

# POLK COUNTY JOINT COMPREHENSIVE PLAN

2022-2026

Joint Comprehensive Plan for Polk County and the Cities of Cedartown, Rockmart, and Aragon  
(2022-2026)

Northwest Georgia Regional Commission  
January 2022



Photo: Polk County Court House, 100 Prior Street, built 1951-1952. This is the county's fourth courthouse. The magistrate courthouse stands next to it and was built in 1935. Statues by artist Julia Knight of well-known sports figures hailing from or working in Polk County were recently added to the landscape of the courthouse lawn. Several of the statues in this "Walk of Fame" are shown on the following pages.

**Polk County  
Joint Comprehensive Plan 2022-2026**

**Joint Comprehensive Plan for Polk County and the Cities of  
Cedartown, Rockmart, and Aragon (2022-2026)**

Northwest Georgia Regional Commission  
503 West Waugh Street, Dalton, Georgia 30720

January 2022

Adopted:

Polk County: January 11, 2022  
City of Cedartown: January 10, 2022  
City of Rockmart: January 11, 2022  
City of Aragon: January 20, 2022

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# ACKNOWLEDGEMENTS

## POLK COUNTY

### County Commission

Hal Floyd, Chair  
Chuck Thaxton  
Scott Tillery  
Ray Carter  
Gary Martin  
Linda Liles

### Staff

Matt Denton  
*County Manager*

Connor Hooper  
*Assistant County Manager*

Jaime Armstrong  
*County Clerk*

## CEDARTOWN

### City Commission

Andrew Carter, Chair  
Matt C. Foster, pro tem  
Dale Tuck  
Jessica Payton  
Sam Branch

### Staff

Edward Guzman  
*City Manager*

Mitzi Allen  
*City Clerk*

## ROCKMART

### Mayor

Sherman Ross

### City Council

Joe Henderson  
Marty Robinson  
Lucille Harris  
Mike Bradley  
Rick Stone

### Staff

Todd Queen  
*City Manager*  
Stacey Smith  
*City Manager*

Jada Edwards  
*City Clerk*

## ARAGON

### Mayor

Debbie Pittman

### City Council

Judd Fee  
Amy Causey  
Buddy Tanner

### Staff

Kim Allen  
*City Clerk*

## Stakeholder Committee Polk County

Maryann James  
Jeff Hawkins  
Cindy Haygood  
Glenn Robinson  
Kevin McAuliff  
Marianne Wood  
Arleigh Ordoyne  
Chris Thomas

## Stakeholder Committee Cedartown

Patty Rogers  
Forrest McCombs  
Richard Long  
Tim Turner  
Chip Popham  
Sybil Washington  
Derrick McCluskey  
Rhonda Heuer  
Tony Redding  
Jessica Brown  
Ramona Ruark

## Stakeholder Committee Rockmart

Cathy Matthews  
Tom and Risa Foley  
April Lucas  
Rebecca Abrams  
Holly Langley

## Stakeholder Committee Aragon

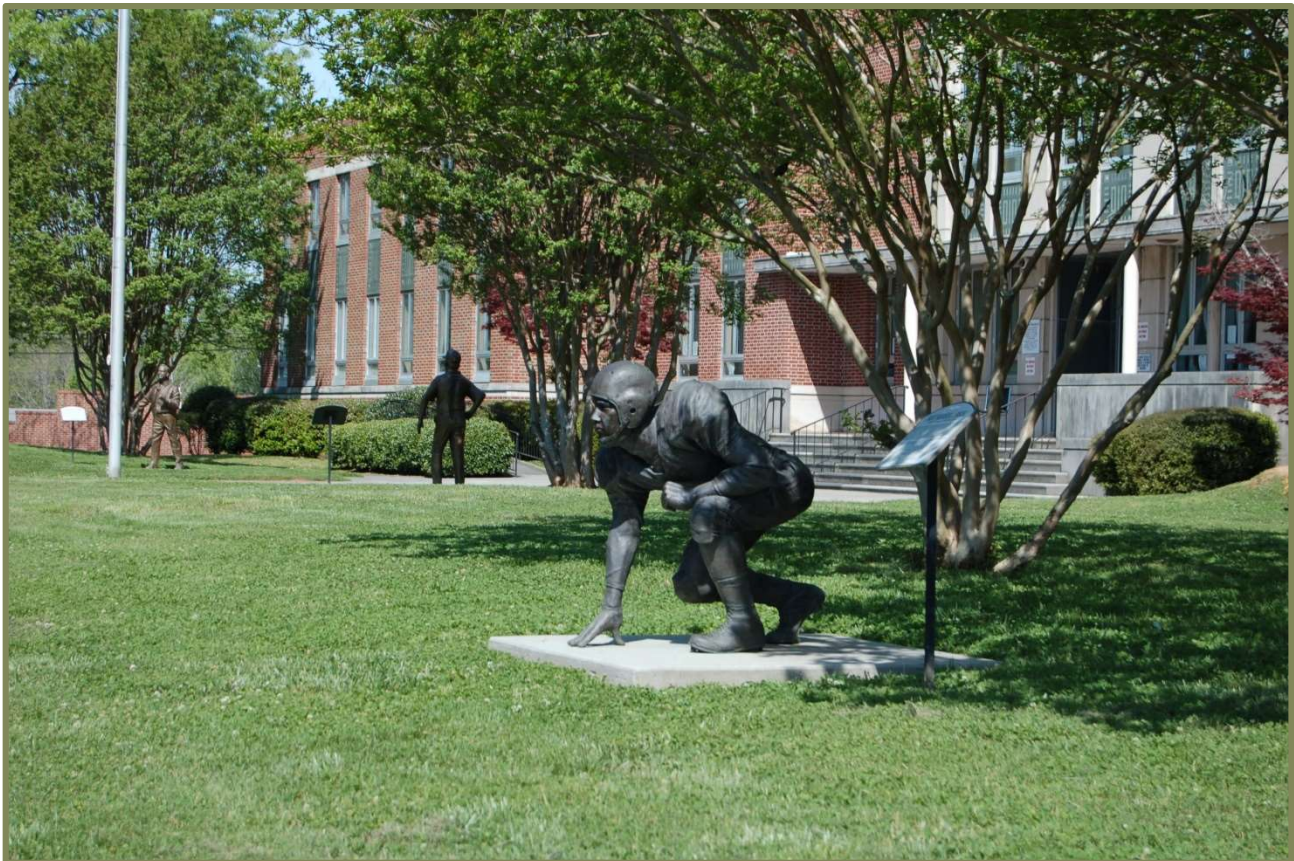
Harold Kuhn  
Justin Arnold  
Maggi Gribble Smith  
Matthew Smith  
Gary Shindelbower  
James Vines

## Steering Committee Members

**Matt Denton**  
*County Manager*  
**Connor Hooper**  
*Assistant County Manager*  
**Hal Floyd,**  
*Polk Co. Commission Chair*  
**Chris Thomas**  
*Polk County Econ Dev Authority*  
**Scott Tillery**  
*Polk County Commissioner*

**Edward Guzman**  
*Cedartown City Manager*  
**Oscar Guzman**  
*Cedartown Economic Development Director*  
**Aimee Madden**  
*Cedartown Public Information Officer*  
**Amy Orebaugh**  
*Cedartown Chief Financial Officer*  
**Jeff Hulsey**  
*Cedartown Parks and Rec Director*  
**Kelvin Garman**  
*Cedartown Public Works Director*  
**Matthew Wray**  
*City of Cedartown*

**Sherman Ross**  
*Rockmart Mayor*  
**Todd Queen**  
*Rockmart City Manager*  
**Stacey Smith**  
*Rockmart City Manager*  
**Holly Langley**  
*Rockmart Com and Eco Dev Director*  
**Debbie Pittman**  
*Aragon Mayor*  
**Kim Allen**  
*Aragon City Clerk*  
**Marianne Wood**  
*Polk Co Chamber of Commerce*  
**Arleigh Ordoyne**  
*Polk County Historical Society*  
**Richard Long**  
**Tim Turner**  
**Cathy Matthews**



Football player Ray Beck, New York Giants

## PLAN PREPARED BY NORTHWEST GEORGIA REGIONAL COMMISSION

Lloyd Frasier  
*Executive Director*

Julianne Meadows  
*Director of Regional Planning*

Gretchen Lugthart  
*Senior Planner*

Northwest Georgia Regional Commission  
505 West Waugh Street  
Dalton, GA 30720



Baseball Pitcher Whitlow Wyatt, Brooklyn Dodgers



Football player Edgar Chandler, Jr, Buffalo Bills and New England Patriots



Football Coach "Doc" Ayers, Cedartown High and UGA.



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# Adoption Resolutions

## Polk County



STATE OF GEORGIA  
COUNTY OF POLK

**RESOLUTION NO. 2022-40**

A RESOLUTION OF THE GOVERNING AUTHORITY OF POLK COUNTY, IN THE STATE OF GEORGIA; ADOPTING THE POLK COUNTY JOINT COMPREHENSIVE PLAN 2022-2026; TO REPEAL CONFLICTING LAWS, AND RESOLUTIONS; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE FOR THIS RESOLUTION; AND FOR OTHER PURPOSES.

**WHEREAS**, THE GEORGIA PLANNING ACT OF 1989 REQUIRES LOCAL GOVERNMENTS TO DEVELOP AND MAINTAIN A COMPREHENSIVE PLAN TO RETAIN THEIR QUALIFIED LOCAL GOVERNMENT STATUS AND ELIGIBILITY FOR STATE PERMITS, GRANTS, AND LOANS; AND

**WHEREAS**, THE POLK COUNTY JOINT COMPREHENSIVE PLAN 2022-2026: JOINT COMPREHENSIVE PLAN FOR POLK COUNTY AND THE CITIES OF CEDARTOWN, ROCKMART, AND ARAGON (2022-2026) IS NOW COMPLETE; AND

**WHEREAS**, SUCH JOINT COMPREHENSIVE PLAN UPDATE IS APPROVED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS AS MEETING GEORGIA'S MINIMUM PLANNING STANDARDS AND PROCEDURES (EFFECTIVE OCTOBER 1, 2018); AND

**WHEREAS**, THE SECOND AND FINAL PUBLIC HEARING ON THE DRAFT PLAN WAS HELD ON NOVEMBER 15, 2021, AT THE POLK COUNTY POLICE DEPARTMENT FACILITY, COMMISSIONERS' MEETING ROOM, 73 CLINES INGRAM JACKSON ROAD, CEDARTOWN, GEORGIA AT 5:30 PM; SO

**NOW THEREFORE**, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF POLK COUNTY AND IT IS HEREBY RESOLVED THAT:

**SECTION 1.** THE BOARD OF COMMISSIONERS OF POLK COUNTY, GEORGIA HEREBY OFFICIALLY ADOPTS THE POLK COUNTY JOINT COMPREHENSIVE PLAN 2022-2026: JOINT

COMPREHENSIVE PLAN FOR POLK COUNTY AND THE CITIES OF CEDARTOWN, ROCKMART, AND ARAGON (2022-2026).

**SECTION 2.** ALL LAWS, ORDINANCES AND RESOLUTIONS, OR PARTS THEREOF, WHICH CONFLICT WITH THE PROVISIONS OF THIS RESOLUTION, ARE HEREBY REPEALED.

**SECTION 3.** IF ANY PART OF THIS RESOLUTION SHALL BE DECLARED UNCONSTITUTIONAL BY THE VALID JUDGEMENT OF ANY COURT OF COMPETENT JURISDICTION, SUCH UNCONSTITUTIONALITY SHALL NOT AFFECT THE REMAINDER OF THIS ENACTMENT, AND SUCH REMAINDER SHALL REMAIN IN FULL FORCE AND EFFECT.

**SECTION 4.** THE COMMISSION OF POLK COUNTY, GEORGIA HEREBY DECLARES THAT THE FOREGOING PREAMBLE AND WHEREAS PROVISIONS SET FORTH HEREINABOVE CONSTITUTE, AND SHALL BE CONSIDERED TO BE, SUBSTANTIVE PROVISIONS OF THE RESOLUTION AND ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PROVISION.

**SECTION 5.** IN THE EVENT SCRIVENER'S ERRORS SHALL BE DISCOVERED IN THIS RESOLUTION AFTER THE ADOPTION HEREOF, THE COMMISSION OF POLK COUNTY, GEORGIA HEREBY AUTHORIZES AND DIRECTS THAT EACH SUCH SCRIVENER'S ERROR SHALL BE CORRECTED IN ALL MULTIPLE COUNTERPARTS OF THIS RESOLUTION.

**SECTION 6.** THE COMMISSION OF POLK COUNTY, GEORGIA GRANTS THE PROPER OFFICERS AND AGENTS OF POLK COUNTY, GEORGIA THE AUTHORITY TO TAKE ANY AND ALL FURTHER ACTIONS AS MAY BE REQUIRED IN CONNECTION WITH CARRYING OUT THE INTENTS AND PURPOSES OF THIS RESOLUTION.

**SECTION 7.** THIS RESOLUTION SHALL BECOME EFFECTIVE UPON ITS APPROVAL BY THE BOARD OF COMMISSIONERS.

SO ORDAINED, THIS THE 11<sup>TH</sup> DAY OF JANUARY, 2022

POLK COUNTY BOARD OF COMMISSIONERS

  
CHARLES THAXTON, VICE-CHAIRMAN

ATTEST:

  
JAIME ARMSTRONG, CLERK

SEAL

RESOLUTION NO. 1, 2022

**A RESOLUTION BY THE CITY COMMISSION  
OF THE CITY OF CEDARTOWN, GEORGIA TO ADOPT THE 2022-2026  
JOINT COMPREHENSIVE PLAN FOR POLK COUNTY AND THE CITIES  
OF CEDARTOWN, ROCKMART AND ARAGON**

**Whereas**, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

**Whereas**, the **Polk County Joint Comprehensive Plan 2022-2026: Joint Comprehensive Plan for Polk County and the Cities of Cedartown, Rockmart, and Aragon (2022-2026)** is now complete; and

**Whereas**, such **Joint Comprehensive Plan Update** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective October 1, 2018); and

**Whereas**, the second and final public hearing on the draft plan was held on **November 15, 2021, at the Polk County Police Department Facility, Commissioners' Meeting Room, 73 Clines Ingram Jackson Road, Cedartown, Georgia at 5:30 pm.**

**Now Therefore Be It Resolved**, that the City Commission of Cedartown, Georgia hereby officially adopts the **Polk County Joint Comprehensive Plan 2022-2026: Joint Comprehensive Plan for Polk County and the Cities of Cedartown, Rockmart, and Aragon (2022-2026)**.

**ADOPTED AND APPROVED** by the City Commission of the City of Cedartown on the 10<sup>th</sup> day of January, 2022 at a meeting duly called and held with Commissioners ALL voting in favor. Commissioners NONE opposed.

APPROVED:

  
\_\_\_\_\_  
ANDREW CARTER, CHAIRMAN  
CEDARTOWN CITY COMMISSION

ATTEST:

  
\_\_\_\_\_  
MITZI ALLEN, SECRETARY  
CEDARTOWN CITY COMMISSION



**RESOLUTION NO. 2022R-01  
(Polk County Joint Comprehensive Plan)**

**A RESOLUTION  
TO ADOPT THE**

**Polk County Joint Comprehensive Plan 2022-2026: Joint Comprehensive Plan for Polk County and the Cities of Cedartown, Rockmart, and Aragon (2022-2026)**

Whereas, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

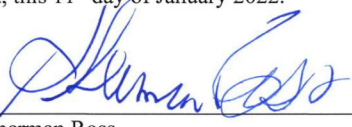
Whereas, the **Polk County Joint Comprehensive Plan 2022-2026: Joint Comprehensive Plan for Polk County and the Cities of Cedartown, Rockmart, and Aragon (2022-2026)** is now complete; and

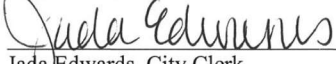
Whereas, such **Joint Comprehensive Plan Update** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective October 1, 2018); and

Whereas, the second and final public hearing on the draft plan was held on **November 15, 2021, at the Polk County Police Department Facility, Commissioners' Meeting Room, 73 Clines Ingram Jackson Road, Cedartown, Georgia at 5:30 pm.**

Now Therefore Be It Resolved that the City Council of Rockmart, Georgia hereby officially adopts the **Polk County Joint Comprehensive Plan 2022-2026: Joint Comprehensive Plan for Polk County and the Cities of Cedartown, Rockmart, and Aragon (2022-2026).**

Resolved, this 11<sup>th</sup> day of January 2022.

BY:   
Sherman Ross  
Mayor, City of Rockmart

ATTEST:   
Jada Edwards, City Clerk  
City of Rockmart



Aragon



CITY OF ARAGON

**A RESOLUTION  
TO ADOPT THE**

**Polk County Joint Comprehensive Plan 2022-2026: Joint Comprehensive Plan for Polk County and the Cities of Cedartown, Rockmart, and Aragon (2022-2026)**

Whereas, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and


Whereas, the Polk County Joint Comprehensive Plan 2022-2026: Joint Comprehensive Plan for Polk County and the Cities of Cedartown, Rockmart, and Aragon (2022-2026) is now complete; and


Whereas, such Joint Comprehensive Plan Update is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective October 1, 2018); and

Whereas, the second and final public hearing on the draft plan was held on **November 15, 2021, at the Polk County Police Department Facility, Commissioners' Meeting Room, 73 Clines Ingram Jackson Road, Cedartown, Georgia at 5:30 pm.**

**Now Therefore Be It Resolved**, that the City Council of Aragon, Georgia hereby officially adopts the **Polk County Joint Comprehensive Plan 2022-2026: Joint Comprehensive Plan for Polk County and the Cities of Cedartown, Rockmart, and Aragon (2022-2026)**.

Resolved, this January 20, 2022.

BY:   
Debbie Pittman  
Mayor, City of Aragon

ATTEST:   
[name], [title], City of Aragon

# *1. INTRODUCTION: Planning: The Path to Success*

## *The Exercise of Planning*

Local governments plan so they can seize opportunities as they emerge and avoid problems further down the road. With a plan in place, leaders can run the government more efficiently, making adjustments along the way as new concerns emerge. Moreover, planning is required in Georgia to qualify for many programs providing loans, grants and permits. In the long run, the planning process laid out by the Georgia Department of Community Affairs will help build on the foundation of one of our nation's chief strengths: democratic, participatory local government.

## *Required Elements of Comprehensive Plans in Georgia*

Polk County is a rural county, with many family-owned farms and forested areas. These assets provide the county with uncrowded outdoor appeal and small-town atmosphere. However, many industries find their home in Polk County and the county's geographical location in the center of the Atlanta-Birmingham-Chattanooga triangle provides potential for more businesses and industries to locate there. Polk County has been planning for many years, and this plan is an update of the last plan, completed in January 2017, *Polk County Joint Comprehensive Plan 2017-2027, (2017 Polk County Comprehensive Plan)* which was amended in 2019 to include broadband items.

The state of Georgia requires cities and counties to develop, adopt, maintain, and implement comprehensive plans to maintain their Qualified Local Government status (GLG), making them eligible for selected state and federal grants, loans, and permits. Polk County has developed this comprehensive plan, *Polk County Joint Comprehensive Plan, 2022-2026*, in partnership with the cities of Cedartown (the county seat), Rockmart, and Aragon to adhere to the five-year update schedule of the current state requirements, the 2018 Minimum Standards for Local Comprehensive Planning. Rapid population growth and economic development in Georgia make a five-year update a better model for counties and cities throughout the state to keep up with the pace of change in our rapidly developing state. Although a five-year planning timeframe for work programs is required in the plan, some elements, such as population growth, were considered as far out as 2050. Polk County has several unincorporated crossroad communities, including Esom Hill, Young's Valley, Antioch, Fish Creek, and Browning, that have been considered in this planning process. Incorporated border cities that have some land within Polk County choose to plan with the counties where the majority of their land is located. These cities are Taylorsville, lying on the Bartow County line, and Braswell, lying on the Paulding County line.

The Rules of the Georgia Department of Community Affairs govern the basic elements to include in the plan. The most recent update of the rules was October 1, 2018, and can be found at O.C.G.A. Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning. This plan complies with these updated requirements. The following elements need to be addressed in this update.

- Community Vision and Goals- a short summary of what residents view as an ideal community and a list of ways to get there.
- Report of Accomplishment- a table summarizing the status of work projects listed in the last five-year work program. Items that are assessed as underway are automatically moved forward to the next work program, along with activities that were postponed.

- Community Needs and Opportunities- a collection of specific issues and solutions produced by the public and government leaders that reflects the current state of the county and what it could improve and enhance.
- Land Use/Future Development/Character Area-based planning-- a spatial organization system featuring a map dividing the county into categories describing how people interact with the landscape and how human activity will change the landscape in the future. These maps and the accompanying category descriptions are useful in planning development, directing new projects into suitable areas and away from sensitive areas. Communities with zoning must have this element in their plans.
- Community Work Program- a list of specific tasks to accomplish within the next five years.
- Broadband Services Element- addresses internet access. This element is now required for all governments to increase local internet connectivity.



Rockmart History Museum

Several elements pertaining to some local governments in Georgia with are not required in this plan. Polk County does not charge impact fees, so a capital improvements element is not required. An economic development section is not required because none of the governments involved are in the current Georgia Job Tax Credit Tier 1. None of the county is in a Metropolitan Planning organization, so a transportation section is not required. A housing element is not required because none of the governments are HUD CDBG Entitlement Communities.

### Past, Present and Future Character of Polk County

#### NATURAL SETTING

In Polk County, the Ridge and Valley Province falls into low-elevation mountains and hills, with expansive valleys in between. The county's high point is 1680 feet at Shorty Mountain (also called Indian Mountain) on the Georgia/Alabama border. The county is mainly a headwater region of the Upper Coosa River Basin and Etowah River Basin, with many small streams winding across the landscape. The larger of these streams include Cedar Creek, Euharlee Creek, and Fish Creek. A small portion of the Tallapoosa River Basin lies in southeastern Polk County.



Aragon Mill Pond



Because the county is in a headwater area, there are no large rivers or large reservoirs. Limestone rock of the Knox Formation underlies most of the county so there are many springs and abundant groundwater, the water source for the county and its cities. Cedartown uses the Big Spring, which is located inside its city limits, and is the second-largest spring in the Southeast. The reliance on springs and wells makes groundwater protection particularly important for residents, as well as for the fish and wildlife of the area. Polk County’s management of its streams affects what happens downstream and could impact neighboring counties that get their water from streams and rivers in the Coosa Basin, such as Floyd and Bartow Counties.

Much of the landscape outside of the cities is pasture and forest land. The two state Wildlife Management Areas, Paulding Forest WMA (25,707 total acres, 4501 acres in Polk County) and J.L. Lester WMA area (477 acres) are managed for wildlife and timber production.

ECONOMIC DIVERSIFICATION

Polk County is part of the beautiful rural, rolling landscape at the southernmost end of the Appalachian Mountains’ Ridge and Valley province. The Cherokee Indians lived in the area and used the Big Spring as a water source. When the Indians were forced out of Georgia in 1838, one of the removal camps was located at the spring, which is now memorialized as a site on the Trail of Tears. The economy of the white settlers had its roots in farming, forestry, and mining of iron, slate, and limestone. The Civil War had a devastating effect on the county when Union troops burned Cedartown. After the war, agriculture and mining slowly recovered. The county has hosted many industries, particularly cotton mills, such as the Cedartown Cotton and Export Company, Aragon Mills, and Goodyear, which made fabric for its tire plant in Alabama. Current industries include automobile parts, aerospace products, office furniture, poultry processing and food distribution. Both Cedartown and Rockmart have industrial parks.



Cedartown Cherokee Removal Camp on the Trail of Tears, Big Spring Park



Polk County Airport

The outdoor recreation and movie industries are becoming important as people seek out wide-open spaces and the old-fashioned appeal of smaller cities. The county welcomes visitors using the Silver Comet Trail, the Pinhoti Trail, and the two wildlife management areas in the county, the Paulding Forest Wildlife Management Area (WMA) and the JL Lester WMA. The county airport hosts a recreational skydiving company. Both Rockmart and Cedartown have been used in recent movies and small screen shows needing rural and small-town settings.

REGIONALLY IMPORTANT RESOURCES/ENVIRONMENTALLY SENSITIVE AREAS

Polk County has resources that attract users from outside the county or affect all Northwest Georgia. A number of these Regionally Important Resources, shown on the following map, have been noted by the state and the Northwest Georgia Regional Commission because they merit special consideration when planning new development. The Silver comet Trail, originating in the Atlanta area and crossing into east Polk County from Paulding County, provides a 61.5-mile paved bicycle and pedestrian path all the way to the Alabama line, where it joins with the Chief Ladiga Trail. The Sliver Comet Trail runs through the Paulding State Forest WMA. The state wildlife management areas provide habitat the region’s amazingly diverse flora and fauna, both terrestrial and aquatic, and help protect drinking water supplies. The WMAs draw visitors to enjoy popular outdoor recreational activities like hunting, fishing, hiking, biking, and horseback riding.

