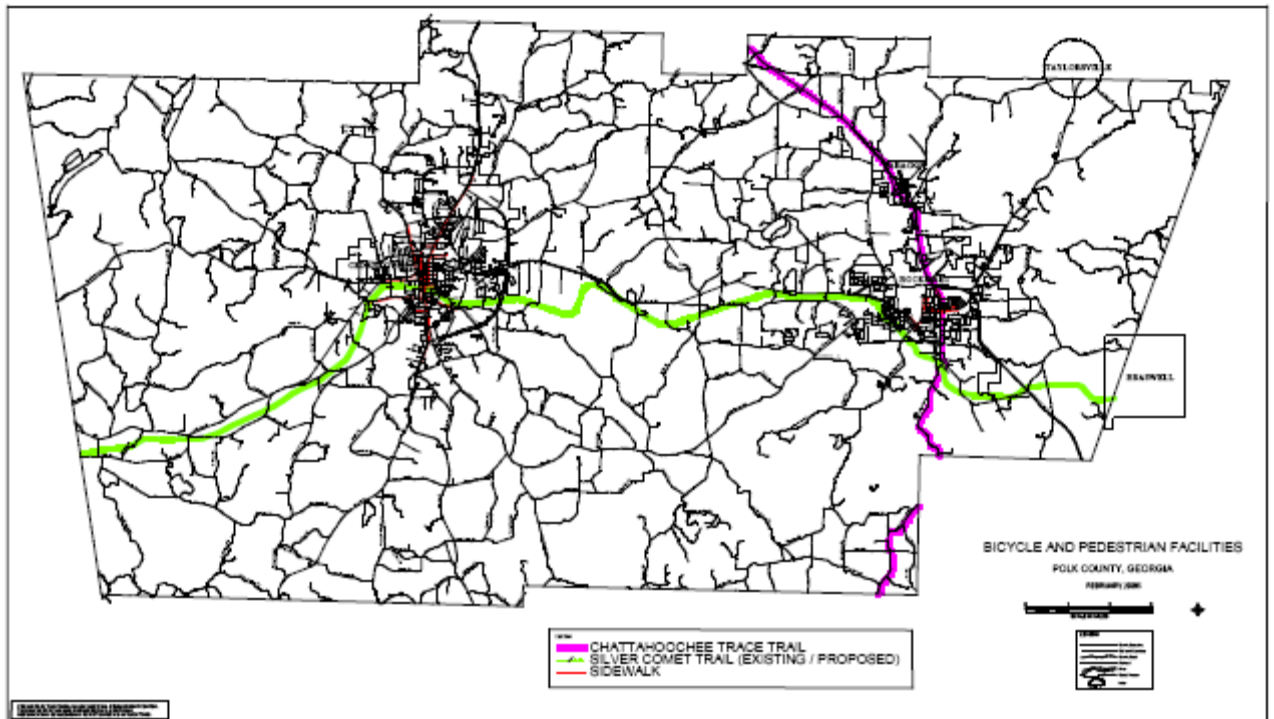
- Old Dalton Road
- Barnsley Garden Road
- Bells Ferry Road
- Fouche Gap Road
- Huffacre Road
- Sand Springs Road
- Texas Valley Road

New proposed bicycle routes, some of which are dependent on recommended road improvements, were recommended by the Coosa Valley Cyclists Association and the Chattanooga Bicycle Club and specifically include:

- Up the Creek Without a Pedal: 30 miles route
- Up the Creek Without a Pedal: 60 miles route
- Up the Creek Without a Pedal: 100 miles route
- 3-State 3-Mountain Challenge
- The Pocket
- Tour of Lookout Mountain
- Boynton School Bike Routes
- Gordon Lee High School to Mountain Cove Farm
- Georgia Century Plus

The Coosa Valley Regional Bicycle and Pedestrian Task Force had their first meeting in December 2005

Figure 60: Bike/Ped Map



ANALYSIS OF SUPPORTIVE DATA AND INFORMATION

Compliance with Rules for Environmental Planning Criteria

Polk County and its cities has been given an indefinite extension to adopted the following ordinances as required to meet the Environmental Planning Criteria set forth by the Georgia Department of Natural Resources:

- Section 200: River/Stream Corridor Protection District
- Section 300: Water Supply Watershed Protection District
- Section 400: Wetlands Protection District
- Section 500: Groundwater Recharge Area Protection District

Analysis of Consistency with Service Delivery Strategy

Polk County and its cities are currently reviewing and revising their current Service Delivery Strategy, which will be completed in conjunction with this Comprehensive Plan.