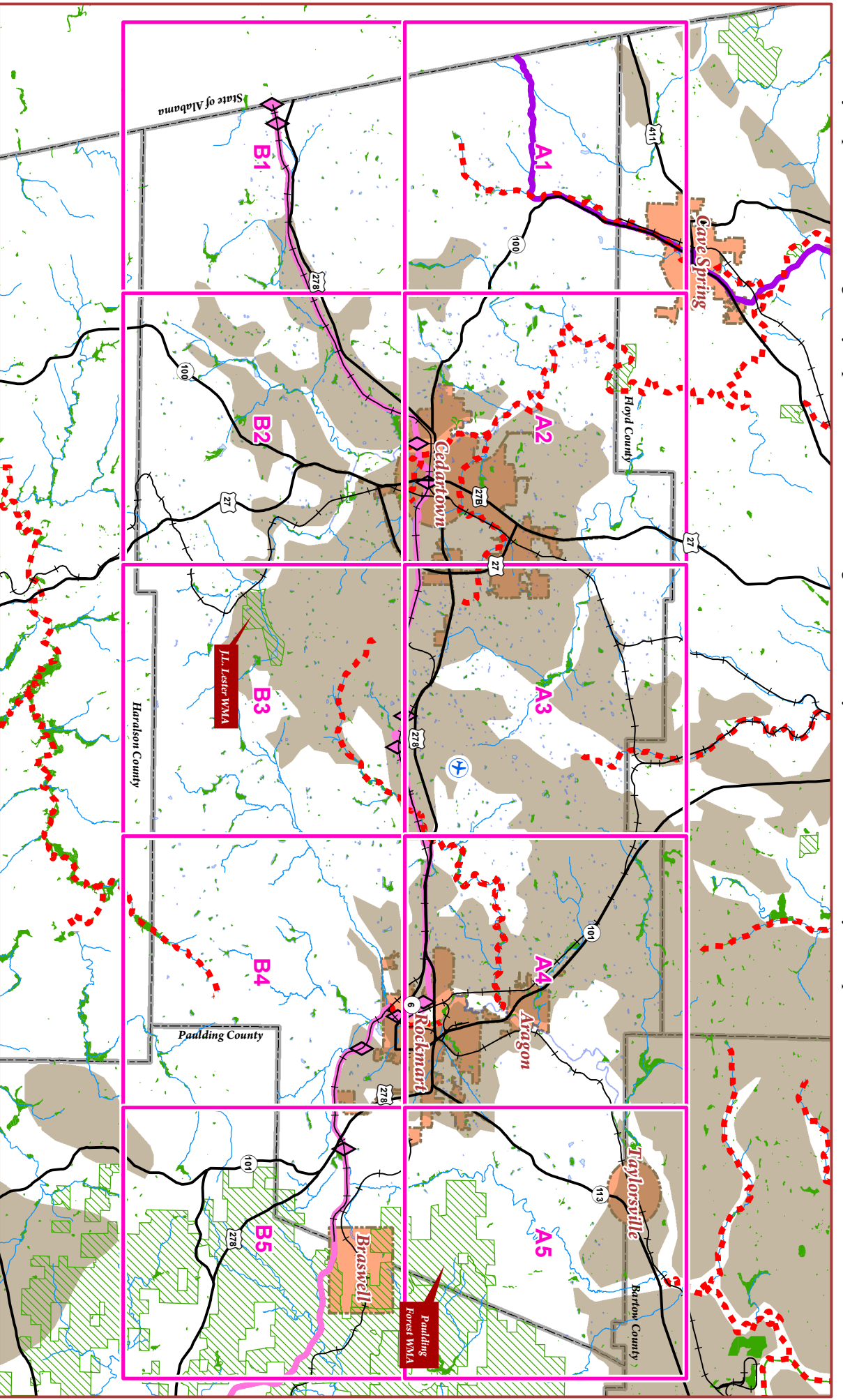
The state of Georgia considers five natural resources as Regionally Important Resources. The state encourages local governments to incorporate protection for important natural resources in their planning process so that these resources, also called state vital areas, are not damaged as development occurs. In Polk County, only two of these areas needing special protection occur, which are groundwater recharge areas and wetlands. As mentioned above, groundwater is vital to the functioning of the county, so protecting groundwater recharge areas is important. Springs are wetland areas, so protecting them is also vital. Polk County has adopted these Environmental Planning Criteria measures in its development regulations for groundwater recharge areas and wetlands.

Regionally Important Resources include water supply watersheds. The Tallapoosa River, whose watershed includes land on the south side of Polk County, provides drinking water for the town of Tallapoosa in Haralson County, making it a primary water supply watershed. However, the protected status of water supply watersheds only extends seven miles upstream from the water intake, ending short of the county line.












Streams reaches with impaired water quality are also shown on the following Regionally Important Resources Map. In Polk County these impairments include high levels of fecal coliform bacteria, impacted fish or macroinvertebrate community, and PCBs in fish tissue, with some streams having more than one impairment. Fecal coliform bacteria contamination is a common problem, occurring in 4 streams. Funding from several sources, state and federal, can be obtained to restore these streams.



Creek at Big Spring Park, Cedartown



# Polk County Regionally Important Resources / Environmentally Sensitive Areas

-  City Limits
-  Lakes & Ponds
-  Pinhoit Trail
-  Water Quality Impaired Streams
-  Conservation Lands
-  NWI Wetlands
-  Silver Comet Trailhead
-  Impaired streams outside Polk County are not named
-  Groundwater Recharge Area
-  Perennial Streams
-  Silver Comet Trail

1 in = 3 miles



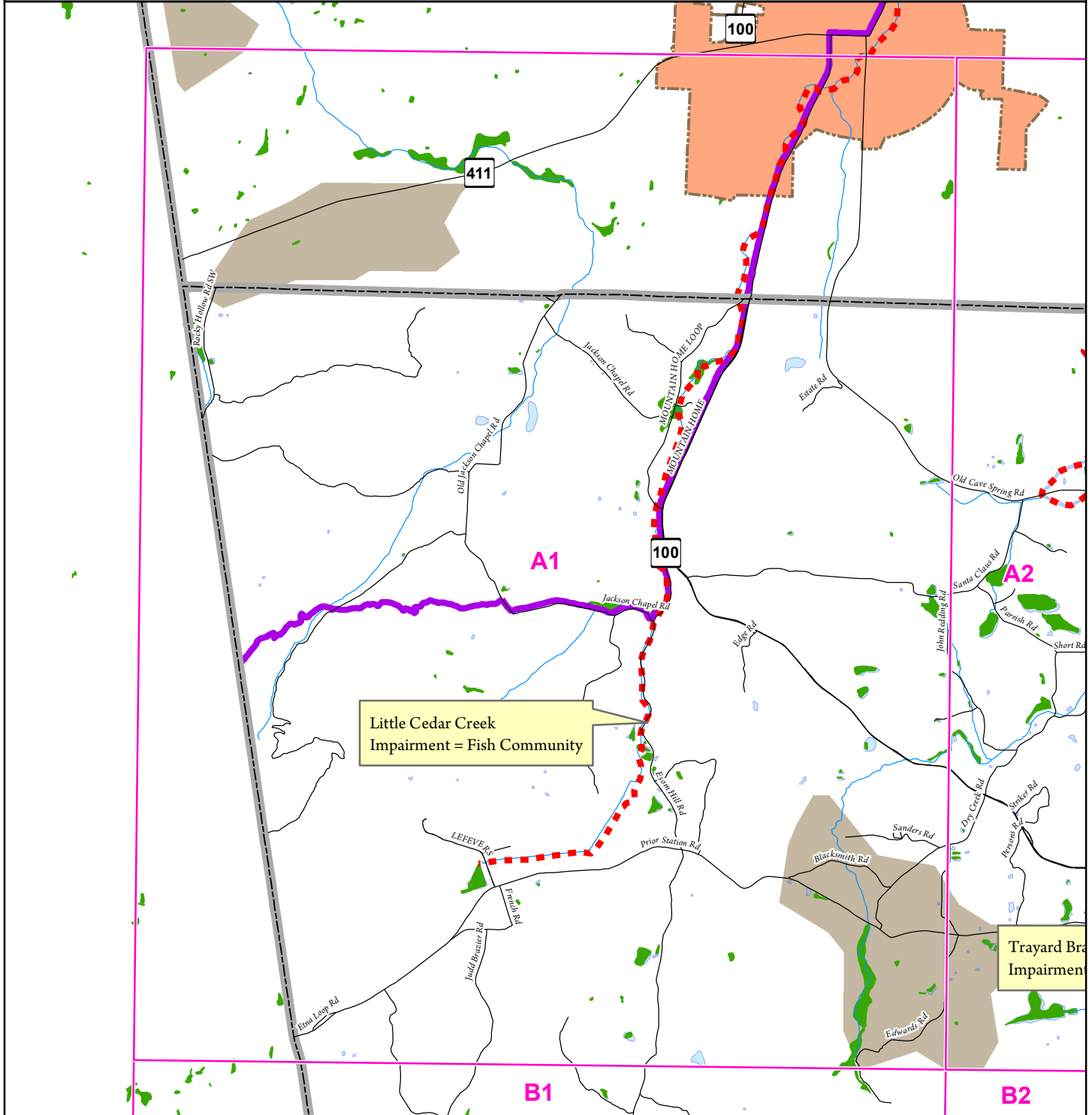
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# Regionally Important Resources

Including Environmentally Sensitive Areas

1 inch = 1 miles



- City Limits
- Groundwater Recharge Area
- Lakes & Ponds
- NWI Wetlands
- Perennial Streams
- Silver Comet Trailhead
- Silver Comet Trail
- Water Quality Impaired Streams

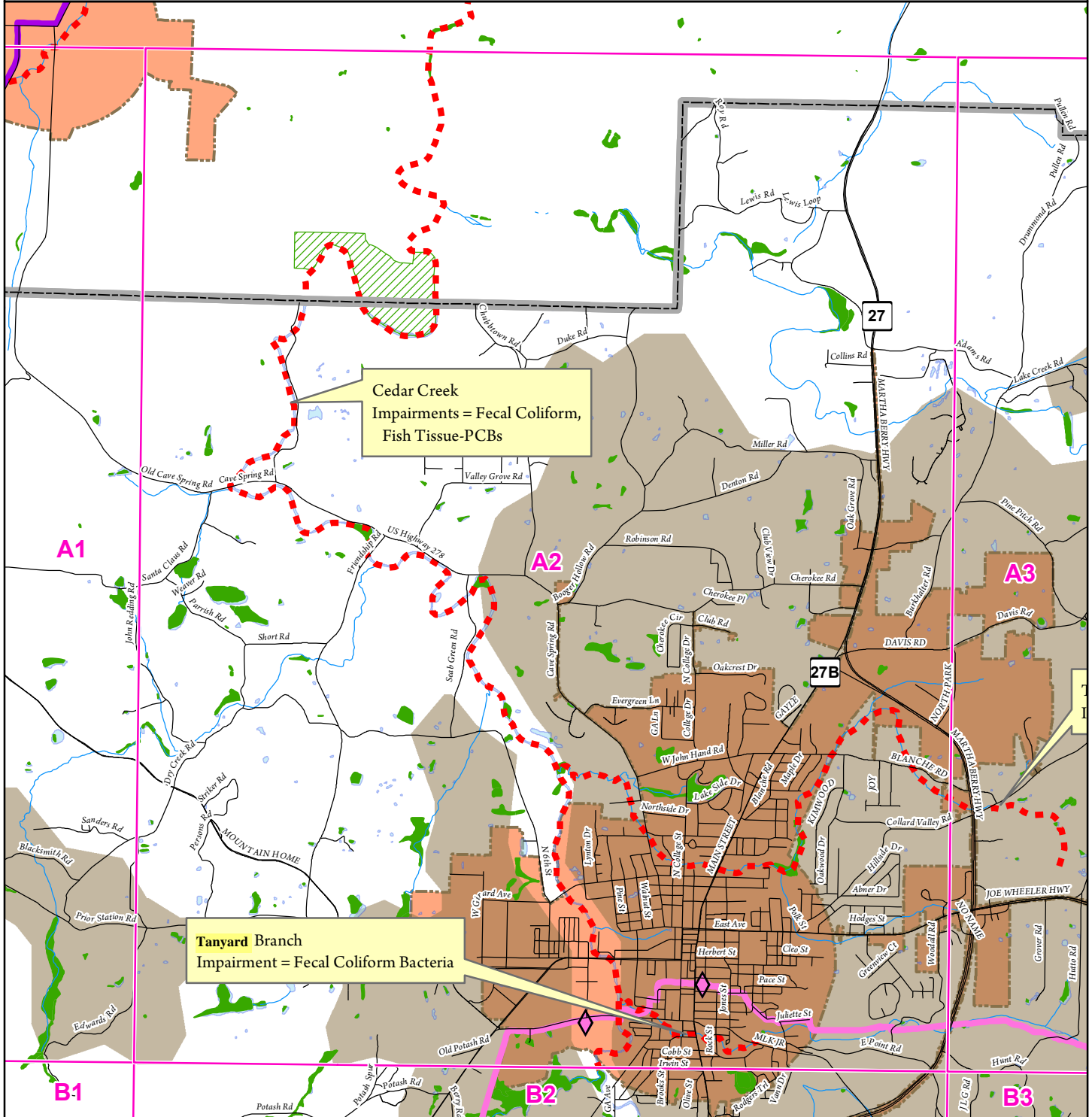


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# Regionally Important Resources

Including Environmentally Sensitive Areas

1 inch = 1 miles



- City Limits
- Groundwater Recharge Area
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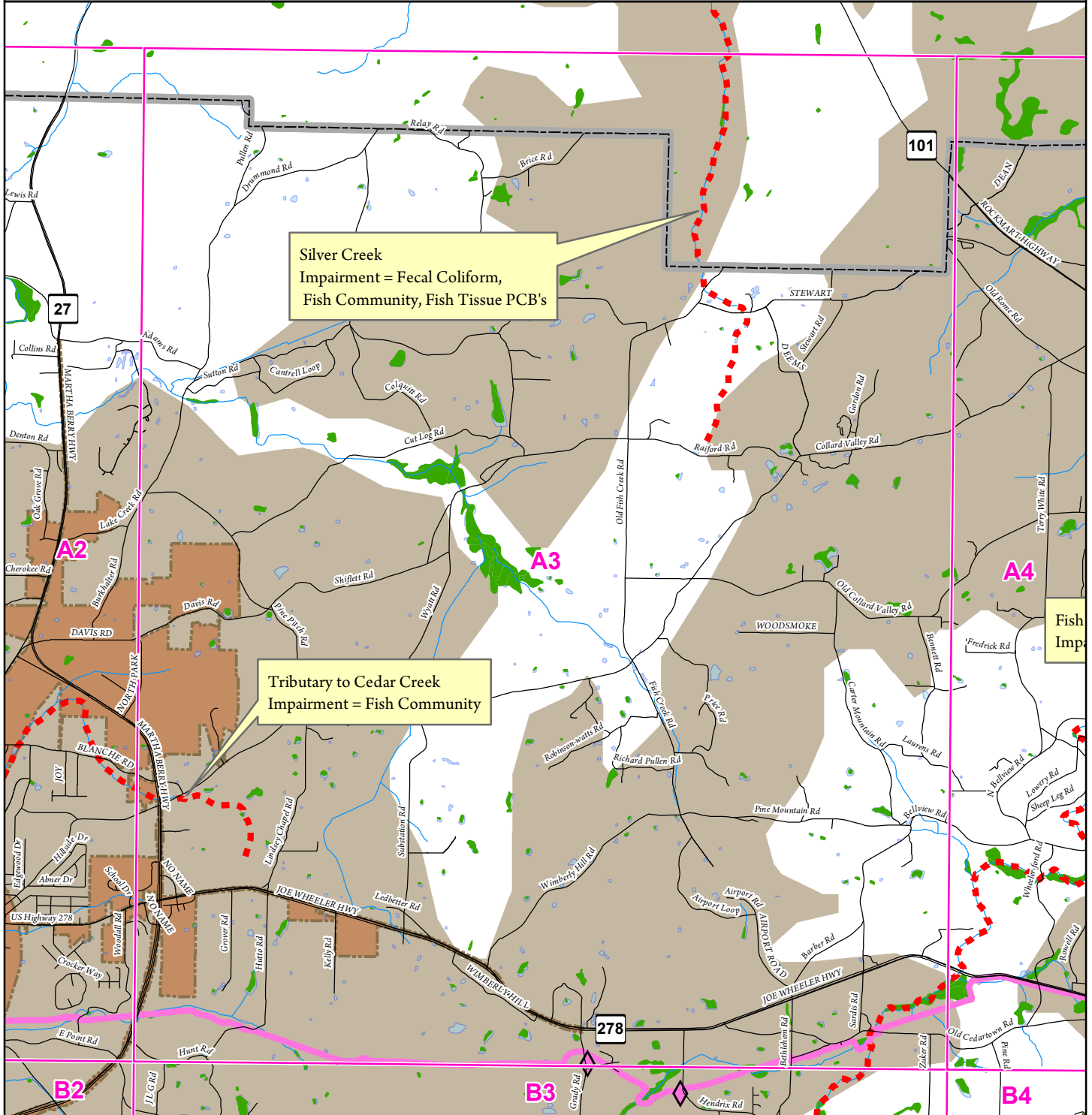


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# Regionally Important Resources

Including Environmentally Sensitive Areas

1 inch = 1 miles



- City Limits
- Groundwater Recharge Area
- Lakes & Ponds
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- Water Quality Impaired Streams

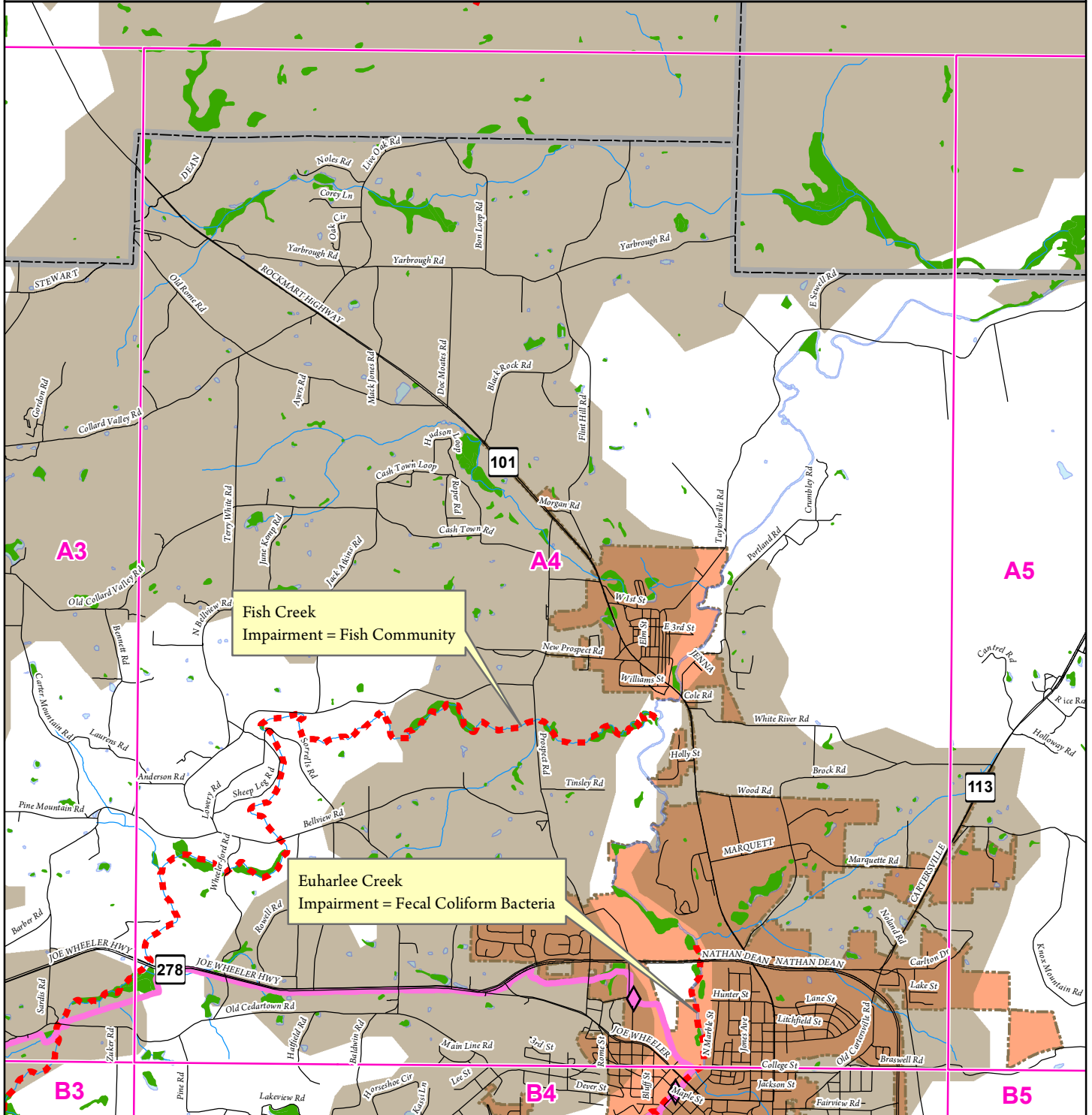


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# Regionally Important Resources

Including Environmentally Sensitive Areas

1 inch = 1 miles



- City Limits
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- Silver Comet Trail
- Water Quality Impaired Streams

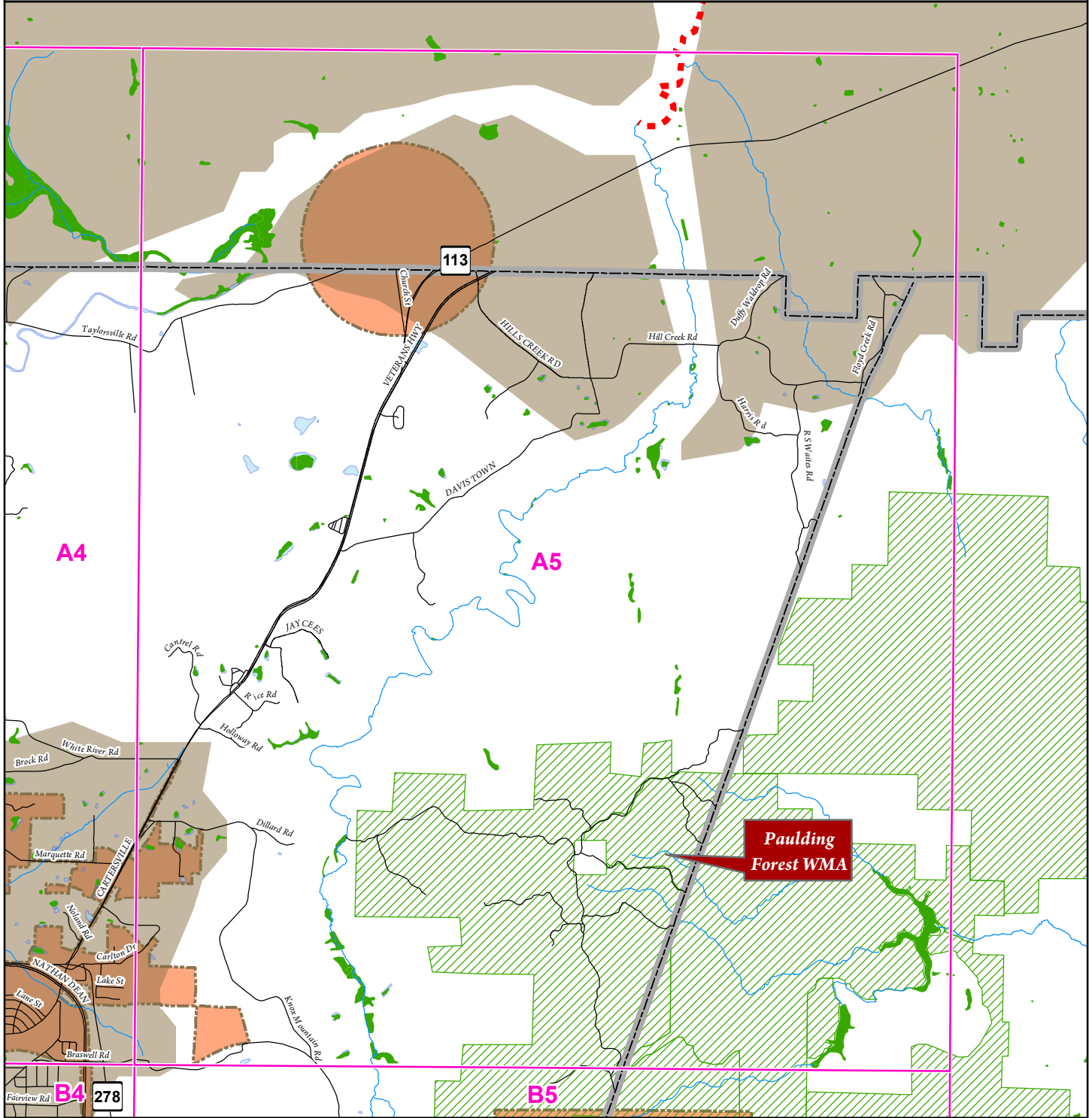









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# Regionally Important Resources

Including Environmentally Sensitive Areas

1 inch = 1 miles



-  City Limits
-  Conservation Lands
-  Groundwater Recharge Area
-  Lakes & Ponds
-  NWI Wetlands
-  Perennial Streams
-  Water Quality Impaired Streams



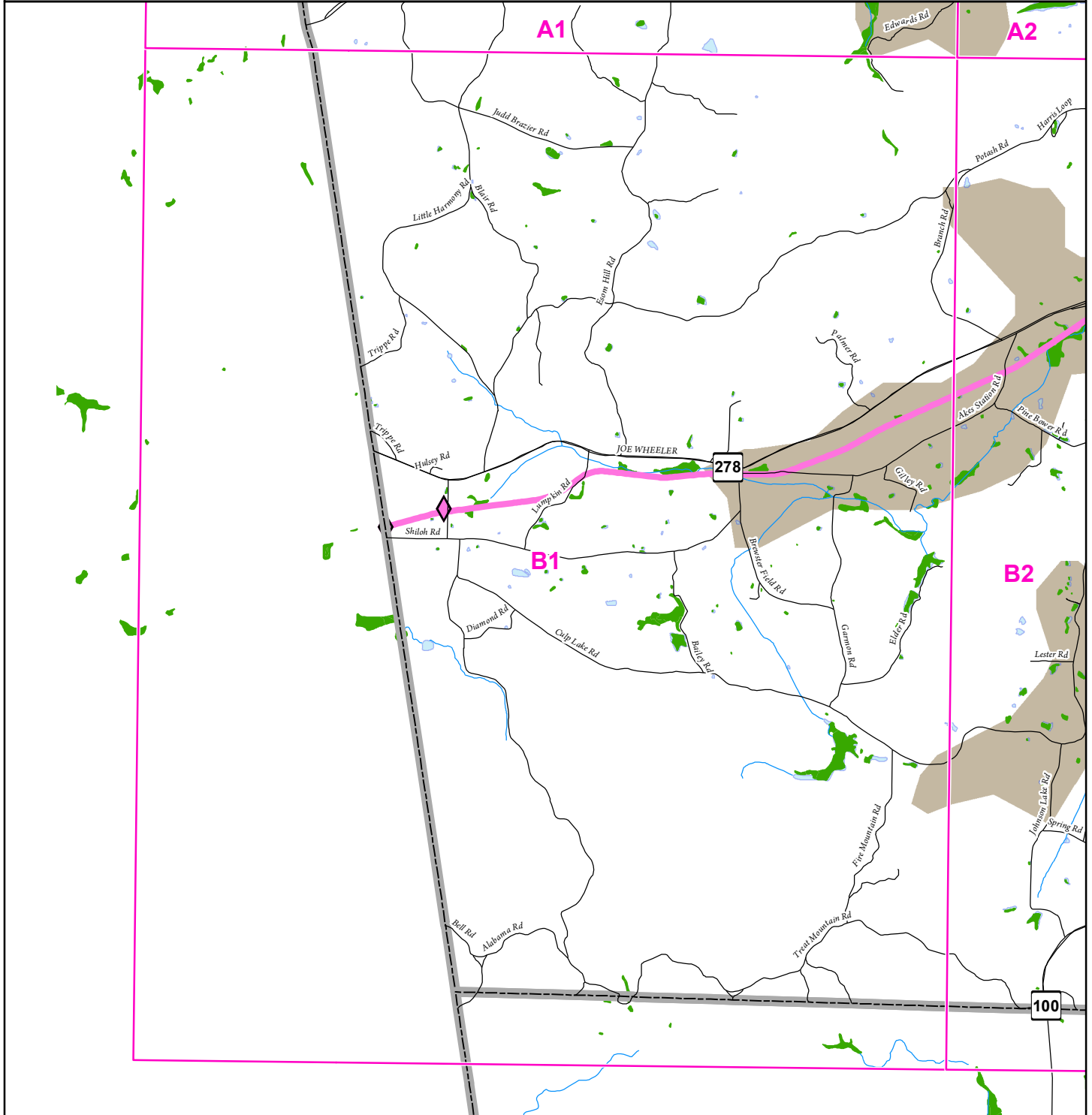
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# Regionally Important Resources

Including Environmentally Sensitive Areas

1 inch = 1 miles



-  Silver Comet Trailhead
-  Groundwater Recharge Area
-  Silver Comet Trail
-  Lakes & Ponds
-  NWI Wetlands
-  Perennial Streams

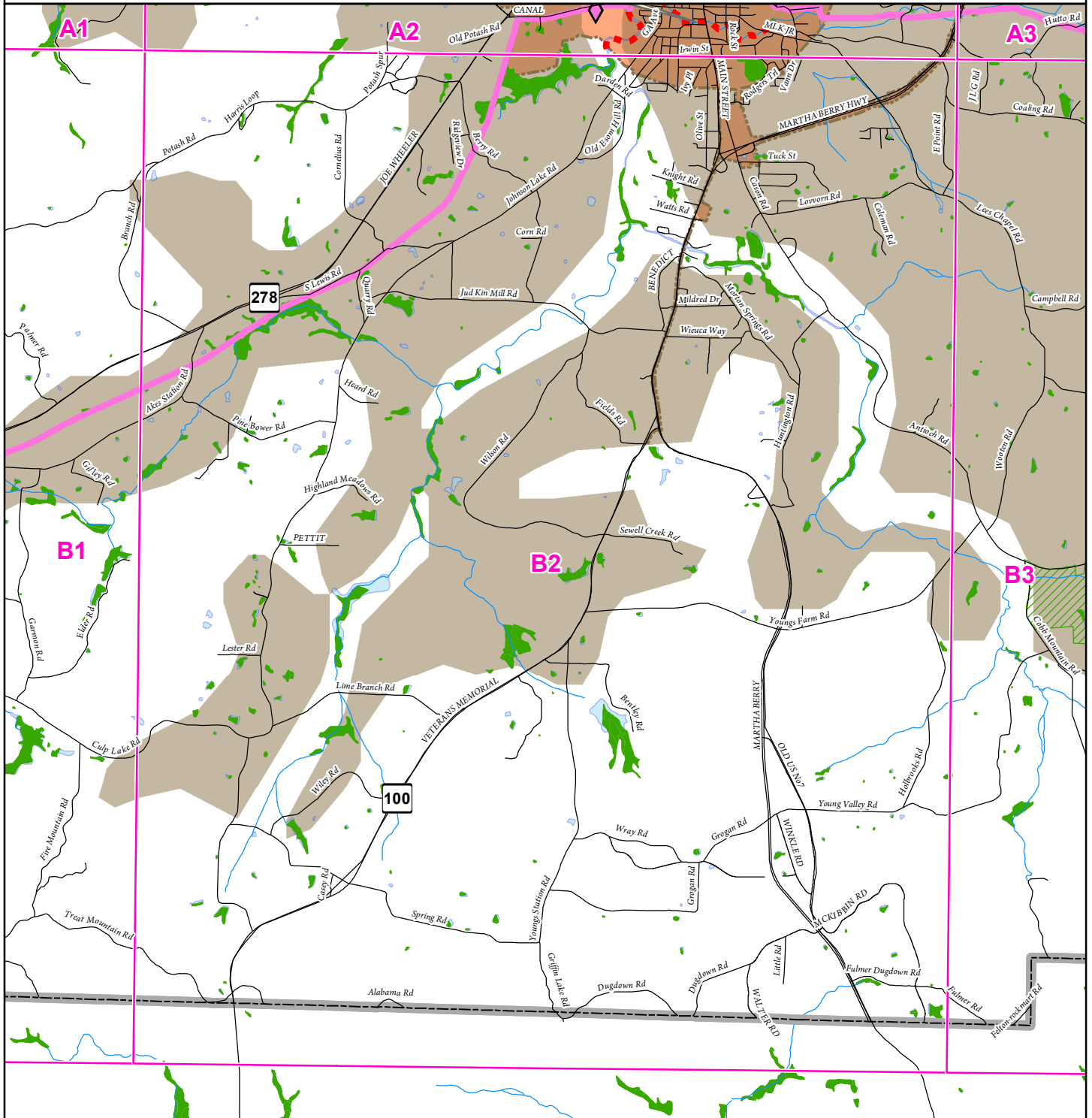


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# Regionally Important Resources

Including Environmentally Sensitive Areas

1 inch = 1 miles



- City Limits
- Silver Comet Trailhead
- Groundwater Recharge Area
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- NWI Wetlands
- Perennial Streams

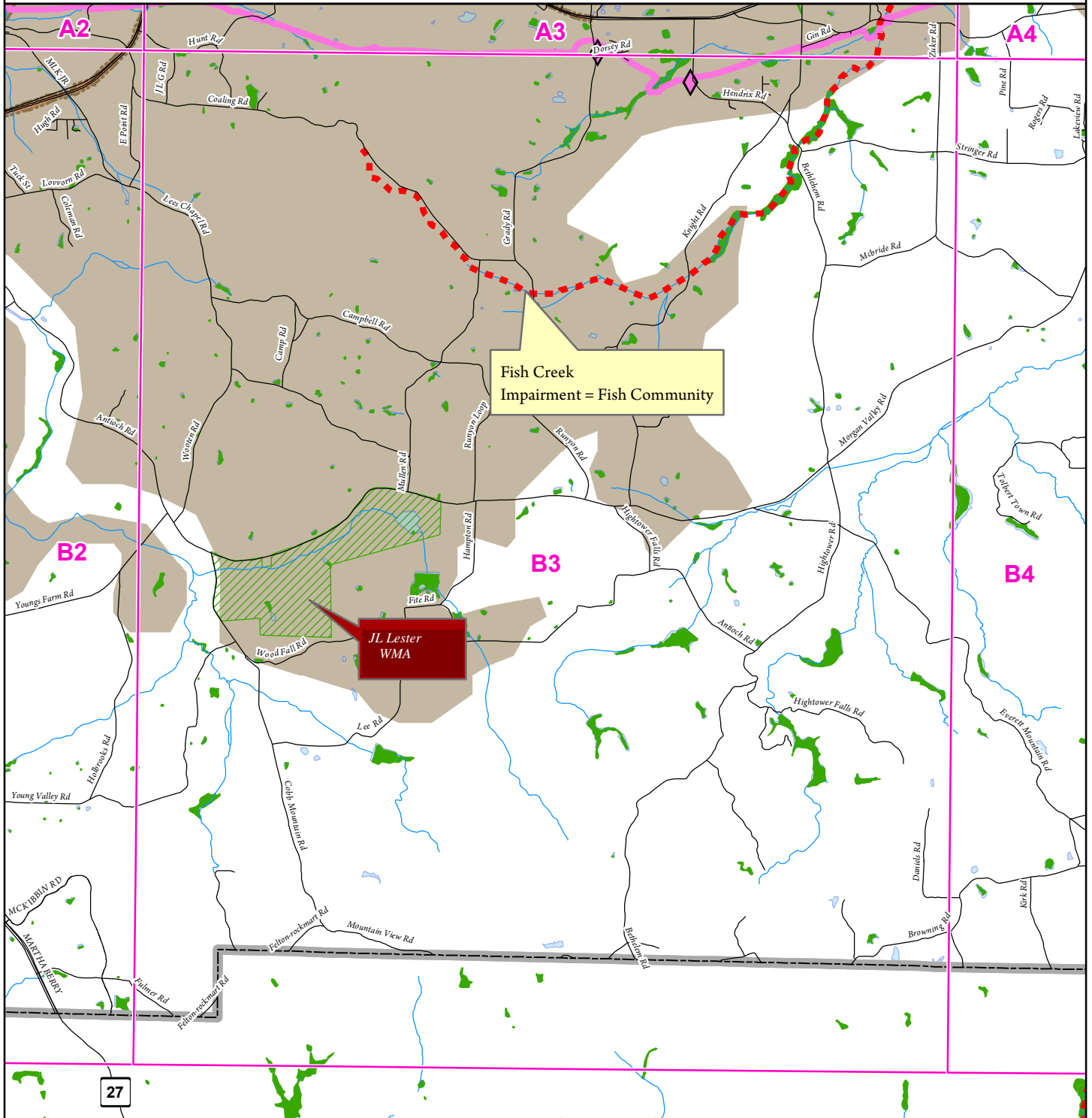


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# Regionally Important Resources

Including Environmentally Sensitive Areas

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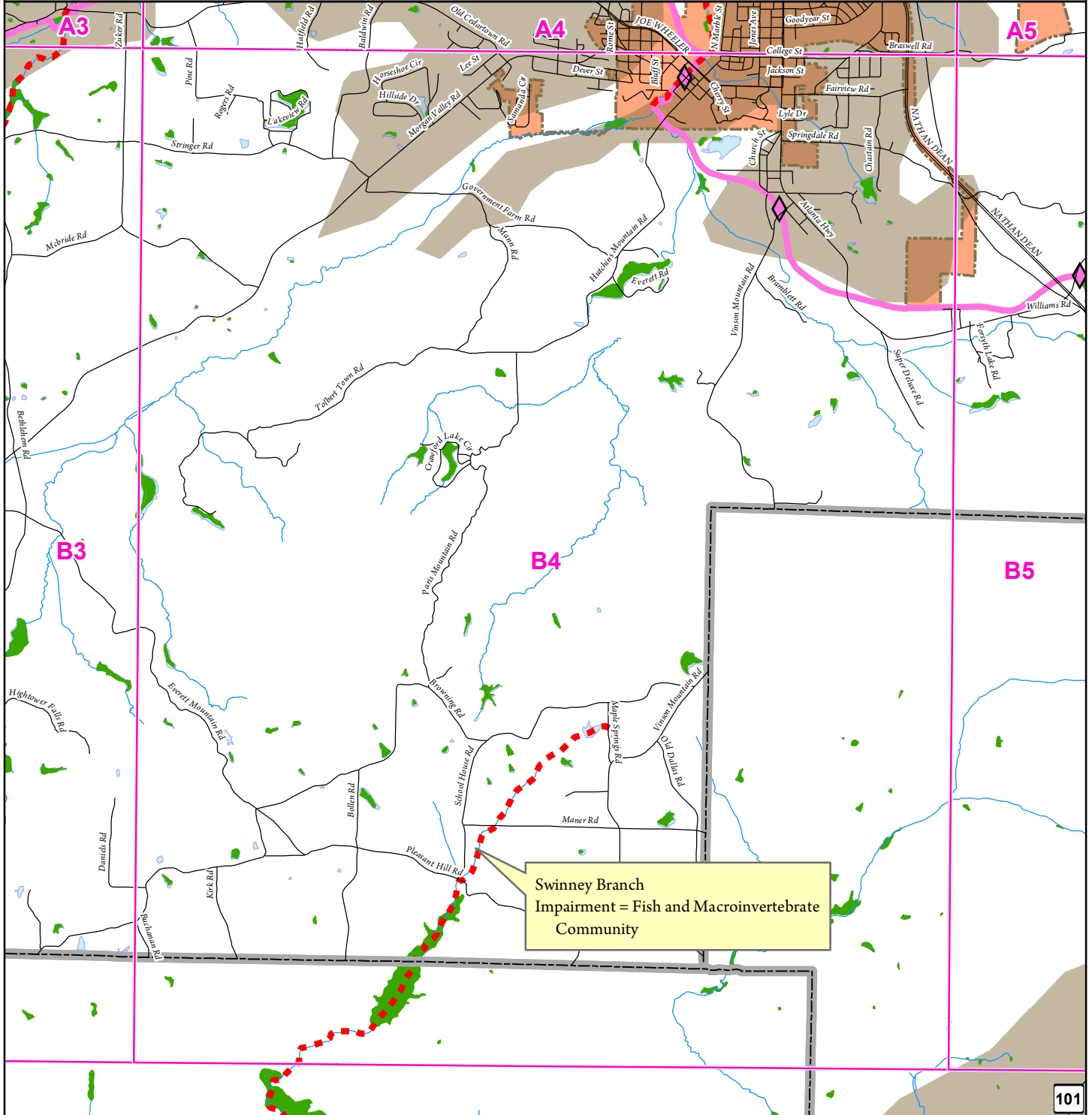


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# Regionally Important Resources

Including Environmentally Sensitive Areas

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- Lakes & Ponds
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- Perennial Streams
- Silver Comet Trailhead
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- Water Quality Impaired Streams

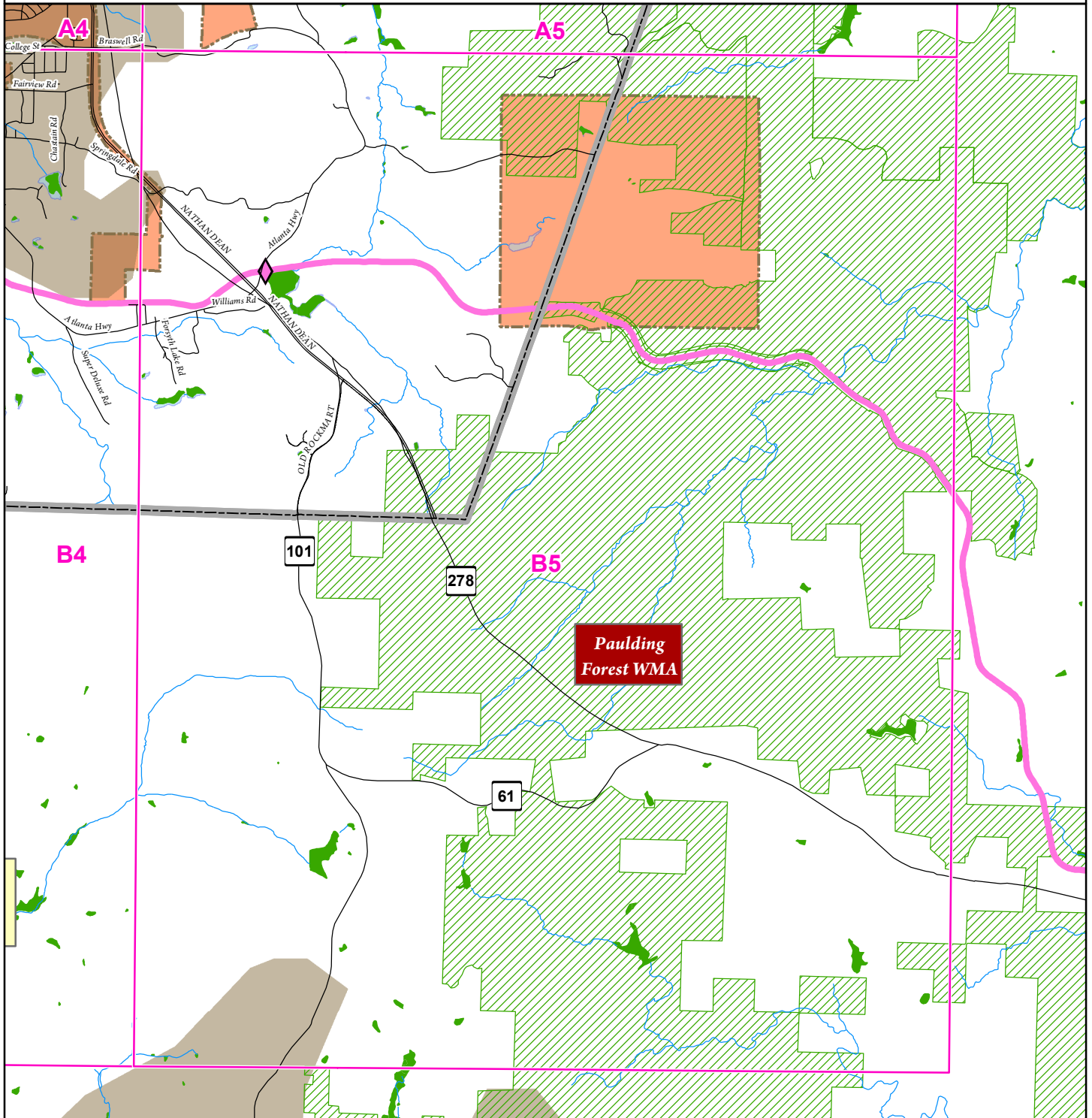










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# Regionally Important Resources

Including Environmentally Sensitive Areas

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-  Conservation Lands
-  Groundwater Recharge Area
-  Lakes & Ponds
-  NWI Wetlands
-  Perennial Streams
-  Silver Comet Trailhead
-  Silver Comet Trail



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### Polk County Broadband Element

Access to high-speed internet has become a necessity for business and was shown to be a quality-of-life issue for residents during the 2020 COVID-19 pandemic shutdown. In 2015, the Federal Communications Commission set the definition of high-speed internet, or broadband, at 25 megabits per second for download (downstream), and 3 megabits per second for upload (upstream). The state of Georgia used this definition as a benchmark for high-speed internet service in Senate Bill 403, which when passed became the “Achieving Connectivity Everywhere (ACE)” Act in spring 2018. This Act has allowed for the creation of the Broadband Ready Program to help communities bring high-speed internet service to even the most rural areas, with funding administered by OneGeorgia Authority. There are two main broadband providers in Polk County, Spectrum and AT&T.

Polk County would like to participate in the Broadband Ready Community program because they see a real need to facilitate better internet connectivity for all residents in the county. The county has passed the Broadband Ready Ordinance in preparation of participating in this program, allowing streamlining of the permitting process. Polk County has two related items in the work program: a) Participate in the Broadband Ready Community program, with adopted ordinance and designation of unserved areas, and b) Apply for funding under the Broadband Ready Program.

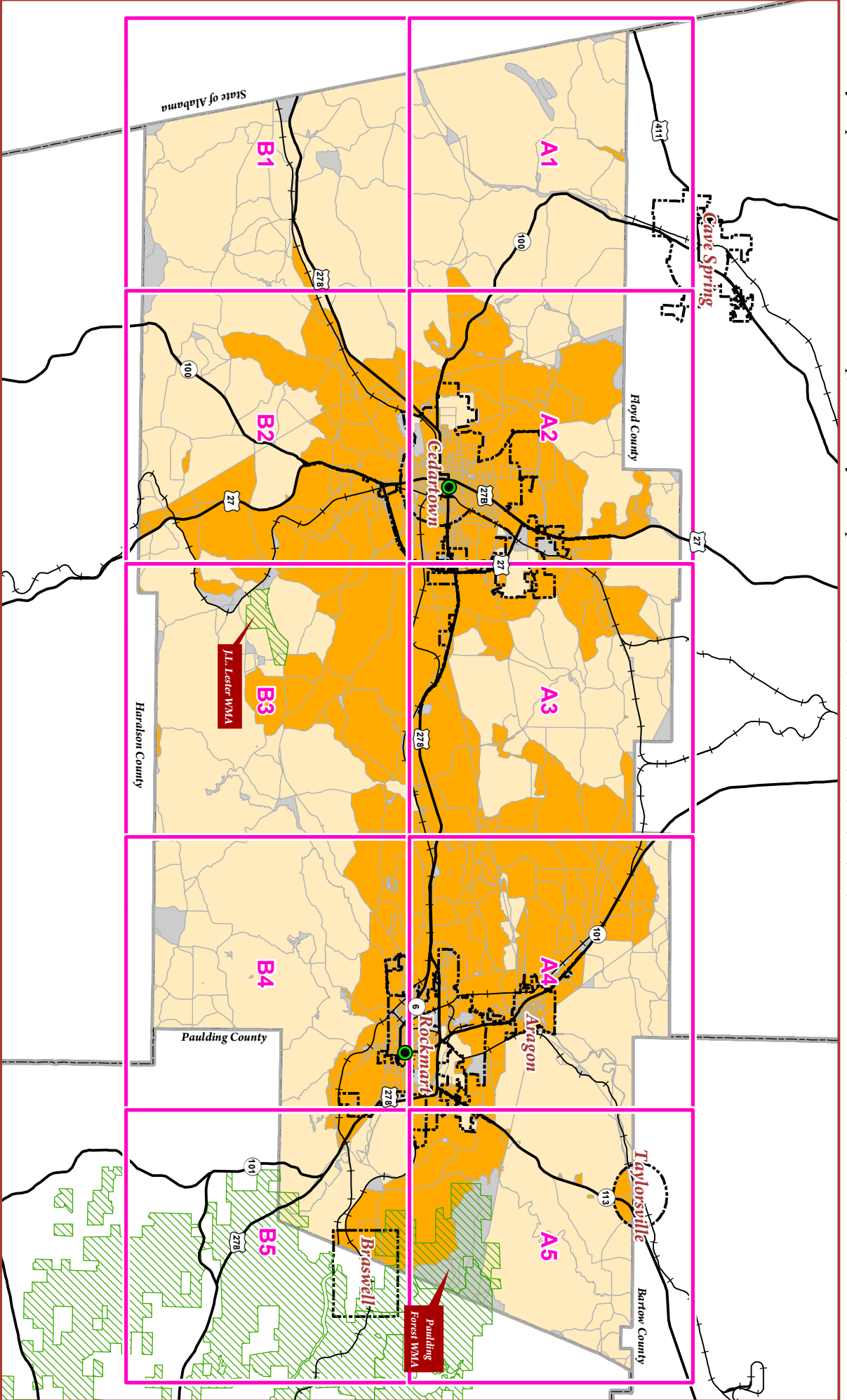
Rockmart is also interested in participating in the Broadband Ready program to improve service in their city. Their work program includes an item to adopt the Broadband Ordinance, as well as the two items listed above to participate in the Broadband Ready Community Program and to apply for funding under the Broadband Ready Program. Cedartown and Aragon are not participating in the Broadband Ready Program because they are satisfied with the service within their city limits.

While specifics cannot be released yet, Polk County has identified areas where service can be improved, and they are addressing the need. Polk County is currently engaged in working with providers to improve broadband throughout the county. They have adopted the broadband ordinance and have two providers developing broadband grants to partner with the county.






### BROADBAND AVAILABILITY MAP



The map released in July 2020 by the Georgia Department of Community Affairs, the Georgia Broadband Deployment Initiative Map (GBDI Map), has been reviewed and compared with the future development map in this Comprehensive Plan. The state’s GBDI map draws on Census data and uses Census blocks as mapping units, with Census addresses that are homes or businesses as the locations. The layers from the GBDI map show orange as broadband-served areas (broadband is available in 80% of the locations), the tan as broadband-unserved (less than 80% of the locations), and the gray as areas with “No locations” (no addresses of either a residential or business nature).

NWGRC staff have created a new map for the Comprehensive Plan update, the Broadband Availability Map, with overlays that add the city boundaries and the location of the two WMAs, Paulding Forest WMA and JL Lester WMA. A large area with “No locations” is found in Paulding Forest WMA. Other gray areas with no locations on the map in Polk County are agriculture/forest on the Future Development map, indicating pastures or tracts of forest. Two government-provided free Wi-Fi sites are shown at the Cedartown Public Library and the Rockmart Public Library.



# Polk County Broadband Availability Map

 Conservation Lands  
 GBDI, No Locations  
 GBDI, Served  
 GBDI, Unserved  
 City Limits

The Cities of Cedartown & Rockmart  
 provide free Wi-Fi access at the  
 following locations  
 Cedartown Public Library  
 Rockmart Public Library



1 in = 3 miles

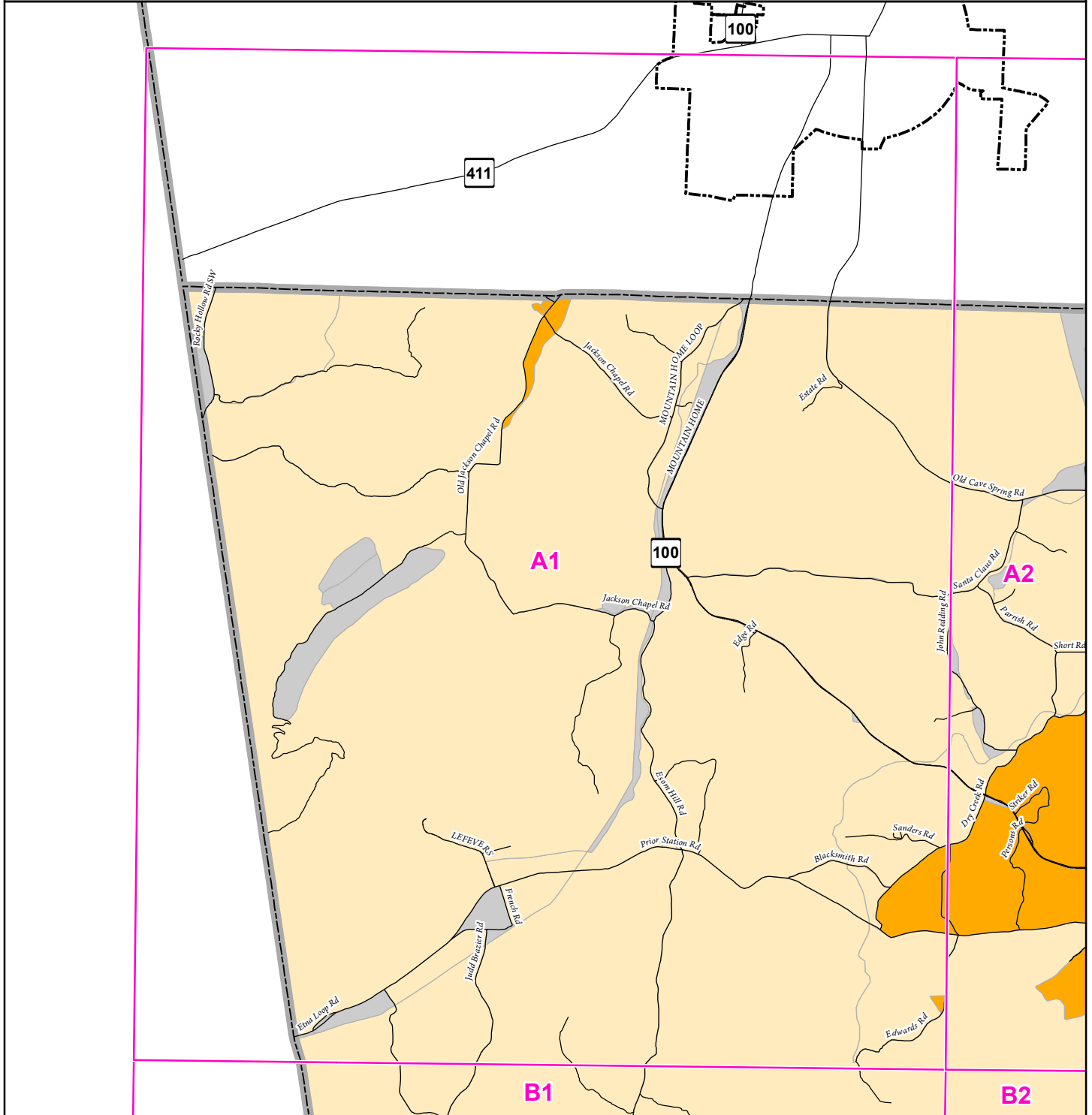


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# Broadband Availability

1 inch = 1 miles



- GBDI, No Locations
- GBDI, Served
- GBDI, Unserved

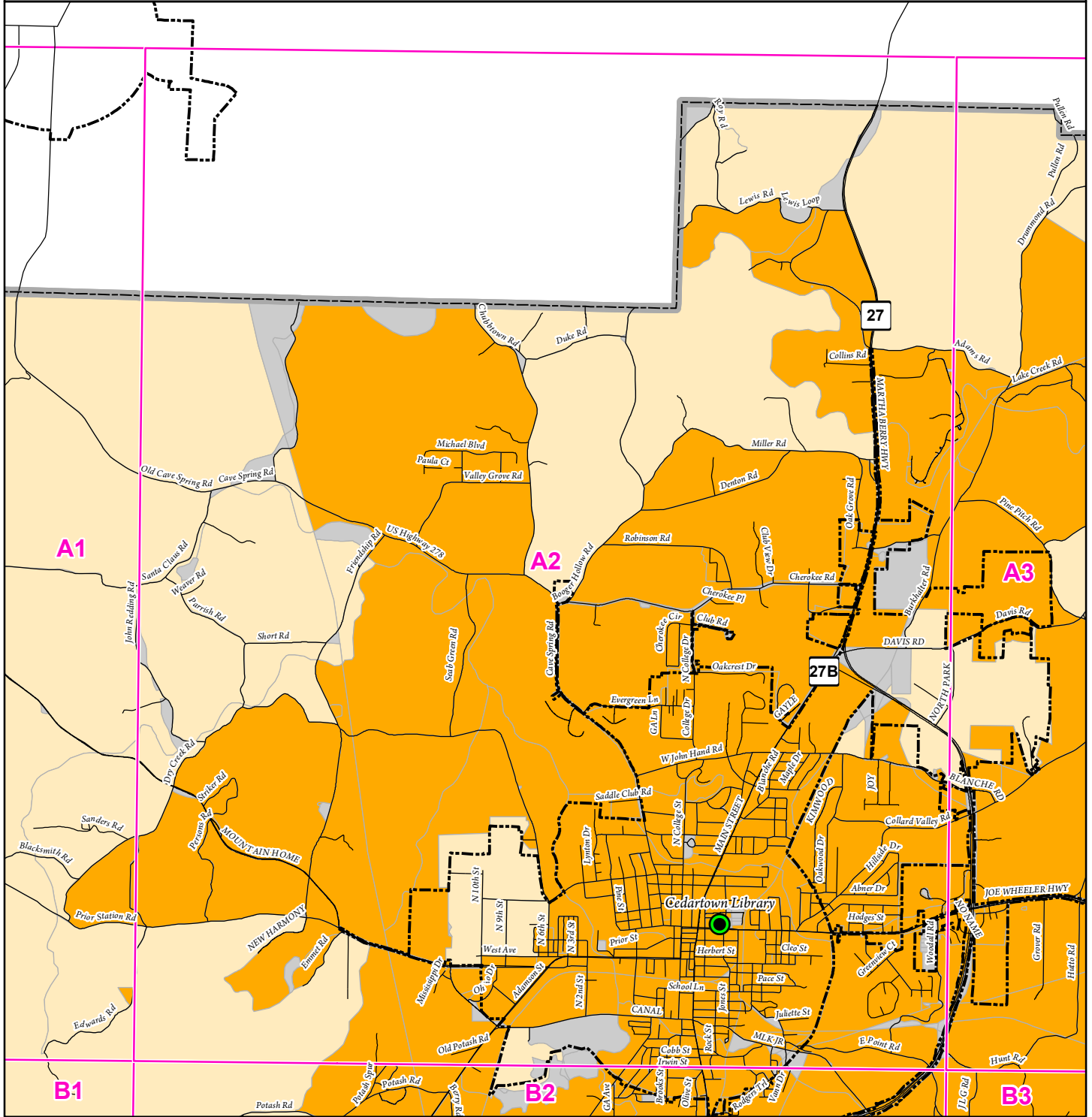


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# Broadband Availability

1 inch = 1 miles



City Limits

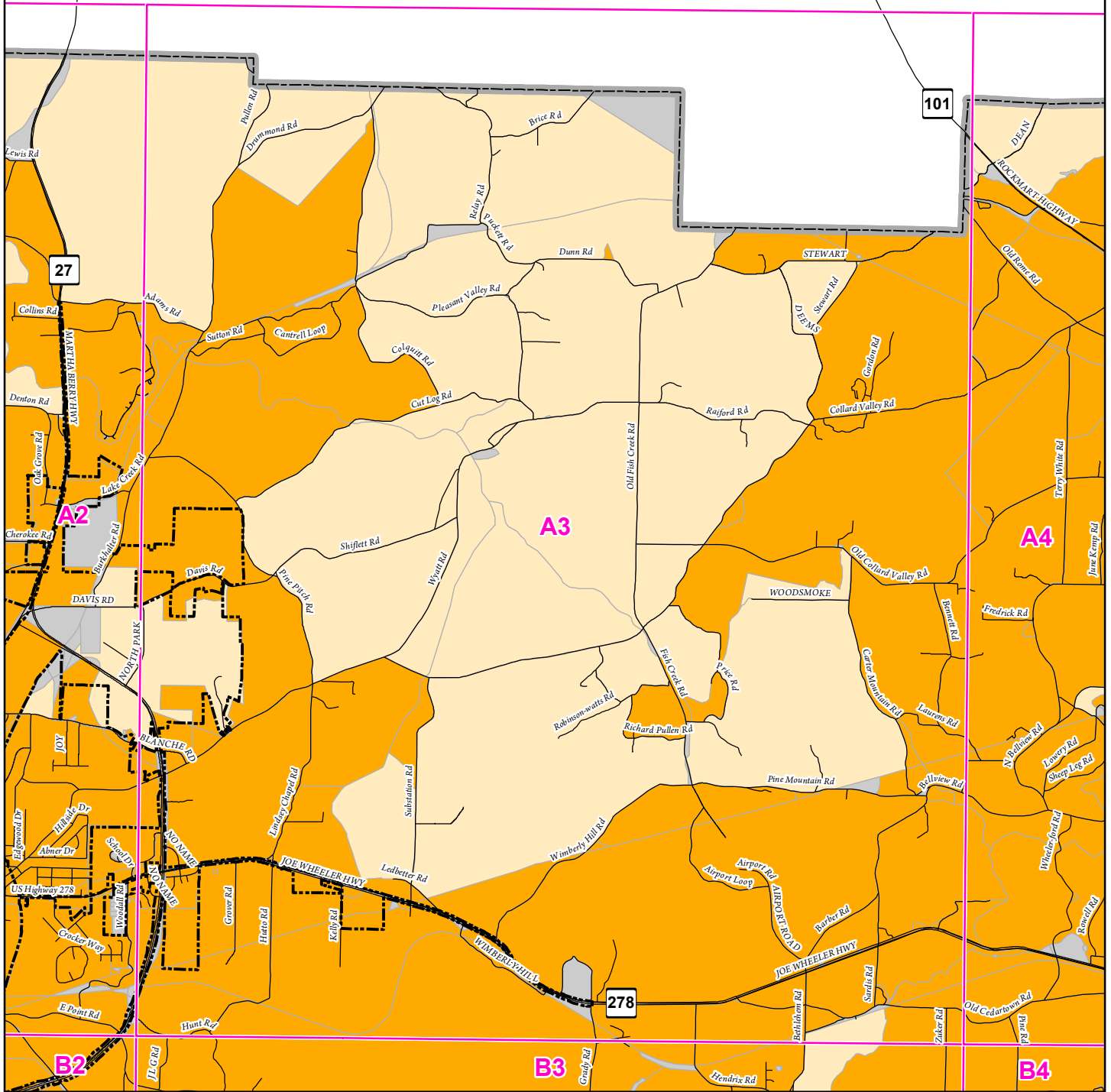
- Free Wi-Fi Access
- GBDI, No Locations
- GBDI, Served
- GBDI, Unserved



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# Broadband Availability

1 inch = 1 miles



City Limits

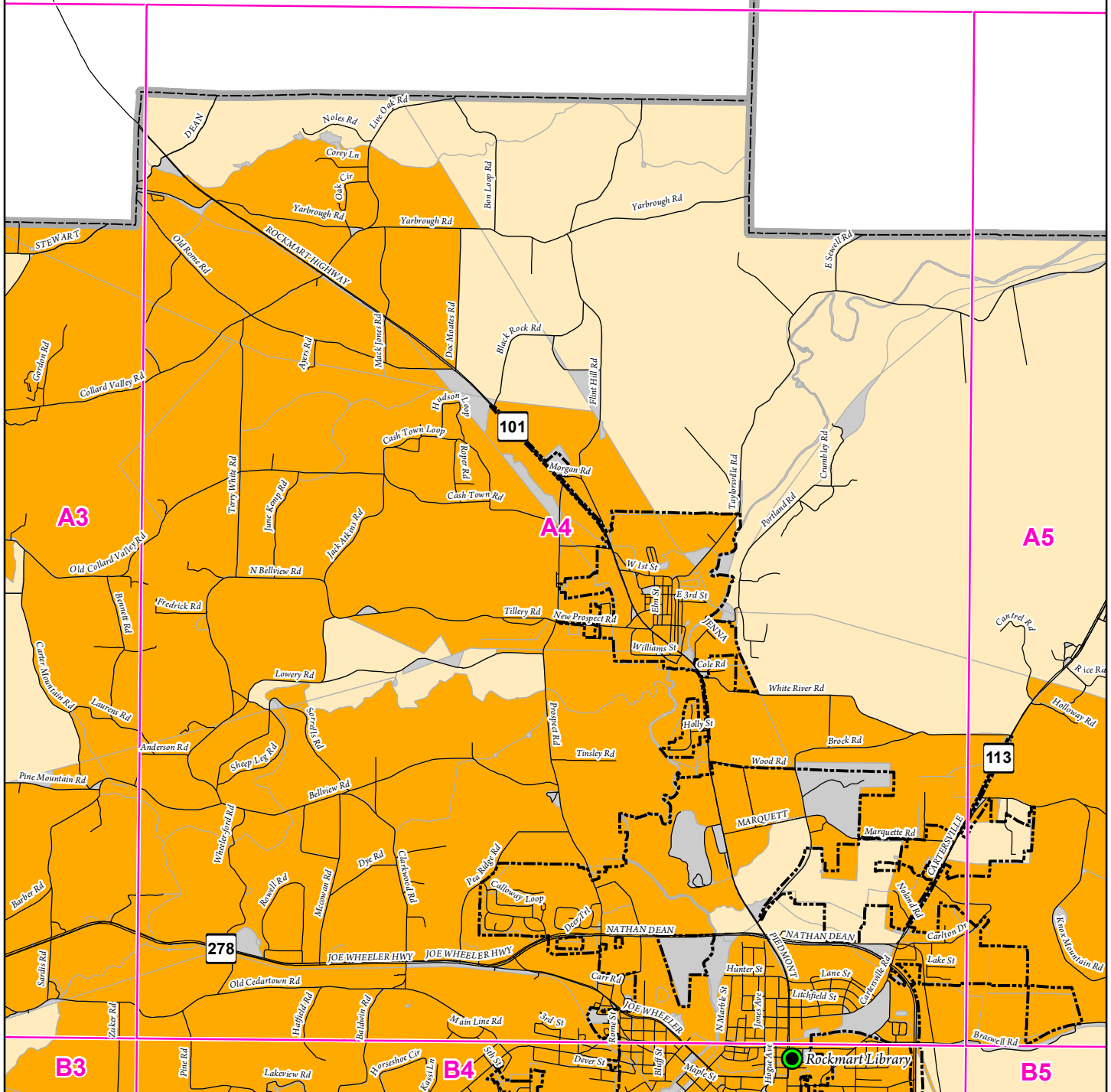
- GBDI, No Locations
- GBDI, Served
- GBDI, Unserved



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# Broadband Availability

1 inch = 1 miles



City Limits

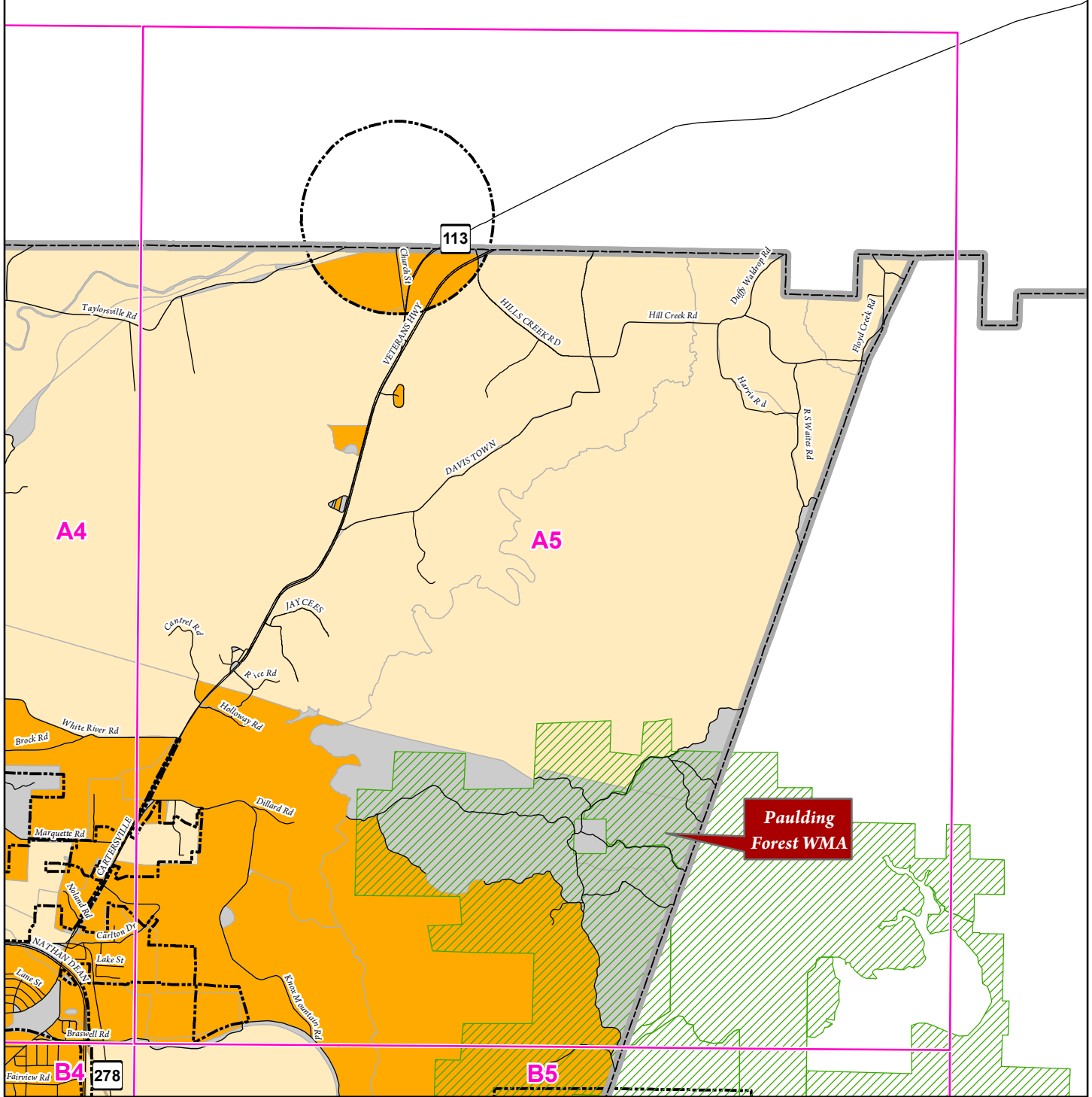
- Free Wi-Fi Access
- GBDI, No Locations
- GBDI, Served
- GBDI, Unserved



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# Broadband Availability

1 inch = 1 miles



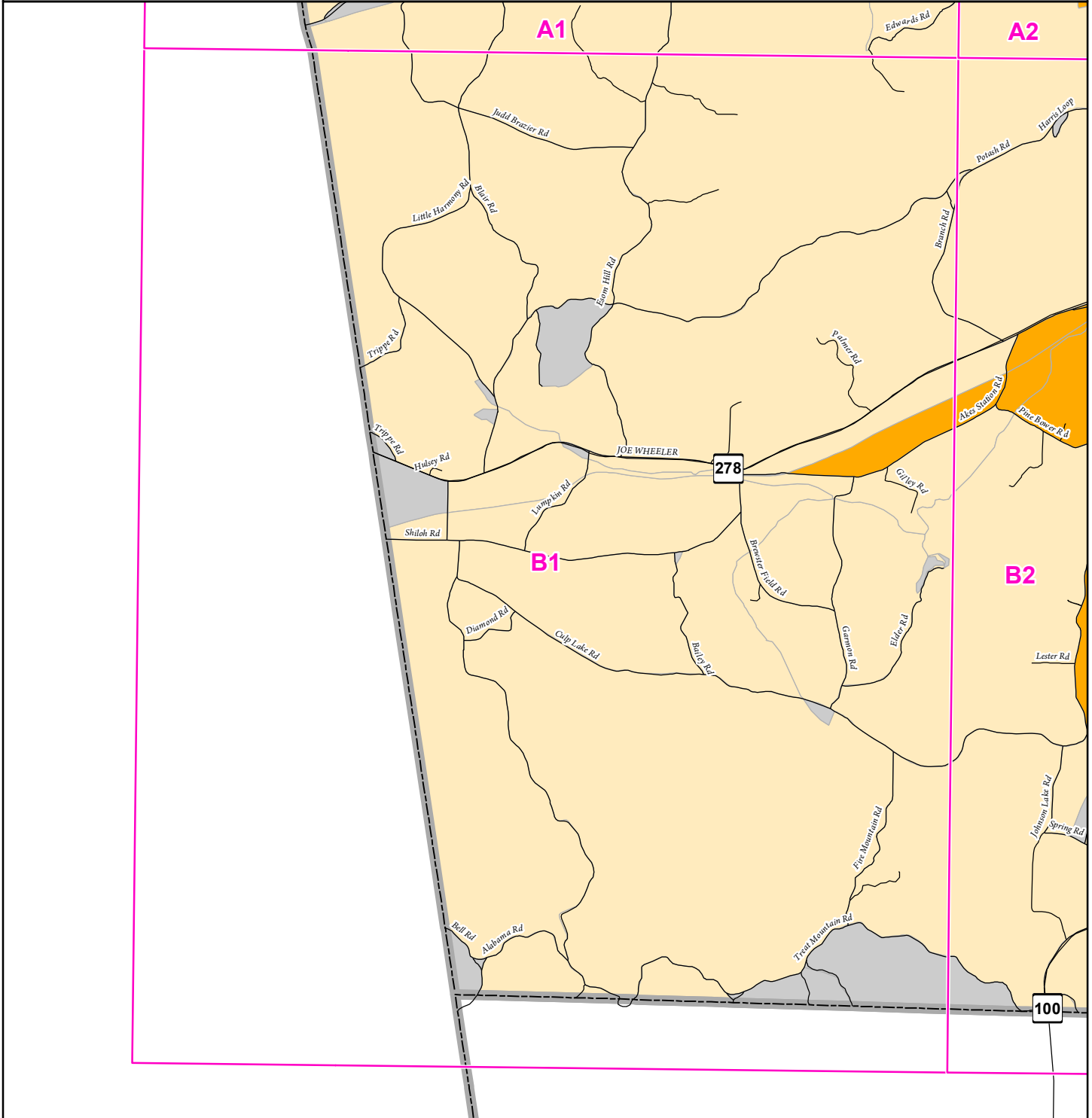
- City Limits
- Conservation Lands
- GBDI, No Locations
- GBDI, Served
- GBDI, Unserved






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# Broadband Availability

1 inch = 1 miles



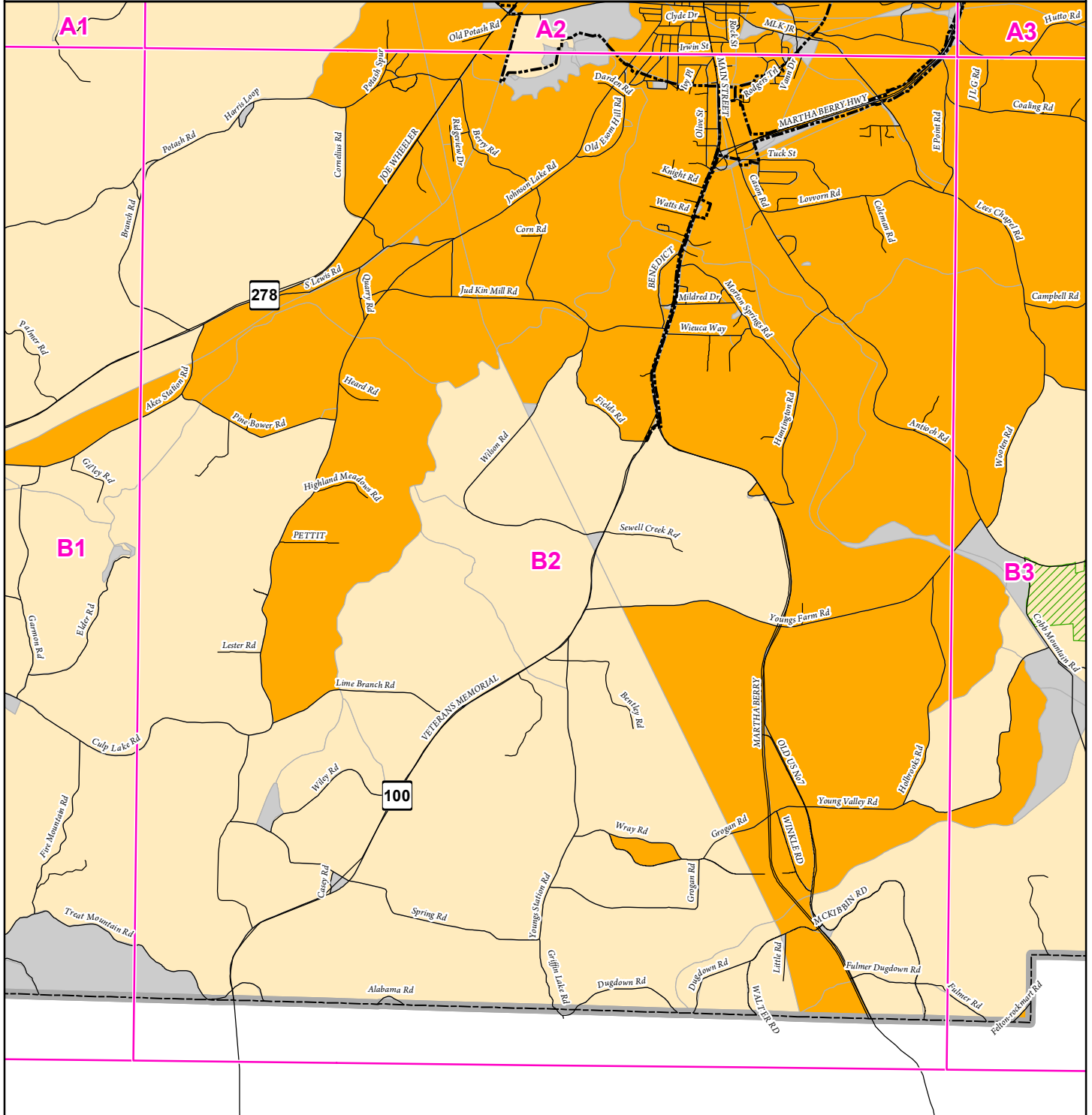
-  GBDI, No Locations
-  GBDI, Served
-  GBDI, Unserved



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# Broadband Availability

1 inch = 1 miles



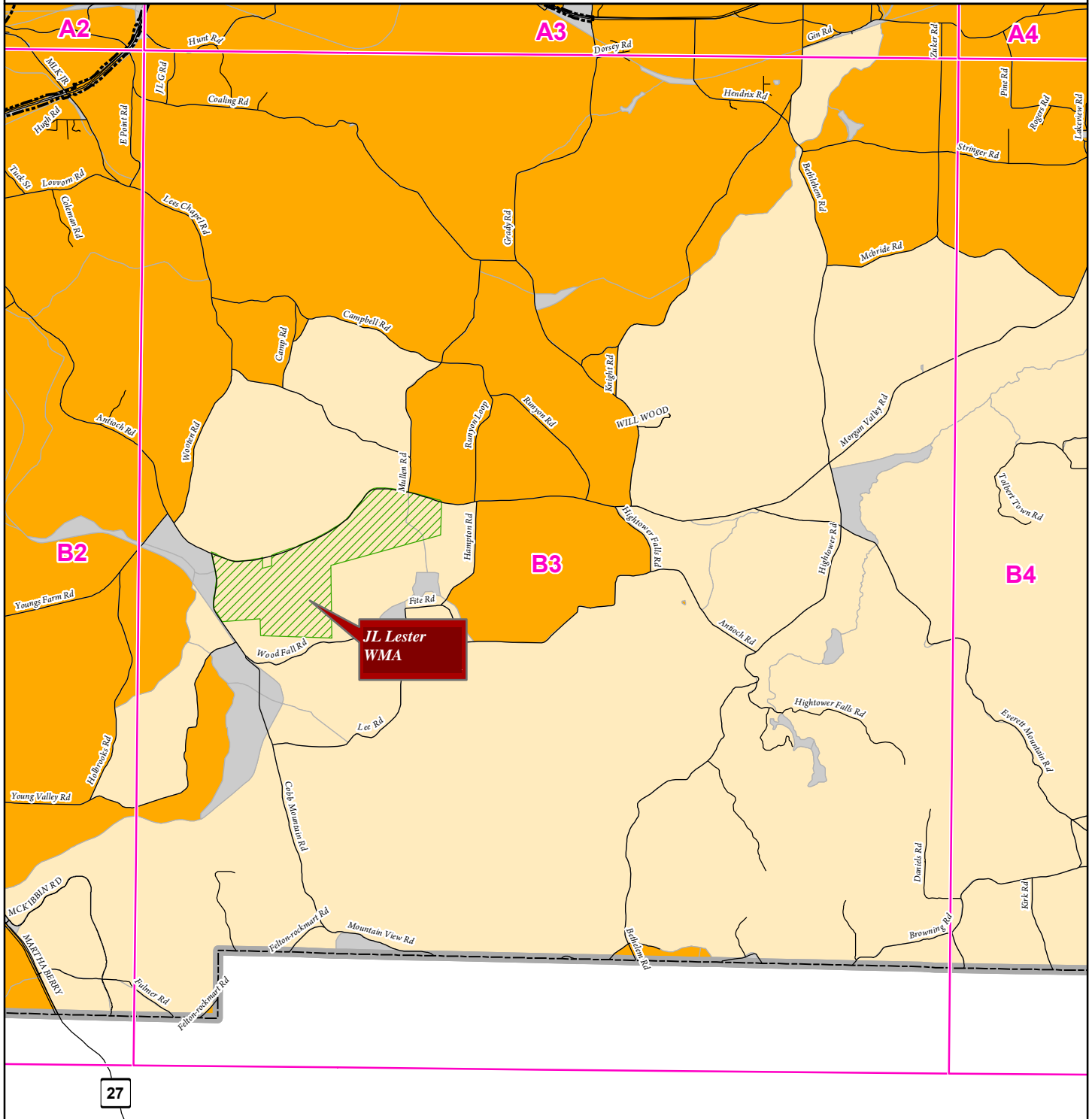
- City Limits
- Conservation Lands
- GBDI, No Locations
- GBDI, Served
- GBDI, Unserved








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# Broadband Availability

1 inch = 1 miles



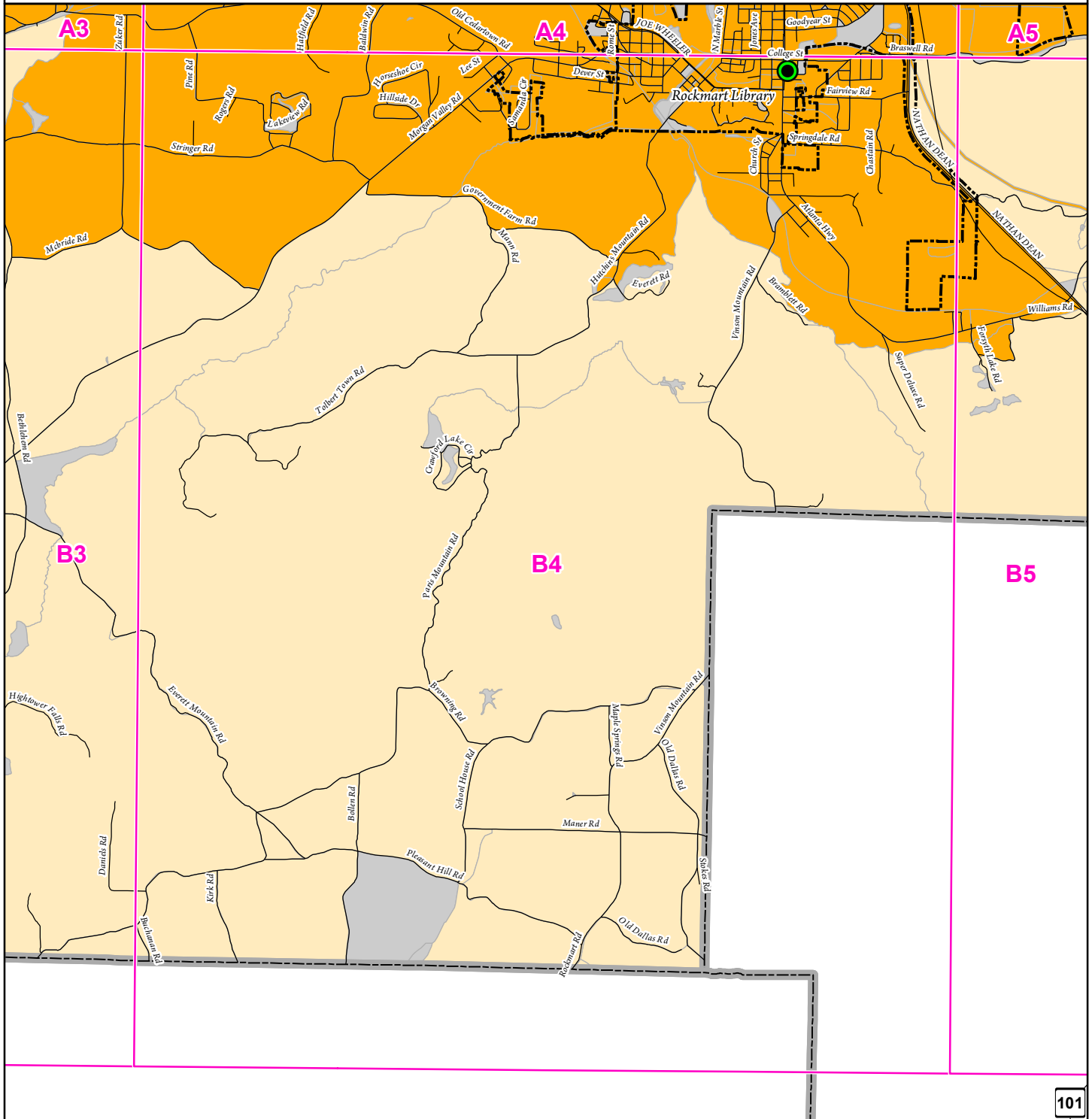
-  City Limits
-  Conservation Lands
-  GBDI, No Locations
-  GBDI, Served
-  GBDI, Unserved



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# Broadband Availability

1 inch = 1 miles



101

City Limits

- Free Wi-Fi Access
- GBDI, No Locations
- GBDI, Served
- GBDI, Unserved

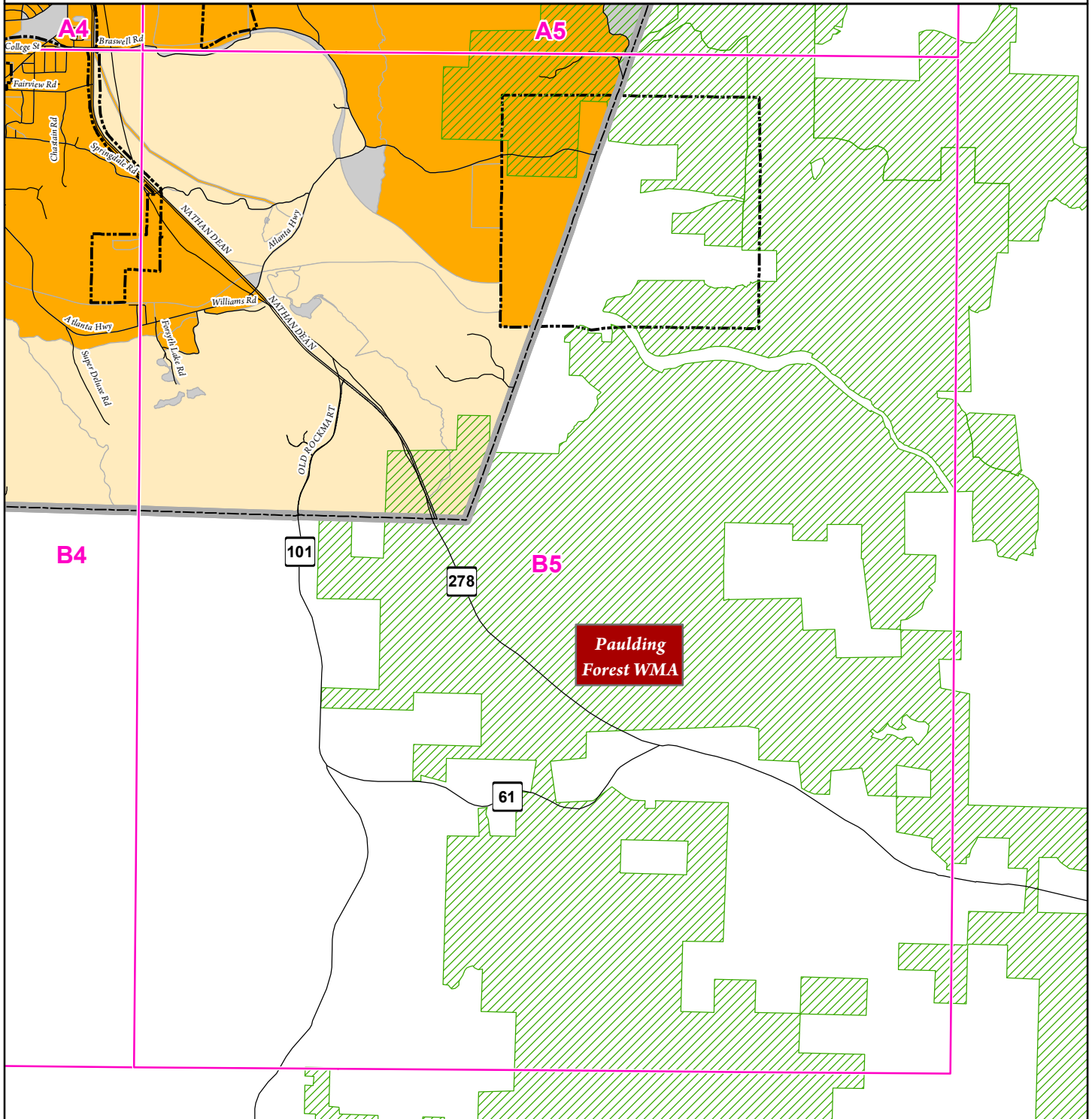







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# Broadband Availability

1 inch = 1 miles



-  City Limits
-  Conservation Lands
-  GBDI, No Locations
-  GBDI, Served
-  GBDI, Unserved



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## Population Considerations

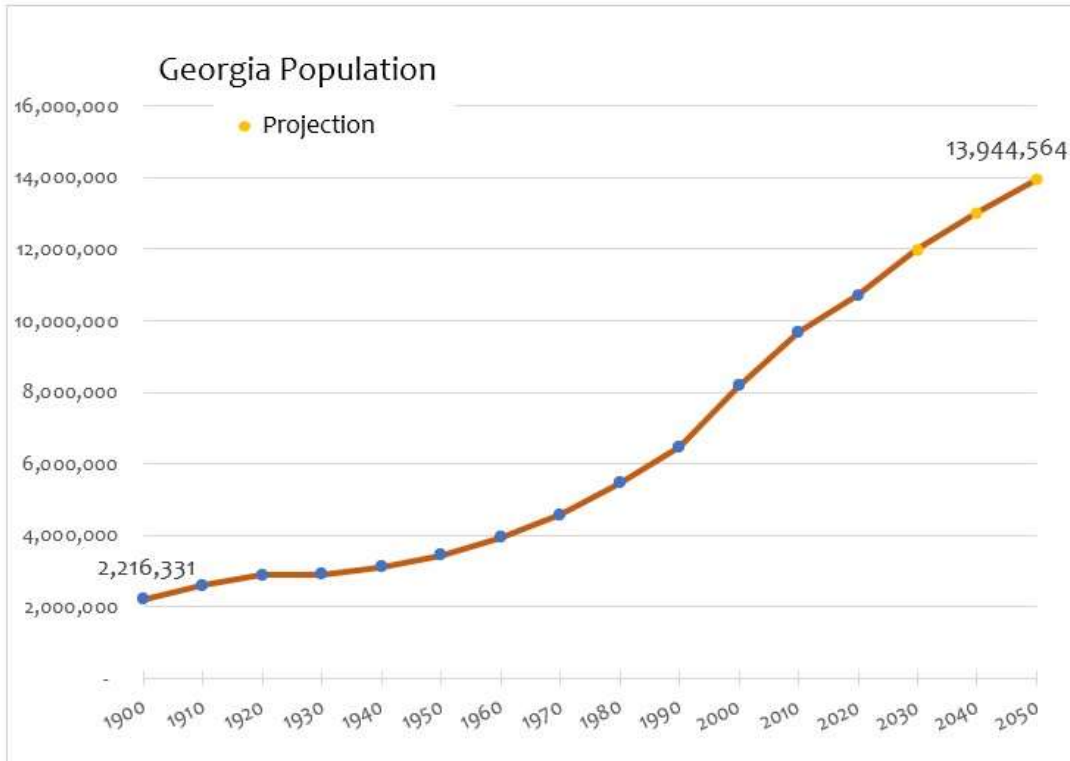
The results of the 2020 Decennial Census, a direct population count, became available as this update was prepared. Table 1 shows that the county and each municipality have increased in population.

Polk County has a relatively low population compared to adjacent Floyd, Bartow and Paulding Counties. Bartow and Paulding Counties receive suburban population from the large metropolitan area of Atlanta, and Floyd County has been a commercial center since the 19<sup>th</sup> century, with the city of Rome being a hub for steamboat and railroad trade. Polk County shares a rural character with its neighbor to the south, Haralson County, and the two adjacent counties in Alabama, Cherokee and Cleburne Counties. It might be considered a transitional county because it has higher population, 42,853, than these three rural counties, all of which are below 30,000.

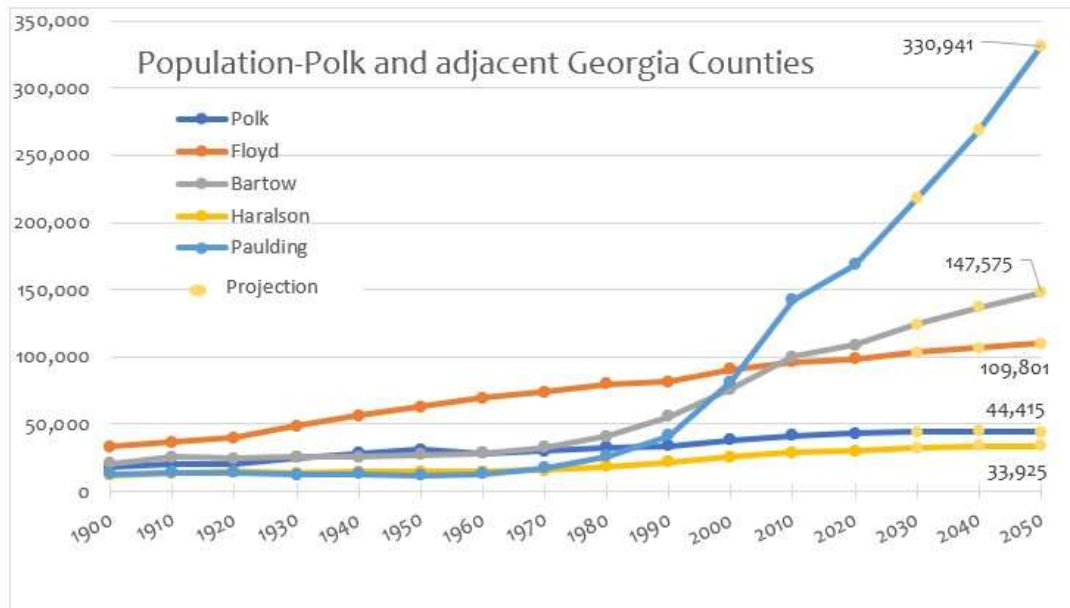
Table 1. Population of Polk County and Cities, US Census Decennial Census 2010 and 2020

Population of Polk County and its Cities, and surrounding counties			
Government	Decennial Census 2010	Decennial Census 2020	Percent increase
Polk and cities together	41,475	42,853	3%
City of Cedartown	9,750	10,190	5%
City of Rockmart	4,199	4,732	13%
City of Aragon	1,249	1,440	15%
Bartow County	100,157	108,901	9%
Floyd County	96,317	98,584	2%
Haralson County	28,780	29,919	4%
Paulding County	142,324	168,661	19%
Cherokee County, Alabama	24,409	24,971	2%
Cleburne County, Alabama	14,870	15,056	1%

Georgia has undergone rapid population growth since the 1960's as people move to the state to take advantage of job opportunities in its larger metropolitan areas. The growth projections from the Governor's Office of Planning and Budget show that almost 14 million people will make Georgia home by 2050 (Figure 2). Paulding County, lying directly east of Polk County, is projected to continue hold its place as the most populous county in the Northwest Georgia Region, reaching 300,000 by 2050, adding almost 200,000 people in 30 years. Past predictions indicated that Polk might grow rapidly, but rapid growth did not occur during the 2000's. The Polk County population is projected to increase, but at a much slower rate than Paulding County, with Polk's population reaching 44,415 by 2050. The other rural counties around Polk are projected to also grow slowly (Figure 3). Although Polk County and the other rural counties around it escaped population decline in the 2020 Census, their slow rates of growth are related to the general trend observed in the 2020 Census count data throughout the US, where many smaller (rural) counties lost population and large counties tended to get larger.



2. Georgia population from US Census decennial count through 2020, followed by population projections from the Governor's Office of Planning and Budget 2021 projections



3. Polk and adjacent Georgia Counties population from the US Census decennial count through 2020, followed by population projections from the Governor's Office of Planning and Budget 2021 projections

## Public Participation-Bringing Everyone On Board

Past planning efforts in Polk include the 2007 plan, *The Polk County Joint Comprehensive Plan, 2007-2027*, which received an update to the work program in 2012. New rules promulgated in 2014 required five-year updates of all aspects of the plan. The next update led to the *Polk County Joint Comprehensive Plan 2017-2027*, or the 2017 Polk County Comprehensive Plan. An amendment to this plan in 2019 added broadband items to the work program. This current document, *Polk County Joint Comprehensive Plan, 2022-2026*, carries out the continued requirement that the public be involved in the process.



First Public Meeting, Cedartown breakout table

Public participation is required in Georgia's planning process because it promotes fair and democratic local government, and residents who participate in planning have greater ownership of the results. Officials from each government chose stakeholders to participate in gathering ideas for the plan update. The stakeholders included interested residents from various professions, government managers, and other government employees. These stakeholders met at three evening meetings, which were also advertised and open to the public. Each community was represented at each of the three meetings.

At the first two meetings, officials from Cedartown, Rockmart and Polk County spoke to the group about their community's recent accomplishments. Other presentations covered population and economic trends, regional water issues, and the regional water plan. The participants then broke up into groups for each government and worked on the SWOT process to brainstorm about issues facing the community (See the Needs and Opportunities section for more details on the SWOT process).

The third meeting was an open house event where the results of the SWOT process, which were the Needs and Opportunities, were displayed for comment. The Future Development maps were available for review at all three meetings. The Broadband Availability map and the Regional Important Resources map, which included streams with impaired water quality, were displayed at the open house. See Appendix A for a list of meetings and other contact with the communities.

Public participation also included a community survey posted on social media from the end of April to the beginning of September 2021 and made available in paper copy form at the second and third stakeholder meeting. Results and discussion of the survey are in Appendix B.

## 2. COMMUNITY VISION AND GOALS: *Planning the Route*

All communities require basic elements to exist, like jobs and housing. When a community develops a vision statement, they are going beyond the basics to picture a better future that has benefits for all members of the community. This big picture may not be obtainable in one five-year planning cycle, but it guides and focuses the efforts of government leaders as they develop the necessary projects to build a better community. The county and cities updated their vision statements in the last planning cycle, with goals added to address specific issues like education, water resources, and public safety. The county and cities have several goals that are the same because they are located in same geographical area, share a county-wide school system, and draw their drinking water from groundwater. The governments reviewed the vision statements and goals during this planning period. Polk County and Rockmart plan to pursue Broadband Ready status with the state to help supply internet to all areas of their jurisdictions, so they added a goal related to broadband.

### Polk County

#### Polk County Vision Statement:

Polk County will be the premier county in Northwest Georgia to live, work, and raise a family, with an open and efficient government which works with its citizens, local businesses, and organizations to facilitate thoughtful economic growth and prosperity. In doing so, Polk County will provide solution-oriented services to the community through the application of standards, consistency, and planning, with focus on public safety, creation of employment opportunities, and enhancement of quality of life.



Polk County Courthouse

#### Polk County Goals:

1. We will encourage the development or expansion of businesses and industries that provide quality employment opportunities close to home while minimizing the impact on our infrastructure and rural environment.
2. We will develop policies that protect agricultural land and the practice of agriculture by local farmers.
3. Our community has made a commitment to alternative transportation and recreation in developing the Silver Comet trail. We will promote its use for tourism and the economic benefits outside visitors provide, as well as for the health and fitness for our residents.
4. We will work to promote an adequate range of safe, affordable, and resource efficient housing in the community so that the members of our workforce can live in the community in which they work.
5. We will carefully plan the expansion of infrastructure, such as sewer, into areas where it will enhance residential, commercial, and industrial development.
6. We will seek to provide fire and police facilities and staff to adequately protect life and property throughout all areas of the county.

7. We will protect our abundant groundwater, a unique resource providing the water supply for our county.
8. We will support our public school system and other institutions that provide technical job skills in our community and encourage opportunities for residents to further their education and training.
9. We will work with neighboring counties to address regional issues such as water resources and recreation (Silver Comet Trail).
10. We will collaborate with the private sector to ensure the availability of reliable and affordable broadband access for all residents.

### Cedartown

#### Cedartown Vision Statement:

Cedartown is a diverse, historic community, with small town values, and with an eye toward the future. Our priorities include preserving individual liberties while providing a safe community with a high quality of life. A diversified local economy will support our next generation's quality of life.

#### Cedartown Goals:

1. We will encourage the development and expansion of businesses and industries that provide quality employment and enhance our small-town character.
2. We will develop policies that maintain the downtown as the focal point of the community.
3. Our community has made a commitment to alternative transportation and recreation in developing the Silver Comet trail. We will promote its use for tourism and the economic benefits outside visitors provide, as well as for the health and fitness for our residents.
4. We will work to promote an adequate range of safe, affordable, and resource efficient housing in the community so that the members of our workforce can live in the community in which they work.
5. We will carefully plan the expansion of infrastructure to enhance residential, commercial, and industrial development.
6. We will protect our abundant groundwater, a unique resource providing the water supply for our city.
7. We will support our public school system and other institutions that provide technical job skills in our community and encourage opportunities for residents to further their education and training.



Cedartown City Hall

## Rockmart

### Rockmart Vision Statement:

Rockmart is steeped in tradition, pride, and a sense of community. Our priorities include being proactive in managing our future growth and development. Our goals are to ensure quality growth, economic development, strong education, and traditional values and to enhance the quality of life for our citizens.



Rockmart City Hall

### Rockmart Goals:

1. We will develop policies that maintain the downtown as the focal point of the community.
2. We will encourage the development and expansion of businesses and industries that provide quality employment and enhance our small-town character.
3. Our community has made a commitment to alternative transportation and recreation in developing the Silver Comet trail. We will promote its use for tourism and the economic benefits outside visitors provide, as well as for the health and fitness for our residents.
4. We will work to promote an adequate range of safe, affordable, and resource efficient housing in the community so that the members of our workforce can live in the community in which they work.
5. We will carefully plan the expansion of infrastructure to enhance residential, commercial, and industrial development.
6. We will protect our abundant groundwater, a unique resource providing the water supply for our city.
7. We will support our public school system and other institutions that provide technical job skills in our community and encourage opportunities for residents to further their education and training.
8. We will collaborate with the private sector and the county to ensure the availability of reliable and affordable broadband access for all residents.

## Aragon

### Aragon Vision Statement:

Aragon is small in size, but its citizens are welcoming and neighborly, with a sense of tradition. Our priorities include providing a high quality of life to our citizens with the benefits of a close-knit community. Our goals include creating new business and maintaining and increasing our level of service to our citizens.

### Aragon Goals:

1. We will encourage the development and expansion of businesses and industries that provide quality employment and enhance our small-town character.
2. We will work to promote an adequate range of safe, affordable, and resource-efficient housing in the community so that the members of our workforce can live in the community in which they work.
3. We will carefully plan the expansion of infrastructure to enhance residential, commercial, and industrial development.
4. We will protect our abundant groundwater, a unique resource providing the water supply for our city.
5. We will support our public school system and other institutions that provide technical job skills in our community and encourage opportunities for residents to further their education and training.



Aragon City Hall



### *3. REPORTS OF ACCOMPLISHMENT: Ongoing Progress*

Each government's Report of Accomplishment offers an opportunity for leaders to reflect on their efforts for the past five years. The managers reviewed each work program project from the 2017 Polk County Comprehensive Plan and marked whether the project was completed, underway, postponed, or dropped. Underway projects are those that have been started and will not be completed before the 2022-2026 planning period begins. Postponed projects have not started yet but will begin in the 2022-2026 planning period. Dropped projects are those that government did not complete and wishes to set aside for now. Since the comprehensive plan is not a legally binding document, managers can adjust it as needed. Reasons for dropping an item might be lack of funding because a grant did not go through, or voter rejection of a ballot measure to provide funding. Some items that were new requirements or initiatives at the time of the last plan may have become routine activities of the government and no longer need to be listed. Ongoing and postponed projects are then put on the new work program. The county manager and city managers and other government officials reviewed and updated these Reports of Accomplishment during steering committee meetings both before and after the public meetings.



Aragon Mill Pond Park



TipTop poultry processing plant, Rockmart



Newly restored waterworks building, Cedartown



Hangars at Polk County Airport

Polk County Report of Accomplishments

REPORT OF ACCOMPLISHMENTS, 2017-2021						
Polk County						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>ECONOMIC DEVELOPMENT</b>						
Rezone for nodal development at key intersections to allow for retail/service opportunities	2021		X (2022)			Rewrite to say: Rezone for nodal development at key intersections to allow for retail/service opportunities near Silver Comet Trail. Move to Land use section in new work program
Support the Development Authority of Polk County with potential industrial sites.	2017-2021		X (2022-2026)			Rewrite: Support the Development Authority of Polk County with development of a Strategic Plan
Continue participation in Blueprint Polk 20/20	2017-2021				X	No longer applicable
<b>HOUSING</b>						
Encourage quality, affordable single-family housing options.	2017-2021		X (2022-2026)			Rewrite to say: Encourage quality, affordable single-family housing options, considering applying for CHIP funds (Community Home Investment Program for cities, counties, and non-profits).
Improve ordinance to address removal of blighted structures in unincorporated areas.	2019-2020				X	Land bank proposed in new work program will address this issue

**REPORT OF ACCOMPLISHMENTS, 2017-2021**

**Polk County**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Remove blighted structures in unincorporated areas.	2017-2021		X (2022-2026)			Rewrite: Address blighted structures in unincorporated areas.
Expand Neighborhood Watch and increase law enforcement manpower	2017-2021		X (2022-2026)			Rewrite to say: Continue Neighborhood Watch and support additional services as needed
<b>TRANSPORTATION</b>						
Repair and replace drainage culverts and bridges throughout unincorporated areas	2017-2021		X (2022-2026)			
Inventory road conditions for resurfacing shoulder and erosion problems	2017-2021				X	Routine function of government
Explore options to provide public transit service in unincorporated Polk County	2019-2020				X	Cost prohibitive
Build the trail extension from the Silver Comet Trail to Cave Springs: Cedartown to Polk County Line, Phases 3: \$1.9 million and Phase 4: \$3.5 million.	2017-2021			X		Floyd County's portion of project currently on hold
Continue Polk County Airport safety improvements	2017-2021		X (2022-2026)			
<b>NATURAL AND CULTURAL RESOURCES</b>						
To help control littering, increase rural patrols, enforce current littering laws, publish names of violators in paper when prosecuted	2017-2021		X (2022-2026)			rewrite to say: To help control littering, increase rural patrols, enforce current littering laws

**REPORT OF ACCOMPLISHMENTS, 2017-2021**

**Polk County**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Support Keep Polk Beautiful to develop projects and educational opportunities to reduce littering	2017-2021		X (2022-2026)			
Contribute to the arts and art activities with support of festivals and public art displays.	2017-2021		X (2022-2026)			Rewrite: Support the arts and art activities with support of festivals, and public art displays
Explore options to screen views of the landfill from the Silver Comet Trail and other public views.	2017-2021	X				
Work toward improved landfill procedures regarding trash processing.	2017-2021	X				
Explore options for developing Hendrix Road property (adjacent to the Silver Comet Trail) with public/private partnership for recreation	2017-2019		X (2022-2026)			Rewrite to say: a. Explore options for developing a recreation concept design for Hendrix Road property (adjacent to the Silver Comet Trail) using a public/private partnership with an organization like Southeastern Trust for Parks and Land.
<b>COMMUNITY FACILITIES AND SERVICES</b>						
Construct county public works facility (CIP)	2017	X				
County administrative facility improvements	2017-2019	X				

**REPORT OF ACCOMPLISHMENTS, 2017-2021**

**Polk County**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Encourage Polk County Water, Sewage, and Solid Waste Authority to upgrade water system so pipes are sufficient for fire hydrants between Rockmart and Antioch and other areas of the county.	2017-2021		X (2022-2026)			Rewrite: Encourage Polk County Water, Sewage, and Solid Waste Authority to upgrade water system so pipes are sufficient for fire hydrants in unincorporated Polk County
Explore options for developing paid fire department	2017-2021		X (2022-2023)			
Continue to support and publicize recycling program based on demand.	2017-2021		X (2022-2026)			Rewrite: Continue to look for opportunities to support and publicize recycling program using Keep Polk Beautiful, 4-H, garden clubs, and other non-profits for support
Continue partnership with Drug Task Force	2017-2021		X (2022-2026)			
Develop plans to renovate county courthouses	2017-2021		X (2022-2026)			
Maintain Silver Comet Trail in unincorporated Polk County	2017-2021				X	Routine activity of government
Adopt a Broadband Ordinance to comply with state rules and supply broadband to residents and businesses.	2019	X				

**REPORT OF ACCOMPLISHMENTS, 2017-2021**

**Polk County**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Participate in the Broadband Ready Community program, with adopted ordinance and designation of unserved areas.	2019-2021		X (2022-2026)			
Apply for funding under the Broadband Ready Program.	2019		X (2022-2026)			
Implement a county-maintained Geographical Information System (GIS)	2019-2020			X		Cost prohibitive. Rewrite: explore opportunities to Implement a county-maintained Geographical Information System (GIS)
<b>LAND USE</b>						
Prepare and adopt a free-standing content-neutral sign ordinance.	2017-2021		X (2022-2026)			
Review and update zoning map to preserve the county's land resources	2017-2021		X (2022-2026)			Rewrite: Review and update the zoning ordinance and zoning map to preserve the county's land resources
Review and update zoning ordinance preserve the county's land resources	2017-2021				X	Combined with item above to update the zoning map
Preserve the integrity of agricultural properties by making the requirements for buffers fall on the more intense land use when adjacent to agricultural land.	2017-2021				X	Covered by the zoning update process
Encourage use of conservation easements on farmland to preserve land for future farmers.	2017-2021		X (2022-2026)			

**REPORT OF ACCOMPLISHMENTS, 2017-2021**

**Polk County**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Designate the area around the hospital as a “medical district” on the future development map	2017				X	City of Cedartown annexed this area
Support efforts to develop a medical park around the hospital (see Future Development Map)	2018				X	Medical park designation may limit land uses that are compatible with Hospital, like apartments, or hotel
Review and update zoning ordinance to achieve compatibility between county and cities	2020-2021		X (2022-2026)			
<b>INTERGOVERNMENTAL COORDINATION</b>						
Maintain the Service Delivery Strategy in conjunction with municipalities	2017-2021				X	Routine function of government
Continue to develop guidelines to help with land use questions on the borders between the county and municipalities (buffers, landscaping, signage, setbacks, etc.).	2017-2021				X	This will be handled through the planned zoning update
Continue regular quarterly meetings of county and municipalities and Polk County School System to improve communication	2017-2021		X (2022-2026)			
Develop a local advisory board of residents to meet with the government to discuss local issues and grants and develop solutions.	2018-2019		X (2022-2026)			Rewrite: encourage involvement of residents in local governmental issues

**REPORT OF ACCOMPLISHMENTS, 2017-2021**

**Polk County**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Establish joint land banking authority according to new state guidelines	2017-2021			X		rewrite to say: Establish and maintain a joint countywide land bank public authority to efficiently acquire, hold, and manage and develop tax foreclosed property; Move to Housing section



*Cedartown Report of Accomplishments*

**REPORT OF ACCOMPLISHMENTS, 2017-2021**

**City of Cedartown**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>ECONOMIC DEVELOPMENT</b>						
Improve communication with Polk County College and Career Academy and Georgia Northwestern Technical College to ensure educational needs for technical jobs are being met, and to ensure a skilled workforce.	2017-2021		X (2022-2026)			
Participate with and provide support for One Door Polk Network with partner agencies to promote education incentives and social services programs.	2017-2021		X (2022-2026)			
Develop newly purchased 240-acre addition to industrial park	2017-2021		X (2022-2026)			
Promote and enhance incentive packages used to attract commercial businesses	2017-2021		X (2022-2026)			
Promote downtown business opportunities through: <ul style="list-style-type: none"> <li>i. Promoting Downtown Cedartown Association (DCA) website with available properties listed</li> <li>ii. Promote DCA's Façade Grant Program</li> </ul>	2017-2021		X (2022-2026)			
Implement 2013 Cedartown Strategic Vision and plan	2017-2021		X (2022-2023)			Complete in 2023. New plan will be developed when that one ends.

**REPORT OF ACCOMPLISHMENTS, 2017-2021**

**City of Cedartown**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Apply for Georgia Department of Economic Development funds for tourism and marketing	2017-2021	X				Funds were received for 2021
Continue participation in Blueprint Polk 20/20 in an effort to elevate Polk County's Economic Strategies and those programs and/or initiatives that would enhance the quality of life in Polk County	2017-2021				X	No longer applicable
<b>HOUSING</b>						
Compare and unify lot sizes for all governments	2019				X	Efforts to update zoning will be in Land Use and Intergovernmental sections of new work program
Plan and solicit annexation of land for residential growth	2017-2021		X (2022-2026)			
Review ways to strengthen legal options to deal with dilapidated and substandard housing stock.	2018	X				Passed ordinance that allows for adding a millage increase for dilapidated houses
Implement GICH work program to reduce blight, and to improve residential growth and multifamily housing options	2017-2021	X				
As part of GICH efforts, review and analyze methods to implement Neighborhood Stabilization Program (NSP)	2017				X	Federal NSP program no longer available

**REPORT OF ACCOMPLISHMENTS, 2017-2021**

**City of Cedartown**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Continue to enforce nuisance ordinance to deal with dilapidated and substandard housing stock	2017-2021		X (2022-2026)			
Continue city website improvements to promote Cedartown’s GICH involvement and affordable housing programs	2017	X				
<b>TRANSPORTATION</b>						
Prepare a detailed analysis of traffic congestion and signalization on primary corridors	2018			X		Lack of staffing and funding
Develop attractive gateway signage on bypass to welcome visitors into downtown	2017-2021			X		Lack of funding
<b>NATURAL AND CULTURAL RESOURCES</b>						
Stabilization of the Big Spring channel and enhancements to Big Spring Park, including nature trail	2017	X				Nature trail has not been completed. Carry forward to work program
Trail of Tears Park improvements and continuation of nature trail	2020-2021			X		Lack of funding. Rewrite to say: Big Spring Park & Silver Comet Trail improvements and continuation of nature trail
Increase greenspace by using designated flood zones for trails and open space	2017-2021		X (2022-2026)			

**REPORT OF ACCOMPLISHMENTS, 2017-2021**

**City of Cedartown**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>COMMUNITY FACILITIES AND SERVICES</b>						
Police department renovations	2017-2021	X				
Cedartown Waterworks rehabilitation	2017	X				
Cedartown Wastewater Treatment Plant rehabilitation i. Replace main lift station ii. Replace lift station at Cave Spring iii. Replace bar screens iv. slip line (1800 feet) at Cave Spring	2017-2021	X				
Upgrade sewer to support economic development i. Goodyear Mill Village ii. South Industrial Park	2017-2019		X (2022-2024)			
Develop a facilities assessment plan to analyze options regarding the Civic Auditorium and potential entertainment venues for the future	2017			X		Lack of funds and staffing, will be addressed in next strategic plan
Cedartown Event Center construction	2018-2021			X		Lack of Funding. Rewrite: Cedartown Event Venue construction
Develop and implement loop and interconnection plan for water supply lines to improve public health and efficiency of system with GIS system	2017-2021			X		Lack of Funding

**REPORT OF ACCOMPLISHMENTS, 2017-2021**

**City of Cedartown**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Develop soccer complex at Goodyear Park	2018-2021	X				Phase 1 of soccer complex at Goodyear Park is complete. Add items for Phase 2 and Phase 3 of Goodyear Park to new work program.
<b>LAND USE</b>						
Review zoning ordinance to improve buffering requirements between incompatible uses and dissimilar zone districts	2019	X				
<b>INTERGOVERNMENTAL COORDINATION</b>						
Continue to develop guidelines to help with land use questions on the borders between the county and municipalities (buffers, landscaping, signage, setbacks, etc.).	2017-2021		X (2022-2026)			
Work with GICH Advisory Board to discuss housing and economic development issues and develop solutions	2017-2021	X				
Continue regular quarterly meetings of county, municipalities, and Polk County School System to improve communication.	2017-2021		X (2022-2026)			Rewrite to say: Continue regular quarterly meetings of county, municipalities, and Polk County School System to improve communication, organization, and cooperation with the goal of delivering better services.

**REPORT OF ACCOMPLISHMENTS, 2017-2021**

**City of Cedartown**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Maintain the Service Delivery Strategy in conjunction with county and other municipalities	2017-2021				X	Routine function of Government
Continue to research available new funding sources, including SPLOST, LOST, and Special Service Districts, and user fees	2017-2021		X (2022-2026)			Rewrite to say: Continue to research available new funding sources, including SPLOST, LOST, TSPLOST, and Special Service Districts, and user fees

*Rockmart Report of Accomplishments*

REPORT OF ACCOMPLISHMENTS, 2017-2021

City of Rockmart

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>ECONOMIC DEVELOPMENT</b>						
Initiate and develop special tax districts to support investment development with the downtown business district and other commercial corridors.	2017			X		Postponed due to lack of staffing. Rewrite to say: Study special tax districts to support investment development with the downtown business district and other commercial corridors.
Implement and develop plans to support and promote Urban Redevelopment Area and Opportunity Zones	2018			X		Lack of staffing
Implement and develop plans to support and promote Enterprise Zones	2018			X		Postponed due to lack of staffing.
Consider reestablishment of a Downtown Development Authority.	2018		X			Rewrite: consolidate Downtown Development Authority with Rockmart Economic Development Authority
Improve communication with Polk County College and Career Academy and Georgia Northwestern Technical College to ensure educational needs for technical jobs are being met, and to insure a skilled workforce.	2017-2021	X				

REPORT OF ACCOMPLISHMENTS, 2017-2021

City of Rockmart

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Encourage stay-in-school programs to promote graduation by supporting PSD policies and programs and participating in such program when requested.	2017-2021		X (2022-2026)			
Support online listing of locally available college scholarships to encourage the pursuit of higher education	2017				X	Function of county school system
Acquire more land to expand the Rockmart Industrial Park	2019		X (2022-2026)			
Develop a standing advisory committee to help vet local development projects and funding sources	2017-2021		X (2022-2026)			
Encourage participation and membership in the Chamber of Commerce and Rockmart Business Alliance	2017-2021		X (2022-2026)			Rewrite: Encourage participation and membership in the Chamber of Commerce
Promote opportunities presented by the Silver Comet Trail through the city	2017-2021		X (2022-2026)			Rewrite: Promote opportunities presented by the Silver Comet Trail's route through the city
Promote revitalization of downtown by developing an inventory of vacant buildings for marketing purposes	2017	X				
Initiate a façade reimbursement program	2020		X (2022)			
Adopt a Broadband Ordinance to comply with state rules and supply broadband to residents and businesses.	2019		X (2022)			



REPORT OF ACCOMPLISHMENTS, 2017-2021

City of Rockmart

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Participate in the Broadband Ready Community program, with adopted ordinance and designation of unserved areas.	2019-2021		X (2023-2026)			
Apply for funding under the Broadband Ready Program.	2019		X (2023-2026)			
Continue Participation on Blueprint Polk 20/20 in an effort to elevate Polk County's Economic Strategies and those programs and/or initiatives that would enhance the quality of life in Polk County	2017-2021				X	Funds for this effort no longer available. It was a project of the Chamber of Commerce.
<b>HOUSING</b>						
Complete a housing assessment for condition and repair needs	2017	X				
Implement a Minor Repair Program within the City to assist in controlling blighted and foreclosed properties and to aid in minor repair for the elderly.	2017-2021		X (2022-2026)			
Implement GICH program to address affordable housing needs by acquiring property to tear down and build housing	2017-2021	X				
Work with Habitat for Humanity and Brush with Kindness programs to repair substandard housing	2017-2018		X (2022-2026)			

REPORT OF ACCOMPLISHMENTS, 2017-2021

City of Rockmart

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Evaluate whether regulations are limiting growth for middle- and upper-income buyers	2018	X				Addressed through the urban redevelopment plan
Organize task force in partnership with local churches and nonprofits to deal with need for homeless shelter	2017-2021	X				
Incentivize and support the development of assisted living facilities and nursing homes	2018-2019	X				
Explore sources of funding from NW Georgia Housing Authority, CDBG and CHIP funding	2017-2021	X				
<b>TRANSPORTATION</b>						
Support transportation efforts for widening i. Marquette Road ii. Highway 101	2021		X (2022-2026)			
Develop traffic studies to mitigate increasing traffic congestion and improve connectivity within and between developments on Highway 278 and Highway 113	2019		X (2023)			
Improve traffic/pedestrian signage throughout the city to assist both motorists and pedestrian/bicyclists.	2018		X (2022-2024)			Rewrite: Improve wayfinding signage and gateway signage throughout the city to assist both motorists and pedestrians/bicyclists

REPORT OF ACCOMPLISHMENTS, 2017-2021

City of Rockmart

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Sidewalk rehabilitation/replacement for ADA compliance throughout city	2017-2021		X (2022-2026)			Rewrite: Carry out 5-year plan for sidewalk repair for ADA compliance throughout city
Develop a Bike and Pedestrian Plan for City	2018-2020		X (2024)			
Continue development of bicycle lanes in concert with scheduled maintenance on local streets with sufficient width	2017-2021		X (2022-2026)			Rewrite: Work with GDOT to develop bicycle lanes as part of scheduled maintenance and upgrades
<b>NATURAL AND CULTURAL RESOURCES</b>						
Develop a water conservation education program with website and conservation flyers for customers of the city water department.	2017-2021		X (2022-2026)			
Develop local stormwater runoff management ordinance	2019-2021		X (2024-2026)			
Work with Keep Polk Beautiful to develop projects and educational opportunities to change local attitudes toward littering	2017-2021		X (2022-2026)			Rewrite: Develop program to work in schools with Keep Polk Beautiful to change local attitudes toward littering, increase law enforcement presence in areas prone to this problem, and enforce litter laws
<b>COMMUNITY FACILITIES AND SERVICES</b>						
Implement 2010 Sewer Study by expanding and improving sewer lines throughout the city that have been outdated or are in need of repair to ensure compliance with Federal and State Requirements.	2017-2021		X (2022-2026)			

REPORT OF ACCOMPLISHMENTS, 2017-2021

City of Rockmart

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Upgrade sewer treatment plant to improve service to existing industry and attract new industry by improving process for BOD, TSS, and adding bar screens	2019-2021		X (2022-2026)			
Inspect, paint, and landscape all Water Storage Facilities that are part of the City's water system.	2018-2021		X (2022)			
Develop plan for outdoor amphitheater for public events	2017	X				
Secure funding to build amphitheater	2017-2021	X				
Update gateway signage and landscaping as needed to enhance public appeal.	2017-2021				X	Now covered in Transportation section with item regarding gateway signage and wayfinding signage
Develop and expand the recreation program	2017-2021		X (2022-2026)			
Improvements to parks: i. Nathan Dean Playground (\$125,000 General Fund) ii. dog park at Nathan Dean Park	2019		X (2024)			Rewrite: ii. dog park along Silver Comet Trail
Secure funds for new Silver Comet trailhead with paved connector to trail at Seaborn Jones Park	2017	X				
Develop and expand the recreation program	2017-2021		X (2022-2026)			

REPORT OF ACCOMPLISHMENTS, 2017-2021

City of Rockmart

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>LAND USE</b>						
Develop gateway improvements to city entrance on Old 278 by creating a special overlay district in the zoning regulations with requirements for facades, signage, and landscaping	2018-2020		X (2022-2023)			
Develop agreements between city and county to establish buffers between incompatible uses at the city limits, especially the Rockmart commercial zone at the city limits.	2017-2020				X	Decision was made to omit this version of the item and go with the similar item in Intergovernmental Coordination section
Plan the future 3-mile growth boundary for the city for zoning purposes	2017	X				
Update sign ordinance	2019		X (2024)			Rewrite to say: Update sign ordinance to make it content neutral
<b>INTERGOVERNMENTAL COORDINATION</b>						
Maintain the Service Delivery Strategy in conjunction with county and other municipalities	2017-2021				X	Routine function of government
Continue regular quarterly meetings of county and municipalities and Polk County School System to improve communication	2017-2021		X (2022-2026)			

REPORT OF ACCOMPLISHMENTS, 2017-2021

City of Rockmart

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Continue to develop guidelines to help with land use questions on the borders between the county and municipalities (buffers, landscaping, signage, setbacks, development regulations, etc.).	2018-2020		X (2022-2026)			Use this version instead of the one in Land Use Section
Continue to research available new funding sources, including SPLOST, LOST, and Special Service Districts, and user fees as options to property taxes increase.	2017-2021		X (2022-2026)			
Work with GICH Advisory Board to discuss housing and economic development issues and develop solutions	2017-2019	X				Add item to new work program that says: participate as an alumnus on GICH Advisory Board
Establish joint land banking authority according to new state guidelines	2017-2021		X (2022-2026)			Rewrite to say: Work with County to establish a joint countywide land bank public authority to efficiently acquire, hold, and manage and develop tax foreclosed property Move to Housing Section in new Work Program

*Aragon Report of Accomplishments*

REPORT OF ACCOMPLISHMENTS, 2017-2021						
City of Aragon						
WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>ECONOMIC DEVELOPMENT</b>						
Improve communication with Polk County College and Career Academy and Georgia Northwestern Technical College to ensure educational needs for technical jobs are being met, and to insure a skilled workforce.	2017-2021		X (2022-2026)			
Expand boundaries of Downtown Development Authority District to increase range of business potential and possible project for Downtown Development Authority	2019-2021		X (2022-2026)			
Redevelop Old Aragon Mill site. Explore use of NSP funds if new project is housing.	2019-2021		X (2022-2026)			Rewrite: Obtain funds for a feasibility study for use of old Aragon Mill site and other available sites
Develop short and long-term action list for economic development	2017-2021			X		Lack of personnel for this task
Market 25-acre site on State Route 101 as a commercial or mixed-use site adjacent to a state highway	2017-2021				X	Ownership of land has changed, and new owner has not decided what to do with property
Develop a portfolio with photos and text on city website of the recreational, historical, cultural, business, and industrial amenities that the city has to offer	2017-2021	X				

**REPORT OF ACCOMPLISHMENTS, 2017-2021**

**City of Aragon**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>HOUSING</b>						
Promote the Neighborhood Stabilization Program (NSP) to purchase and rehabilitate foreclosed properties in qualifying areas and to remove abandoned structures	2017-2021				X	Federal NSP program no longer available
Identify properties that require rehabilitation, renovation, or condemnation.	2017-2021		X (2022-2026)			
Support new single family home development by annexing land for residential development	2020-2021				X	Current policy is to annex commercial development properties
Develop existing buildable residential lots that belong to the city	2017-2021	X				Sold for commercial development
Working with the new code enforcement officer, prioritize removing refuse around homes by enforcing littering laws and nuisance ordinance and increasing law enforcement presence in residential areas prone to litter and refuse.	2017-2021		X (2022-2026)			
Redevelop older areas for multifamily use	2017-2021				X	Landowner has not taken action yet
Support the development of assisted living facilities	2017-2021				X	Lack of staffing



**REPORT OF ACCOMPLISHMENTS, 2017-2021**

**City of Aragon**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
<b>TRANSPORTATION</b>						
Repair sidewalks i. Aragon Road ii. Elm Street iii. Oak Street iv. d. Walnut Street	2017-2018			X		Waiting on funding to become available
Aragon will continue to coordinate with Polk County and GDOT District 6 on facilitating long-term Project #0000406 to widened State Route 101 to a 4-lane highway with traffic signal and pedestrian crossing.	2017-2021		X (2022-2026)			
Develop a priority list for road repairs and use it to obtain funds from the 2014 SPLOST and Local Maintenance and Improvements Grants (LMIG)	2018		X (2022-2026)			
Re-establish county-wide public transportation	2017-2021			X		Cost-prohibitive
<b>NATURAL AND CULTURAL RESOURCES</b>						
Develop a Greenspace inventory of existing and potential greenspace for city ownership or protection by agreement with landowner.	2018		X (2022-2026)			

**REPORT OF ACCOMPLISHMENTS, 2017-2021**

**City of Aragon**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Implement Georgia Department of Natural Resources' minimum protection standards for groundwater recharge areas and wetlands through changes to zoning or additions to development regulations as development regulations are updated.	2017		X (2022-2026)			
Partner with churches, nonprofit organizations and Aragon Historical Society to create events and spaces where community strengths can be nurtured, expanded and displayed.	2017-2021		X (2022-2026)			
<b>COMMUNITY FACILITIES AND SERVICES</b>						
Public Works dump truck	2018-2019	X				
Public Works equipment (chipper)	2018	X				
Renovate Community Center	2018	X				
Renovate old City Barn	2018	X				
Renovate ballpark, concession stand, restrooms, and playground equipment	2017-2021	X				
Treat stormwater separately from municipal sewage at sewage treatment plant	2017-2021				X	Managed by Polk County Water Authority
Fix leaking sewer lines throughout city	2018-2020				X	Managed by Polk County Water Authority

**REPORT OF ACCOMPLISHMENTS, 2017-2021**

**City of Aragon**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Extend existing sewer lines to all of Aragon (possible CDBG project)	2021				X	Managed by Polk County Water Authority
Prepare Recreation Conceptual Plan as guide for developing parks and recreation projects	2017	X				
Prepare Master Plan for development and implementation of identified recreation projects	2018-2020		X (2023-2025)			
Develop a plan to market the Stage@Aragon for musical performances and other events.	2017				X	Not a priority of current administration
Hire a recreation director jointly with Rockmart to develop a plan for festival events throughout year	2019				X	Not a priority of current administration
Develop property as park location for outdoor stage, passive recreation and parking for festivals.	2017-2021				X	Not a priority of current administration
<b>LAND USE</b>						
No items listed						
<b>INTERGOVERNMENTAL COORDINATION</b>						
Maintain the Service Delivery Strategy in conjunction with county and other municipalities	2017-2021		X (2026)			Rewrite: Update the Service Delivery Strategy in conjunction with county and other municipalities

**REPORT OF ACCOMPLISHMENTS, 2017-2021**

**City of Aragon**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Seek consistent Aragon representation on the Polk County Water Authority Board.	2017-2021		X (2022-2026)			
Continue regular quarterly meetings of county and municipalities and Polk County School System to improve communication	2017-2021		X (2022-2026)			
Continue to develop guidelines to help with land use questions on the borders between the county and municipalities (buffers, landscaping, signage, setbacks, etc.).	2017-2021		X (2022-2026)			
Continue participation in Blueprint Polk 20/20	2017-2021				X	Program is no longer applicable.
Inform local leaders of state and federal funding opportunities through workshops, webinars, and regional meetings and through communication with NWGRC	2017-2021		X (2022-2026)			
Expand the roles of elected officials in city government by developing subcommittees of the council to allow specialization and expanded knowledge, hold quarterly town hall meetings	2017-2021		X (2022-2026)			

**REPORT OF ACCOMPLISHMENTS, 2017-2021**

**City of Aragon**

WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation if postponed or dropped
		Complete	Underway; Projected Completion Date	Postponed	Dropped	
Continue to research available new funding sources, including SPLOST, LOST, and Special Service Districts, and user fees as options to property taxes increase.	2017-2021		X (2022-2026)			

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#### 4. NEEDS AND OPPORTUNITIES

One of the main activities at the first two stakeholder meetings was to gather input using the SWOT exercise. The SWOT process, required in the state rules for planning, stands for Strengths, Weaknesses, Opportunities and Threats and is a formalized brainstorming process to gather input quickly from a large group. After initial presentations in the main auditorium, the stakeholders separated into groups representing each government. Tables for each government had been set up in the two long exhibit halls on either side of the auditorium, in keeping with the Cedartown Performing Arts Center’s social distancing requirements for COVID 19. On the tables were large sheets for each of the seven activity categories (Economic Development, Housing, Transportation, Natural/Cultural Resources, Community Facilities and Services, Land Use, and Intergovernmental Coordination). Each activity category sheet had four columns headed Strengths, Weaknesses, Opportunities, and Threats. Each group chose a scribe to capture ideas on the sheets. The group then discussed each activity category, generating ideas for each of the four columns. As a hypothetical example for Housing, existing successful aspects of the community’s housing options could go in the Strength column, whereas housing that was not sufficient for demand, or completely lacking, like senior housing, could go in the Weakness column. Emerging possibilities that were not yet developed fit in the Opportunities column, whereas Threats could include emerging problems from inside the community, like decreasing availability of space, or from outside, like competition from neighboring counties.

The NWGRC planner took this input and created needs and opportunities, or problems with possible solutions. The planner also drew on the work program items carried forward from the report of accomplishments as additional solutions. These needs and opportunities were displayed at the third stakeholder meeting, which was an open house-style meeting. At this meeting, attendees were encouraged to view the posted needs and opportunities and “vote” on the solutions presented using sticky dots. These solutions became potential work program items for the steering committees to evaluate. In this way, each government developed its own set of needs and opportunities, although there was some overlap, especially in the intergovernmental coordination section, since the governments are supposed to work together on several shared issues. In the following tables, green type means the item was carried over from the last work program



*Bridge over Euharlee Creek, Seaborn Jones Park, Rockmart*

Polk County Needs and Opportunities

**POLK-ECONOMIC DEVELOPMENT**

<b>CODE</b>	<b>ISSUE:</b>
<b>ED 1</b>	<p>Despite efforts of the city and county Development Authorities, resources like rail service at industrial parks, local airport, strategic location between Atlanta, Birmingham, and Chattanooga, the county often loses out in competition for projects</p> <p><b>The need or opportunity is to:</b></p> <p>Support the Development Authority of Polk County with development of a Strategic Plan.</p>
<b>ED 2</b>	<p><b>ISSUE:</b></p> <p>Lack of skilled workforce hinders recruitment of businesses and industry</p> <p><b>The need or opportunity is to:</b></p> <p>Continue communication with Polk County College and Career Academy and Georgia Northwestern Technical College to help meet educational needs for technical jobs and to promote a skilled workforce.</p>
<b>ED 3</b>	<p><b>ISSUE:</b></p> <p>The county needs to increase its offerings of lodging, recreation, and restaurants, night life, and visual appeal regarding gateways to counties and cities</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Implement 2019 Tourism Product Development Report to increase appeal of county to tourists, residents, and potential businesses.</li> <li>b. Develop strategies with Chamber of Commerce and Economic Development Authority to encourage outdoor recreation businesses like outfitters, bike, kayak, ATV shops, to locate in county</li> </ul>



**POLK-HOUSING**

<b>CODE:</b>	<b>ISSUE:</b>
<b>H 1</b>	<p>Although there is plenty of property, and strong building codes, there is a lack of affordable housing in county and a lack of single-family dwellings.</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Encourage quality, affordable single-family housing options, considering applying for CHIP funds (Community Home Investment Program for cities, counties, and non-profits).</li> <li>b. Support efforts of NW Georgia Housing Authority, local housing authority and cities to develop affordable housing options</li> </ul>
<b>H 2</b>	<p><b>ISSUE:</b></p> <p>There are many blighted structures in the unincorporated area of county.</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Address blighted structures in unincorporated areas</li> <li>b. c. Establish and maintain a joint countywide land bank public authority to efficiently acquire, hold, and manage and develop tax foreclosed property</li> </ul>
<b>H3</b>	<p><b>ISSUE:</b></p> <p>There is crime in rural areas of county and not enough law enforcement manpower</p> <p><b>The need or opportunity is to:</b></p> <p>Continue Neighborhood Watch and support additional services as needed</p>

**POLK-TRANSPORTATION**

CODE:	ISSUE:
T 1	<p>Roads are prone to flooding, with culvert and ditch issues</p> <p><b>The need or opportunity is to:</b>                      Repair and replace drainage culverts and bridges throughout unincorporated areas</p>
T 2	<p>The Silver Comet Trail is an asset for recreation and multimodal transportation.</p> <p><b>The need or opportunity is to:</b>                      Build the trail extension from the Silver Comet Trail to Cave Springs: Cedartown to Polk County Line, Phases 3: \$1.9 million and Phase 4: \$3.5 million.</p>
T 3	<p>Airport is a useful asset for transportation options for business and recreation.</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Continue Polk County Airport safety improvements</li> <li>b. Continue to improve airport access road</li> </ul>
T 4	<p>Although roads are in poor condition, and in some areas narrow, funding for road maintenance and improvements is limited. Public works maintenance crew staff is limited.</p> <p><b>The need or opportunity is to:</b>                      Compete aggressively for state transportation maintenance funds (LMIG).</p>
T 5	<p>Distance from I 75 hinders commuters and business</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Assist Rockmart with widening Marquette Road to connect SR 101 and SR 113 for improved industrial traffic</li> <li>b. Anticipate additional traffic and residential and business development on SR 113 because of Old Alabama Road connection on SR 113 and plan for additional traffic controls and other improvements.</li> </ul>

<p><b>T 6</b></p>	<p><b>ISSUE:</b> Roundabouts are an efficient design for traffic control</p> <p><b>The need or opportunity is to:</b> Encourage traffic flow with roundabouts</p>
<p><b>T 7</b></p>	<p><b>ISSUE:</b> Aging and Deteriorating bridge infrastructure needs replacing</p> <p><b>The need or opportunity is to:</b> Replace bridge on CR 211/Everett Road at Simpson Creek</p>

**POLK-CULTURAL AND NATURAL RESOURCES**

CODE	ISSUE:
NC1	<p>Litter is a problem in rural Polk County</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. To help control littering, increase rural patrols, enforce current littering laws</li> <li>b. Support Keep Polk Beautiful to develop projects and educational opportunities to reduce littering</li> </ul>
NC2	<p><b>ISSUE:</b> Festivals and public art contribute to community wellbeing and attract visitors to the county.</p> <p><b>The need or opportunity is to:</b> Support the arts and art activities with support of festivals and public art displays</p>
NC3	<p><b>ISSUE:</b> The county owns the Hendrix Road property, although access is steep</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Explore options for developing a recreation concept design for Hendrix Road property (adjacent to the Silver Comet Trail) using a public/private partnership with an organization like Southeastern Trust for Parks and Land.</li> <li>b. Apply for Land and Water Conservation Fund DNR grant (LWCF) or DNR Recreational trails Grant for developing Hendrix Road Property</li> </ul>
NC4	<p><b>ISSUE:</b> There are many natural resources and recreational assets in Polk County, including 70% agricultural and forest land, water, Silver Comet Trail, and Pinhoti Trail, and there is a need to protect them as development proceeds. Although updates to zoning ordinance will help protect land (see land use section), planning, and learning from other Georgia communities would help as well</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Develop Greenspace Management Plan</li> <li>b. Attend Georgia Trails Summit, Georgia Planning Association conference, and conservation-related conferences</li> </ul>
NC5	<p><b>ISSUE:</b> There is a need to protect historical properties</p> <p><b>The need or opportunity is to:</b> Coordinate with NWGRC to apply for grant funding for surveying (or resurveying) historic properties in unincorporated Polk County and to determine feasibility of establishing historic districts in unincorporated Polk County.</p>

**POLK-COMMUNITY FACILITIES AND SERVICES**

<b>CODE:</b>	<b>ISSUE:</b>
CFS 1	<p>Sewer and water service does not extend to all of county, making it harder to compete for businesses and industry and affecting fire ratings for residential buildings and business buildings, but funding, avoiding sprawl, and protecting agricultural lands are all issues.</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Encourage Polk County Water, Sewage, and Solid Waste Authority to upgrade water system so pipes are sufficient for fire hydrants in unincorporated Polk County.</li> <li>b. Develop strategic plan and/or engineering study to extend sewer and water to direct more dense development of housing and business into nodal areas and to protect prime agricultural land.</li> <li>c. Apply for GEFA funding to assist in paying for sewer and water infrastructure expansion.</li> </ul>
CFS 2	<p><b>ISSUE:</b></p> <p>The county fire department is volunteer, which may hinder it from delivering consistently effective service.</p> <p><b>The need or opportunity is to:</b></p> <p>Explore options for developing paid fire department</p>
CFS 3	<p><b>ISSUE:</b></p> <p>Existing recycling program and Keep Polk Beautiful organization benefit community appearance and residents’ well-being.</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Continue to support and publicize recycling program using Keep Polk Beautiful, 4-H, garden clubs, and other non-profits for support.</li> <li>b. Explore what other communities have done to control litter.</li> </ul>
CFS 4	<p><b>ISSUE:</b></p> <p>Economic prosperity is hindered by crime, including gang activity and drug traffic.</p> <p><b>The need or opportunity is to:</b></p> <p>Continue partnership with Drug Task Force</p>
CFS 5	<p><b>ISSUE:</b></p> <p>Courthouses need renovations and additional space</p> <p><b>The need or opportunity is to:</b></p> <p>Develop design plans for renovations of county courthouses, and addition to courthouse</p>

<p><b>CFS 6</b></p>	<p><b>ISSUE:</b> In rural Polk County outside the cities, there are areas without good internet service, making it harder to compete for businesses</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Participate in the Broadband Ready Community program, with adopted ordinance and designation of unserved areas.</li> <li>b. Apply for funding under the Broadband Ready Program.</li> </ul>
<p><b>CFS 7</b></p>	<p><b>ISSUE:</b> Mapping and organizing information across the county would be aided by GIS technology.</p> <p><b>The need or opportunity is to:</b> Explore opportunities to implement a county-maintained Geographical Information System (GIS)</p>
<p><b>CFS 8</b></p>	<p><b>ISSUE:</b> The Pinhoti Trail is a recreational asset</p> <p><b>The need or opportunity is to:</b> Develop Pinhoti trailhead on Old Cave Spring Road</p>

**POLK-LAND USE**

<b>CODE:</b>	<b>ISSUE:</b>
LU 1	<p>The county’s zoning ordinance needs updating for several issues, including avoiding sprawl, conflicts with boundaries between cities and counties, protecting farmers and agricultural and forest land, and developing residential retail, commercial and industrial areas.</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Review and update the zoning ordinance and zoning map to preserve the county’s land resources</li> <li>b. Review and update zoning ordinance to achieve compatibility between county and cities</li> <li>c. Rezone for nodal development at key intersections to allow for retail/service opportunities near Silver Comet Trail</li> </ul>
LU 2	<p><b>ISSUE:</b></p> <p>Sign regulations are currently in zoning ordinance. If local sign regulations are legally challenged, the whole zoning ordinance could be challenged.</p> <p><b>The need or opportunity is to:</b></p> <p>Prepare and adopt a free-standing content-neutral sign ordinance</p>
LU 3	<p><b>ISSUE:</b></p> <p>Conservation easements are a useful tool to protect prime farmland from development</p> <p><b>The need or opportunity is to:</b></p> <p>Encourage use of conservation easements on farmland to preserve land for future farmers by referring landowners to Georgia Conservancy, USDA, county extension agents to help inform about conservation easements. Work with board of Assessors to make sure conservation easement process yields tax savings.</p>
LU 4	<p><b>ISSUE:</b></p> <p>Increased residential construction, need for utility and road upgrades, competition from adjacent cities in Tennessee and Alabama, need preserve agricultural land for continued production, and need to protect greenspace are issues that can be approached with a joint effort between cities and county.</p> <p><b>The need or opportunity is to:</b></p> <p>Partner with cities to develop a county-wide Master Plan that includes assessment of developable land, greenspace, water resources, and transportation impacts.</p>
LU 5	<p><b>ISSUE:</b></p> <p>Learning from other communities is helpful in solving land use issues</p> <p><b>The need or opportunity is to:</b></p> <p>Attend GAZA (Georgia Association of Zoning) and GPA and view webinars online</p>

**POLK-INTERGOVERNMENTAL COORDINATION**

<b>CODE:</b>	<b>ISSUE:</b>
<b>IC 1</b>	<p>Meeting regularly improves communication and increases collaboration on obtaining federal and state funds. The separate Economic Development Authorities of the county and the cities would benefit from periodic joint meetings to avoid competing against each other, to learn from each other, and to increase partnerships and joint projects to get federal and state funds.</p> <p><b>The need or opportunity is to:</b></p> <p>Continue regular quarterly meetings of county and municipalities, Polk County School System, and Economic Development Authorities to improve communication</p>
<b>IC 2</b>	<p><b>ISSUE:</b></p> <p>There is a lack of support from the community and need for better communication and coordination. Help is needed to develop partnerships with NGOs and local churches.</p> <p><b>The need or opportunity is to:</b></p> <p>Encourage involvement of residents in local governmental issues</p>



Silver Comet Trail near Shiloh Road in Polk County



Cedartown Needs and Opportunities

**CEDARTOWN-ECONOMIC DEVELOPMENT**

<b>CODE:</b>	<b>ISSUE:</b>
<b>ED 1</b>	<p>We need a more work-ready workforce to support vigorous economic development</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Improve communication with Polk County College and Career Academy and Georgia Northwestern Technical College to ensure educational needs for technical jobs are being met, and to ensure a skilled workforce.</li> <li>b. Participate with and provide support for One Door Polk Network with partner agencies to promote education incentives and social services programs.</li> </ul>
<b>ED 2</b>	<p><b>ISSUE:</b></p> <p>The lot sizes are not large enough at North Industrial Park and the addition to the industrial park would provide further economic opportunities</p> <p><b>The need or opportunity is to:</b></p> <p>Develop newly purchased 240-acre addition to industrial park</p>
<b>ED 3</b>	<p><b>ISSUE:</b></p> <p>Although Cedartown is located in the ABC triangle, and there is an available spec building, competition with Alabama and Tennessee for businesses is strong, with the result that the city often loses out to these states because of better incentive packages.</p> <p><b>The need or opportunity is to:</b></p> <p>Promote and enhance incentive packages used to attract commercial businesses to Cedartown.</p>
<b>ED 4</b>	<p><b>ISSUE:</b></p> <p>There are several local organizations and agencies available to help with economic development</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Promote downtown business opportunities through:             <ul style="list-style-type: none"> <li>i. Promoting Downtown Cedartown Association (DCA) website with available properties listed</li> <li>ii. Promoting DCA’s Façade Grant Program</li> </ul> </li> <li>b. Coordinate efforts of Cedartown Department of Economic Development and Chamber of Commerce</li> </ul>

<p><b>ED 5</b></p>	<p><b>ISSUE:</b></p> <p>Effort is needed to provide more employment within the county, so workers do not have to commute outside for jobs and continuity of planning efforts is beneficial.</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Implement 2013 Cedartown Strategic Vision and plan</li> <li>b. Develop a new Strategic Plan for Cedartown, including downtown area</li> </ul> <p><b>ISSUE:</b></p> <p><b>ED 6</b> Cultural and natural attractions for the area include the Silver Comet Trail, three museums, the Cedartown Encampment Trail of Tears Park and Big Spring, Denton Springs, and hunting and fishing opportunities. Residents leave town to do the same things they could do locally. In addition, tourism can be part of a diversified economy</p> <p><b>The need or opportunity is to:</b></p> <p>Use funds received from Georgia Department of Economic Development to market the natural and cultural attractions of the city and the area to boost tourism and to encourage residents to shop and recreate locally.</p>
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**CEDARTOWN-HOUSING**

<b>CODE:</b>	<b>ISSUE:</b>
<b>H 1</b>	<p>Although there is interest in the Cedartown housing market, demand is high and there is an overall housing shortage, lack of variety in the housing options, and a lack of infill or buildable lots slows housing development.</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Plan and solicit annexation of land for residential growth</li> <li>b. Assess infrastructure needs in potential new residential areas</li> </ul>
<b>H 2</b>	<p><b>ISSUE:</b></p> <p>There are dilapidated and substandard homes in city which could be rehabilitated to become available housing stock, and larger buildings that could be apartments. Absentee landowners are also an issue.</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Continue to enforce nuisance ordinance to deal with dilapidated and substandard housing stock</li> <li>b. Establish and maintain a joint countywide land bank public authority to efficiently acquire, hold, and manage and develop tax foreclosed and abandoned property</li> </ul>
<b>H3</b>	<p><b>ISSUE:</b></p> <p>Safe and well-maintained affordable housing is needed</p> <p><b>The need or opportunity is to:</b></p> <p>Work with Cedartown Housing Authority and NWG Housing Authority to plan and carry out projects using existing federal funds.</p>

**CEDARTOWN-TRANSPORTATION**

<b>CODE:</b>	<b>ISSUE:</b>
T 1	<p>Traffic congestion issues will increase as residential development continues unless improvements are made.</p> <p><b>The need or opportunity is to:</b></p> <p>Prepare a detailed analysis of traffic congestion and signalization on primary corridors</p>
T 2	<p><b>ISSUE:</b></p> <p>The bypass serves the industrial park but also funnels potential visitors away from downtown attractions</p> <p><b>The need or opportunity is to:</b></p> <p>Develop attractive gateway signage on bypass to welcome visitors into downtown</p>
T 3	<p><b>ISSUE:</b></p> <p>Roads are in needs of maintenance and upgrades, but funding is an issue.</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Develop a priority list of streets to pave.</li> <li>b. Compete aggressively for state transportation maintenance funds (LMIG)</li> <li>c. Plan TSPLOST as an alternative to property taxes with other governments in Polk County.</li> </ul>
T 4	<p><b>ISSUE:</b></p> <p>Sidewalks need ADA compliance, particularly on College Street and Cave Spring Street</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Develop list of sidewalk ADA compliance needs</li> <li>b. Implement a phased approach to ADA standards of accessibility for sidewalks</li> </ul>
T 5	<p><b>ISSUE:</b></p> <p>Pedestrian and bicycle connectivity between and around schools needs to be improved.</p> <p><b>The need or opportunity is to:</b></p> <p>Apply to the GDOT Safe Routes to School Program with assistance from NWGRC</p>

<p><b>T 6</b></p>	<p><b>ISSUE:</b> The Silver Comet trail is a great asset but overall bike- and pedestrian- friendly features in the rest of the city are needed, including routes from Welcome Center to other attractions to allow for the safety and enjoyment of bikers once they exit the trail.</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Develop a Biking and Pedestrian Plan for city</li> <li>b. Work with GDOT to develop bicycle lanes as part of scheduled maintenance and upgrades</li> </ul>
<p><b>T 7</b></p>	<p><b>ISSUE:</b> GDOT has planned upgrades on Main Street, but communication with that agency is difficult</p> <p><b>The need or opportunity is to:</b> Work toward better communication with GDOT using NWGRC transportation planning staff regarding state transportation projects</p>
<p><b>T 8</b></p>	<p><b>ISSUE:</b> Aging and Deteriorating bridge infrastructure needs replacing</p> <p><b>The need or opportunity is to:</b> Replace bridge on SR1BU/US 27 at Cedar Creek tributary in Cedartown.</p>



Streetscaping, Main Street, Cedartown

**CEDARTOWN-NATURAL AND CULTURAL RESOURCES**

<b>CODE:</b>	<b>ISSUE:</b>
NC 1	<p>Big Spring Park with Trail of Tears memorial is a natural and cultural asset which could be connected to Goodyear Park</p> <p><b>The need or opportunity is to:</b></p> <p>Big Spring Park &amp; Silver Comet Trail improvements and continuation of nature trail</p>
NC 2	<p>Flood zone areas that are otherwise undevelopable can be used as greenspace</p> <p><b>The need or opportunity is to:</b></p> <p>Increase greenspace by using designated flood zones for trails and open space</p>
NC 3	<p>Protecting the area’s historic resources requires coordination and planning</p> <p><b>The need or opportunity is to:</b></p> <p>Coordinate with Polk County Historical Society to create a Strategic Master Plan for historic resources</p>
NC 4	<p>Although agriculture is important part of the county’s economy, there is little agritourism</p> <p><b>The need or opportunity is to:</b></p> <p>Improve organization of farmer’s market by collaborating with Rockmart Farmer’s market</p>
NC 5	<p>Management of Polk County landfill and sludge management is an issue</p> <p><b>The need or opportunity is to:</b></p> <p>Research sludge disposal methods with support from county</p>

**CEDARTOWN-COMMUNITY FACILITIES AND SERVICES**

<b>CODE:</b>	<b>ISSUE:</b>
CFS 1	<p>Aging infrastructure needs upgrades</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Implement Water and Sewer Master Plan, Phase 1</li> <li>b. Implement Water and Sewer Master Plan, additional phases</li> <li>c. Upgrade sewer to support economic development                             <ul style="list-style-type: none"> <li>i. Goodyear Mill Village</li> <li>ii. South Industrial Park</li> </ul> </li> <li>d. upgrade Nathan Dean Gym basketball facilities</li> <li>e. construct a new gymnasium</li> </ul>
CFS 2	<p>The Civic Center/Performing Arts Center needs upgrades</p> <p><b>The need or opportunity is to:</b></p> <p>Develop a facilities assessment plan to analyze options regarding the Civic Auditorium and potential entertainment venues for the future</p>
CFS 3	<p>Downtown needs facilities for training, conferences, receptions, and for coordination of tourism opportunities.</p> <p><b>The need or opportunity is to:</b></p> <p>Cedartown Event Venue construction</p>
CFS 4	<p>To increase disaster safety and efficiency, water supply needs loop and interconnection plan.</p> <p><b>The need or opportunity is to:</b></p> <p>Develop and implement loop and interconnection plan for water supply lines to improve public health and efficiency of system</p>
CFS 5	<p>Funding for Goodyear Park renovations has been provided by a grant from the Georgia DNR.</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Complete Phase 2 Soccer Complex at Goodyear Park</li> <li>b. Complete Phase 3 Soccer Complex at Goodyear Park</li> </ul>

<b>CFS 6</b>	<p><b>ISSUE:</b> Some low-income areas need streetscaping</p> <p><b>The need or opportunity is to:</b> Identify areas and add needed streetscaping</p>
<b>CFS 7</b>	<p><b>ISSUE:</b> There are many great recreational facilities in Cedartown, including Peek Park, Big Spring, Turner Street Park, Silver Comet Trail Welcome Center, but upgrades require funding</p> <p><b>The need or opportunity is to:</b> Work with NWGRC to identify grant and other funding opportunities</p>
<b>CFS 8</b>	<p><b>ISSUE:</b> Renovations to city complex are needed</p> <p><b>The need or opportunity is to:</b> Renovations to City complex (police, fire, City Hall, library, and public works facility)</p>

**CEDARTOWN-LAND USE**

<b>CODE:</b>	<b>ISSUE:</b>
<b>LU 1</b>	<p>Additional flexibility regarding sewer/septic systems on large lots would aid residential development.</p> <p><b>The need or opportunity is to:</b> Study feasibility of septic systems on large lots where sewer is too expensive to supply</p>
<b>LU 2</b>	<p><b>ISSUE:</b> There is potential for residential and mixed-use development around hospital and eastside areas because of sewer expansion to hospital</p> <p><b>The need or opportunity is to:</b> Review zoning map for changes allowing residential and mixed-use development in area around hospital and eastside areas</p>



**CEDARTOWN-INTERGOVERNMENTAL COORDINATION**

<b>CODE:</b>	<b>ISSUE:</b>
IC 1	<p>There are issues between county and Cedartown regarding land use</p> <p><b>The need or opportunity is to:</b> Continue to develop guidelines to help with land use questions on the borders between the county and municipalities (buffers, landscaping, signage, setbacks, etc.).</p>
IC 2	<p>Communication between city and county needs to be improved. The goal is for more effective agenda-based meetings, and two-way communication</p> <p><b>The need or opportunity is to:</b> Continue regular quarterly meetings of county, municipalities, and Polk County School System to improve communication., organization, and cooperation with the goal of delivering better services.</p>
IC 3	<p>Working with the other cities and county to explore all types of funding increases opportunities.</p> <p><b>The need or opportunity is to:</b> Continue to research available new funding sources, including SPLOST, LOST, TSPLOST, and Special Service Districts, and user fees</p>
IC 4	<p>County islands harbor dilapidated properties which have hurt development, investment, and property values on city land.</p> <p><b>The need or opportunity is to:</b> Coordinate effort between city and county on code enforcement along boundaries</p>

Rockmart Needs and Opportunities

**ROCKMART-ECONOMIC DEVELOPMENT**

<b>CODE:</b>	<b>ISSUE:</b>
<b>ED 1</b>	<p>Special tax districts are useful tools in economic development to boost business in downtown and other commercial corridors.</p> <p><b>The need or opportunity is to</b>                      Study special tax districts to support investment development with downtown business district and other commercial corridors.</p>
<b>ED 2</b>	<p><b>ISSUE:</b>                      Available space in downtown is limited but the development team is responsive to opportunities to look for other areas of town to develop by establishing Urban Redevelopment Areas, Opportunity Zones, and Enterprise Zones.</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Implement and develop plans to support and promote Urban Redevelopment Area and Opportunity Zones</li> <li>b. Implement and develop plans to support and promote Enterprise Zones</li> </ul>
<b>ED 3</b>	<p><b>ISSUE:</b>                      The dealing with two different development authorities is inefficient.</p> <p><b>The need or opportunity is to:</b>                      Consolidate Downtown Development Authority with Rockmart Economic Development Authority</p>
<b>ED 4</b>	<p><b>ISSUE</b>                      The high school and College and Career Academy are strong, with schools have received increase in staff, but sufficient workforce is not available for industries</p> <p><b>The need or opportunity is to:</b>                      Encourage stay-in-school programs to promote graduation by supporting PSD policies and programs and participating in such programs when requested.</p>
<b>ED 5</b>	<p><b>ISSUE</b>                      Industrial properties are in short supply.</p> <p><b>The need or opportunity is to:</b>                      Acquire more land to expand the Rockmart Industrial Park</p>

<p><b>ED 6</b></p>	<p><b>ISSUE:</b> A sense of apathy among residents hinders economic development.</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Develop a standing advisory committee to help vet local development projects and funding sources</li> <li>b. Encourage participation and membership in the Chamber of Commerce</li> </ul>
<p><b>ED 7</b></p>	<p><b>ISSUE:</b> We need to promote revitalization of some parts of our community</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Promote opportunities presented by the Silver Comet Trail’s route through the city</li> <li>b. Initiate a façade reimbursement program</li> </ul>
<p><b>ED 8</b></p>	<p><b>ISSUE:</b> Although there is dual rail in the industrial park, highway access, available water, and other utilities, in the competition against Paulding County for businesses, having the best available internet would be an advantage.</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Adopt a Broadband Ordinance to comply with state rules and supply broadband to residents and businesses.</li> <li>b. Participate in the Broadband Ready Community program, with adopted ordinance and designation of unserved areas.</li> <li>c. Apply for funding under the Broadband Ready Program.</li> <li>d. Set up additional free Wi-Fi sites</li> </ul>
<p><b>ED 9</b></p>	<p><b>ISSUE:</b> The downtown Historic District has many assets that could be enhanced and promoted to attract tourists and residents</p> <p><b>The need or opportunity is to:</b></p> <p>Participate in in Main Street Program with a Main Street Director who works with local businesses and Downtown Development Authority to organize efforts to promote downtown, and develop a unique, consistent image for the historic area that sets it apart from other small towns.</p>
<p><b>ED 10</b></p>	<p><b>ISSUE:</b> The cost of sludge disposal at the county landfill is prohibitively high for some potential industries</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Explore alternative sludge disposal options</li> <li>b. Develop renewable energy facility using sludge</li> </ul>

**ROCKMART-HOUSING**

<b>CODE:</b>	<b>ISSUE:</b>
<b>H 1</b>	<p>There is an excess of older housing, dilapidated and substandard housing stock, substandard property owned by non-resident landlords, and empty houses owned by heirs that live elsewhere</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Implement Minor Repair Program within the City to assist in controlling blighted and foreclosed properties and to aid in minor repair for the elderly</li> <li>b. Work with Habitat for Humanity and Brush with Kindness programs to repair substandard housing</li> <li>c. Work with County to establish a joint countywide land bank public authority to efficiently acquire, hold, and manage and develop tax foreclosed property (moved from Intergovernmental Coordination section)</li> <li>d. Enforce blighted property ordinance</li> </ul>
<b>H 2</b>	<p><b>ISSUE:</b></p> <p>There is a lack of residential housing inventory and lank of land for residential development, but several properties adjacent to city limits have potential and developers are interested. Current growth could be affected by increasing mortgage rates and high demand.</p> <p><b>The need or opportunity is to:</b></p> <p>Annex land for residential development</p>
<b>H 3</b>	<p><b>ISSUE:</b></p> <p>Northwest Georgia Housing Authority works well with the Rockmart government and has two recent projects providing affordable housing, but there is still a need for starter homes for transient population, and housing for the disabled.</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Work with Northwest Georgia Housing Authority to plan and carry out projects using existing CDBG and CHIP funds.</li> <li>b. Work with Northwest Georgia Housing Authority to apply for HUD Section 811 Supportive Housing for Persons with Disabilities grant award</li> </ul>

**ROCKMART-TRANSPORTATION**

<b>CODE:</b>	<b>ISSUE:</b>
T 1	<p>Widening streets can reduce traffic issues</p> <p><b>The need or opportunity is to:</b></p> <p>Support transportation efforts for widening</p> <ul style="list-style-type: none"> <li>i. Marquette Road</li> <li>ii. Highway 101</li> </ul>
T 2	<p><b>ISSUE:</b></p> <p>Traffic congestion is an issue on Highway 278 (SR 278) and Highway 113 (SR 113)</p> <p><b>The need or opportunity is to:</b></p> <p>Develop traffic studies to mitigate increasing traffic congestion and improve connectivity within and between developments on Highway 278 and Highway 113</p>
T 3	<p><b>ISSUE:</b></p> <p>Gateway signage welcomes visitors and wayfinding signages assists visitors in the city. City gateways need revitalization to give Rockmart a sense of place and increases public appeal.</p> <p><b>The need or opportunity is to:</b></p> <p>Improve gateway signage and wayfinding signage throughout the city to assist both motorists and pedestrians/bicyclists</p>
T 4	<p><b>ISSUE:</b></p> <p>Sidewalks are aging and need repairs.</p> <p><b>The need or opportunity is to:</b></p> <p>Carry out 5-year plan for sidewalk repair for ADA compliance throughout city</p>
T 5	<p><b>ISSUE:</b></p> <p>Bicycle lanes on streets are lacking</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Develop a Biking and Pedestrian Plan for city</li> <li>b. Work with GDOT to develop bicycle lanes as part of scheduled maintenance and upgrades</li> </ul>

<b>T 6</b>	<p><b>ISSUE:</b></p> <p>Aging and deteriorating bridge infrastructure needs replacing</p> <p><b>The need or opportunity is to:</b></p> <p>Replace bridge on SR 101 at Euharlee Creek tributary in Rockmart.</p>
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**ROCKMART-NATURAL AND CULTURAL RESOURCES**

<b>CODE:</b>	<b>ISSUE:</b>
<b>NC 1</b>	<p>There is a need for citizens and the government to be better stewards of water and other natural and cultural resources.</p> <p><b>The need or opportunity is to:</b></p> <p>Develop a water conservation education program with website and conservation flyers for customers of the city water department.</p>
<b>NC 2</b>	<p><b>ISSUE:</b></p> <p>There are problems with flooding, and maintenance, and preservation of riparian area of Euharlee Creek</p> <p><b>The need or opportunity is to:</b></p> <p>Develop local stormwater runoff management ordinance</p>
<b>NC 3</b>	<p><b>ISSUE:</b></p> <p>There is a problem with litter</p> <p><b>The need or opportunity is to:</b></p> <p>Develop program to work in schools with Keep Polk Beautiful to change local attitudes toward littering, increase law enforcement presence in areas prone to this problem, and enforce litter laws.</p>
<b>NC 4</b>	<p><b>ISSUE:</b></p> <p>The Rockmart Cultural Arts Center (RCAC), with theater and art gallery are community assets that can lead the way In Rockmart to developing diversity in the arts and inclusiveness of all cultures.</p> <p><b>The need or opportunity is to:</b></p> <ol style="list-style-type: none"> <li>a. Establish a committee on Cultural Diversity at the Rockmart Cultural Arts Center, with the goal toward multicultural exhibits, classes, and programs</li> <li>b. Cultural Diversity Committee obtains grants to support diversity and inclusiveness in the arts.</li> </ol>

<b>NC 5</b>	<p><b>ISSUE:</b></p> <p>Although there are several greenspace areas, such as the Silver Comet Trail and Seaborn Jones Park, there are issues with safety, maintenance and need for expansion</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Develop Greenspace management plan</li> <li>b. Apply for DNR Land and Water Conservation Fund (LWCF) grants for acquiring, expanding, and improving greenspace</li> </ul>
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**ROCKMART-COMMUNITY FACILITIES AND SERVICES**

<b>CODE:</b>	<b>ISSUE:</b>
<b>CFS 1</b>	<p>Ageing sewer lines need repair and updates to keep them in compliance with Federal and State Requirements</p> <p><b>The need or opportunity is to:</b></p> <p>Implement 2010 Sewer Study by expanding and improving sewer lines throughout the city that have become outdated or need repair to ensure compliance with Federal and State Requirements.</p>
<b>CFS 2</b>	<p><b>ISSUE:</b></p> <p>Water treatment plant needs improvements to accommodate new industry</p> <p><b>The need or opportunity is to:</b></p> <p>Upgrade sewer treatment plant to improve service to existing industry and attract new industry by improving process for BOD, TSS, and adding bar screens</p>
<b>CFS 3</b>	<p><b>ISSUE:</b></p> <p>Water storage Facilities need maintenance</p> <p><b>The need or opportunity is to:</b></p> <p>Inspect, paint, and landscape all Water Storage Facilities that are part of the City’s water system.</p>
<b>CFS 4</b>	<p><b>ISSUE:</b></p> <p>Recreation facilities are heavily used by residents and visitors, and upgrades are needed.</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Develop and expand the recreation program.</li> <li>b. Improvements to parks: <ul style="list-style-type: none"> <li>i. Nathan Dean Playground (\$125,000 General Fund)</li> <li>ii. dog park along Silver Comet Trail</li> </ul> </li> </ul>

<p><b>CFS 5</b></p>	<p><b>ISSUE:</b> Staffing for Cultural Arts Center is part time with community volunteers, and Rockmart Theater needs restoration and façade work</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Secure funding through grants to supply full-time staff for Rockmart Cultural Arts Center</li> <li>b. Secure funding for theater restoration and façade work.</li> </ul>
<p><b>CFS 6</b></p>	<p><b>ISSUE:</b> A sense of apathy and lack of involvement among residents hinders improvements to community facilities and services</p> <p><b>The need or opportunity is to:</b> Start a citizen advisory committee to develop projects and sources of funding.</p>
<p><b>CFS 7</b></p>	<p><b>ISSUE:</b> Land is needed for additional fire station and public works facility</p> <p><b>The need or opportunity is to:</b> Acquire land for additional fire station and public works facility</p>
<p><b>CFS 8</b></p>	<p><b>ISSUE:</b> Including green infrastructure in project plans helps reduce stormwater runoff and pollutants in streams, helps control local flooding and adds natural beauty to urban areas.</p> <p><b>The need or opportunity is to:</b> Consider developing green infrastructure requirements when constructing or remodeling city buildings, and for stormwater management structures and streetscapes.</p>



**ROCKMART-LAND USE**

<b>CODE:</b>	<b>ISSUE:</b>
<b>LU 1</b>	<p>Appearance of Gateway on Old Route 278 could be improved with aid of overlay district</p> <p><b>The need or opportunity is to:</b></p> <p>Develop gateway improvements to city entrance on Old 278 by creating a special overlay district in the zoning regulations with requirements for facades, signage, and landscaping</p>
<b>LU 2</b>	<p><b>ISSUE:</b></p> <p>There is a need to update the sign ordinance</p> <p><b>The need or opportunity is to:</b></p> <p>Update sign ordinance to make it content-neutral</p>
<b>LU 3</b>	<p><b>ISSUE:</b></p> <p>Although most parts of the zoning ordinance are functional, the ordinance is confusing regarding non-conforming uses</p> <p><b>The need or opportunity is to:</b></p> <p>Update zoning ordinance to clarify dealing with nonconforming uses</p>



The Depot at Richardson Field, Rockmart

**INTERGOVERNMENTAL COORDINATION**

<b>CODE:</b>	<b>ISSUE:</b>
IC 1	<p>Governments need to improve communication to help meet shared goals.</p> <p><b>The need or opportunity is to:</b></p> <p>Continue quarterly meetings with the Polk County School System and all local governments to improve communication.</p>
IC 2	<p><b>ISSUE:</b></p> <p>There is a need for consistent zoning and development regulations where county meets the city limits</p> <p><b>The need or opportunity is to:</b></p> <p>Continue to develop guidelines to help with land use questions on the borders between the county and municipalities (buffers, landscaping, signage, setbacks, development regulations, etc.).</p>
IC 3	<p><b>ISSUE:</b></p> <p>Working with the other cities and county to explore all types of funding increases opportunities.</p> <p><b>The need or opportunity is to:</b></p> <p>Continue to research available new funding sources, including SPLOST, LOST, and Special Service Districts, and user fees as options to property taxes increase.</p>
IC 4	<p><b>ISSUE</b></p> <p>As an alumnus of the GICH housing program, Rockmart is available to participate on the GICH Advisory Board</p> <p><b>The need or opportunity is to:</b></p> <p>Participate as an alumnus on the GICH Advisory Board</p>

*Aragon Needs and Opportunities*

**ARAGON-ECONOMIC DEVELOPMENT**

<b>CODE:</b>	<b>ISSUE:</b>
ED 1	<p>A skilled workforce helps economic development</p> <p><b>The need or opportunity is to:</b></p> <p>Improve communication with Polk County College and Career Academy and Georgia Northwestern Technical College to ensure educational needs for technical jobs are being met and to insure a skilled workforce</p>
ED 2	<p><b>ISSUE:</b></p> <p>There are a lack of business opportunities and undeveloped land parcels sit vacant</p> <p><b>The need or opportunity is to:</b></p> <p>Expand boundaries of Downtown Development Authority District to increase range of business potential and possible project for Downtown Development Authority</p>
ED 3	<p><b>ISSUE:</b></p> <p>Additional commercial land would aid economic development</p> <p><b>The need or opportunity is to:</b></p> <p>Obtain funds for a feasibility study for use of old Aragon Mill site and other available sites</p>
ED 4	<p><b>ISSUE:</b></p> <p>Although there are small businesses coming into Aragon, there is little support for small business and future growth</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Develop short and long-term action list for economic development</li> <li>b. Reactivate Aragon Downtown Development Authority</li> <li>c. Work with Polk County Development Authority, Chamber of Commerce, and Aragon Downtown Development Authority to connect small businesses to their development expertise and resources</li> </ul>

**ARAGON-HOUSING**

<b>CODE:</b>	<b>ISSUE:</b>
H 1	<p>There are dilapidated homes in the city limits.</p> <p><b>The need or opportunity is to:</b>                      Identify properties that require rehabilitation, renovation, or condemnation.</p>
H 2	<p><b>ISSUE:</b>                      There is a problem with refuse and litter</p> <p><b>The need or opportunity is to:</b>                      Working with the new code enforcement officer, prioritize removing refuse around homes by enforcing littering laws and nuisance ordinance and increasing law enforcement presence in residential areas prone to litter and refuse.</p>

**ARAGON-TRANSPORTATION**

<b>CODE:</b>	<b>ISSUE:</b>
T 1	<p>Existing sidewalks need repair and sidewalk system could be expanded to include additional areas of the city</p> <p><b>The need or opportunity is to:</b></p> <ul style="list-style-type: none"> <li>a. Repair sidewalks:                             <ul style="list-style-type: none"> <li>i. Aragon Road</li> <li>ii. Elm Street</li> <li>iii. Oak Street</li> <li>iv. Walnut Street</li> </ul> </li> <li>b. Develop a Bike and Pedestrian Plan for city</li> </ul>
T 2	<p><b>ISSUE:</b></p> <p>SR 101 runs through the city, providing easy access to that route and for connecting to SR 113, and SR 278</p> <p><b>The need or opportunity is to:</b></p> <p>Aragon will continue to coordinate with Polk County and GDOT District 6 on facilitating long-term Project #0000406 to widened State Route 101 to a 4-lane highway with traffic signal and pedestrian crossing</p>
T 3	<p><b>ISSUE:</b></p> <p>Existing roads/streets need repair, including pothole repair, but there is a lack of funding</p> <p><b>The need or opportunity is to:</b></p> <p>Develop a priority list for road repairs and use it to obtain funds from the 2014 SPLOST and Local Maintenance and Improvements Grants (LMIG)</p>
T 4	<p><b>ISSUE:</b></p> <p>The Silver Comet Trail is a recreational benefit to residents and tourists, but does not run through Aragon</p> <p><b>The need or opportunity is to:</b></p> <p>Initiate discussions with PATH Foundation of Atlanta, organizer of Silver Comet Trail effort, to plan trail connector to Aragon from Rockmart</p>
T 5	<p><b>ISSUE:</b></p> <p>With public transportation unavailable and few ride-sharing drivers servicing rural areas, people without cars have transportation problems</p> <p><b>The need or opportunity is to:</b></p> <p>Re-establish county-wide public transportation</p>

**ARAGON-NATURAL AND CULTURAL RESOURCES**

<b>CODE:</b>	<b>ISSUE:</b>
<b>NCR 1</b>	<p>There is a natural spring that feeds the Mill Pond, where there is a park which could be expanded, and there are other parks and greenspaces, but more areas would be beneficial.</p> <p><b>The need or opportunity is to:</b></p> <p>Develop a Greenspace inventory of existing and potential greenspace for city ownership or protection by agreement with landowner.</p>
<b>NCR 2</b>	<p><b>ISSUE:</b></p> <p>Pollution and trash in watershed threaten land and water resources</p> <p><b>The need or opportunity is to:</b></p> <p>Implement Georgia Department of Natural Resources’ minimum protection standards for groundwater recharge areas and wetlands through changes to zoning or additions to development regulations as development regulations are updated.</p>
<b>NCR 3</b>	<p><b>ISSUE:</b></p> <p>The Aragon Historic Society is not active, and there are few opportunities to experience cultural events or natural resources</p> <p><b>The need or opportunity is to:</b></p> <p>Partner with churches, nonprofit organizations, and Aragon Historical Society to create events and spaces where community strengths can be nurtured, expanded, and displayed.</p>

**ARAGON-COMMUNITY FACILITIES AND SERVICES**

<b>CODE:</b>	<b>ISSUE:</b>
<b>CFS 1</b>	<p>The library is inaccessible, the community center is small, and funding is needed.</p> <p><b>The need or opportunity is to:</b></p> <p>Prepare Master Plan for development and implementation of identified recreation projects</p>
<b>CFS 2</b>	<p><b>ISSUE:</b></p> <p>Many older homes in city are without adequate fire safety features</p> <p><b>The need or opportunity is to:</b></p> <p>Establish volunteer fire department in coordination with the county</p>

**ARAGON-LAND USE**

<b>CODE:</b>	<b>ISSUE:</b>
<b>LU1</b>	<p>There are few areas zoned for commercial use.</p> <p><b>The need or opportunity is to:</b></p> <p>Work with landowners and businesses to identify potential commercial sites for rezoning.</p>

**ARAGON-INTERGOVERNMENTAL COORDINATION**

<b>CODE:</b>	<b>ISSUE:</b>
IC 1	<p>Additional Service agreements between governments could meet some of the city's needs</p> <p><b>The need or opportunity is to:</b></p> <p>Update the Service Delivery Strategy in conjunction with county and other municipalities</p> <p><b>ISSUE:</b></p>
IC 2	<p>Representation on local utility boards helps assure that city needs are met.</p> <p><b>The need or opportunity is to:</b></p> <p>Seek consistent Aragon representation on the Polk County Water Authority Board.</p> <p><b>ISSUE:</b></p>
IC 3	<p>There is little cooperation between city and county except regarding emergency services such as police support from the county and fire support from county and Rockmart.</p> <p><b>The need or opportunity is to:</b></p> <p>Continue regular quarterly meetings of county and municipalities and Polk County School System to improve communication</p> <p><b>ISSUE:</b></p>
IC 4	<p>There is no process in place to ensure consistency with land use regulations of contiguous governments and our community does not have any border agreements to address detailed questions of land use, access, property value and annexation procedures.</p> <p><b>The need or opportunity is to:</b></p> <p>Continue to develop guidelines to help with land use questions on the borders between the county and municipalities (buffers, landscaping, signage, setbacks, etc.).</p> <p><b>ISSUE:</b></p>
IC 5	<p>State and federal funding sources are difficult for small cities to obtain.</p> <p><b>The need or opportunity is to:</b></p> <p>Inform local leaders of state and federal funding opportunities through workshops, webinars, and regional meetings and through communication with NWGRC</p> <p><b>ISSUE:</b></p>
IC 6	<p>The structure of the city government relies too heavily on the mayor and changing the structure could help spread out the responsibilities.</p> <p><b>The need or opportunity is to:</b></p> <p>Expand the roles of elected officials in city government by developing subcommittees of the council to allow specialization and expanded knowledge, hold quarterly town hall meetings</p>



<p><b>IC 7</b></p>	<p><b>ISSUE:</b> Working with the other cities and county to explore all types of funding increases opportunities.</p> <p><b>The need or opportunity is to:</b> Continue to research available new funding sources, including SPLOST, LOST, and Special Service Districts, and user fees as options to property taxes increase</p>
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Solar farm, Aragon

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### *5. FUTURE DEVELOPMENT GUIDE: Mapping for Success*

This section of the joint comprehensive plan dealing with land use is required because each government in Polk County has zoning laws. A few character areas were consolidated during the last plan update to simplify the future development maps and since those changes in 2017 the pace of development has not been rapid. Therefore, the governments continued with the character areas and future development maps from the previous plan 2017 Polk County Comprehensive Plan with minor updates. For this planning update, Cedartown revised its map to reflect added recreational greenspace on the west side of town, changes in city boundaries, additional potential commercial space along the SR 278 corridor on the east side of town, and additional potential development around the new medical center on 278. They also decreased the size of the industrial area east of US 27 where there is now large lot housing along Pine Pitch Road. These change are also reflected on the Polk County map since some of them are on the edges of the city in Polk County. Rockmart's city boundaries needed to be updated, but Aragon did not have any changes to its map.

Character area planning combines form and function to define distinct areas in a community and move the community toward its vision. The goal is to identify overall patterns of development, not just individual land uses on a lot-by-lot basis. A character area has unique characteristics, holds potential to develop into a unique area when given planning and guidance, or must be cared for in special ways because of its particular development issues. Character area planning considers geographical features, like floodplains and existing greenspace, when planning future development.

The Transect Model was used to revise the Polk County character areas. In this model, character areas run the gamut from the least-developed, most natural area, to the most-developed areas, which are urban areas. Future development maps graphically guide managers in planning commercial, industrial, residential, and recreational development with the geography and existing land uses in mind.

#### *Development Categories*

The Development Categories describe generalized development patterns ranging from completely natural areas to urban areas. Each category incorporates different types and scales of natural and built features. Development Categories are shown in the diagram below and summarized in the table that follows. This is how the Polk County character areas are now arranged.

Summary of Development Categories

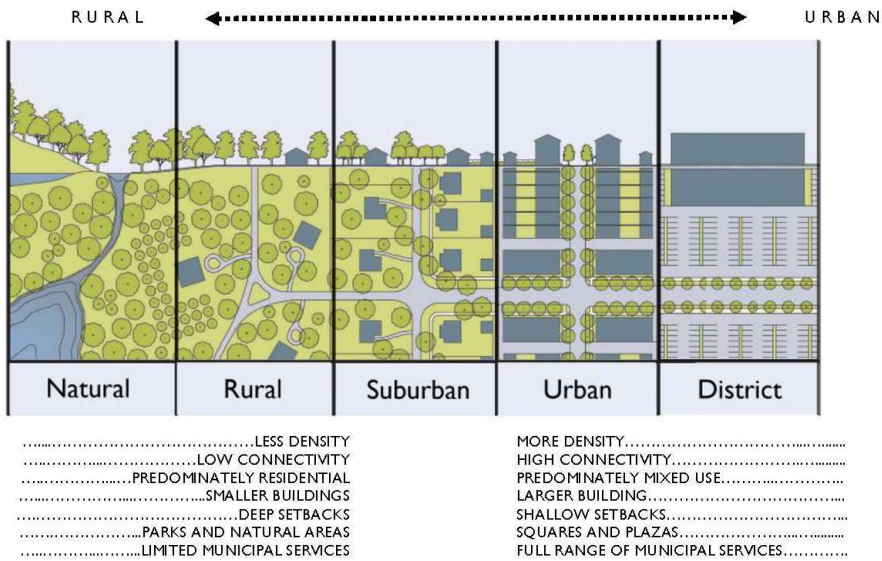


Image courtesy of Duany Plater-Zyberk and Company

Development Category	Summary
Natural	<ul style="list-style-type: none"> <li>• Areas in a natural state or that should be preserved because of their environmental sensitivity and function.</li> <li>• Land includes floodplains, prime agricultural land, groundwater recharge areas and steep slopes.</li> </ul>
Rural	<ul style="list-style-type: none"> <li>• Important land to preserve and enhance community’s rural lifestyle, agricultural land and natural areas.</li> <li>• Areas defined by agricultural uses and low density residential and rural commercial uses.</li> </ul>
Suburban	<ul style="list-style-type: none"> <li>• Areas that represent a transition from natural/rural areas to urban areas.</li> <li>• Important to enhance access to urban amenities such as jobs, retail services and public services.</li> </ul>
Urban	<ul style="list-style-type: none"> <li>• Important areas to enhance and create quality, walkable communities with residential and non-residential uses in close proximity to one another.</li> <li>• High degree of connectivity, density and intensity of development.</li> <li>• Characterized by compact, walkable development typical of town centers.</li> </ul>
District	<ul style="list-style-type: none"> <li>• Characterized by compact, walkable development typical of central business districts</li> <li>• Districts represent areas that do not fit within the specific categories listed above. Examples often include industrial parks, office parks, colleges and universities and other large-scale single-focused areas.</li> </ul>

Character Area Policy

City and county zoning incorporates a zoning map and a written ordinance dividing the land into zoning districts which may include different types of residential, commercial, and industrial districts.

The zoning regulations found in the ordinance determine what land uses and activities are permitted in each district, and also regulate how features like buildings, and signs may be placed on a lot. The zoning regulations also provide procedures for changing the zoning classification of a property and other planning applications.

The zoning map and zoning regulations provide owners of properties in the zoning jurisdictions of Polk County and its cities with certain rights to development, while the comprehensive plan's future development maps help guide the future development of property. The future development maps and character area policy should be used as a guide for future rezoning decisions undertaken by each jurisdiction.

The character area policy is found in the following descriptions of each character area and the accompanying future development maps for the county and each city. The character areas fit with the Comprehensive Plan's vision and goals shown above, and the work program that follows this section. The following elements are included in each character area to help officials and zoning board members as they manage land use and carry out the vision put forth in the plan.

- Description includes what the area looks like and what it is used for, and the development category it would fall into, on a continuum from the most natural areas to the most developed.
- Implementation measures include ways to maintain, improve, or restore the area to its desired character.
- Land use: appropriate ways this area could be used without degrading its character or creating conflict among the people that live on the land and use it.
- Photographs of examples of the character area, providing a visual reference point for that area.

*Character Area Descriptions*

Future Development Map Character Areas

Character Area: Greenspace/conservation

Found in: Unincorporated Polk County, Cedartown, Rockmart, Aragon

Description:

Undeveloped natural lands and environmentally sensitive area not suitable for development, such as scenic views, steep slopes, floodplains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas. These areas are in the natural development category.

Implementation Measures:

Maintain natural, rural character by:

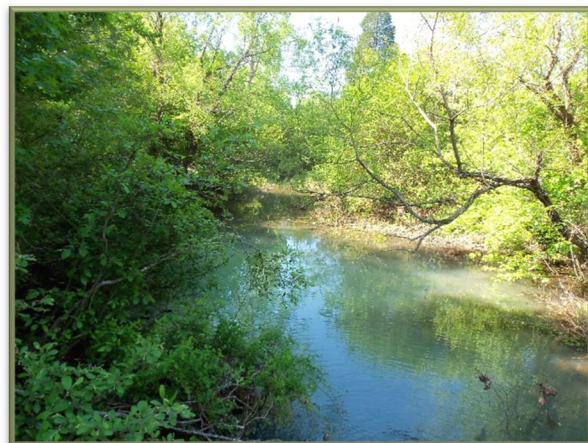
- Not allowing any new development
- Promoting use of conservation easements
- Widen roadways in these areas only when absolutely necessary.
- Carefully design the roadway alteration to minimize visual impact
- Promote these areas as passive-use tourism and recreation destinations, and as ownership allows, hunting and fishing access.

Land uses:

passive recreation, parks, conservation areas, easements, and set-asides to protect the natural character of the site and its role in enhancing water and air quality, and providing breeding and migration space for wildlife, and in some cases, public hunting and fishing access.



Paulding Forest Wildlife Management Area



Stream with natural riparian vegetation

Future Development Map Character Areas

Character Area: Greenspace/ recreational

Found in: Cedartown, Rockmart, Aragon

Description:

Description: natural areas developed for recreation, with amenities such as ball fields, picnic areas, playgrounds, camping areas, public outdoor pools, bike trailheads, skateboard parks, and outdoor amphitheatres. Could be located in rural, suburban, or urban areas.

On the future development maps, the Silver Comet trailheads are shown as green dots designated as Greenspace/recreation in the legend because their area is small on the map, but they are essential for trail access.



Seaborn Jones Park in Rockmart

Implementation Measures:

- Develop connectivity between recreation areas and other destinations such as schools, neighborhoods, and city centers using sidewalks and bike and foot trails.
- Gauge parking availability and traffic congestion during events
- Signage for pedestrian and bike safety
- Public investment: park maintenance, police patrols
- Maintain open space



Soccer fields, Goodyear Park, Cedartown

Land uses:

Passive and active recreation, flood management.

Future Development Map Character Areas

Character Area: Agricultural/Forest

Found in: Unincorporated Polk County

Description:

Lands in open or cultivated state or sparsely settled, woods, farms, pine plantations. These areas could be in the natural or rural development category

Implementation Measures:

- More detailed sub-area planning
- New or revised local development regulations: restrict commercial and residential development to protect farmland and open space. Require cluster or conservation subdivision design, architecture that maintains rural character
- Promote use of conservation easements
- Widen roadways only when necessary
- Carefully design the roadway alteration to minimize visual impact
- Promote these areas as passive-use tourism, recreation
- Establish development nodes
- Infrastructure improvements: use utility siting to control growth



Pastureland, Polk County



Mixed hardwood-pine forest, Polk County

Land uses:

agriculture, forestry, limited subdivisions, commercial, and industrial development



Future Development Map Character Areas

Character Area: Rural Residential

Found in: Unincorporated Polk County, Cedartown, Rockmart, Aragon

Description:

Rural, undeveloped land likely to face development pressures for lower density (one unit per two+ acres) residential development. Typically, will have low pedestrian orientation and access, very large lots, open space, pastoral views, high degree of building separation.

Implementation Measures:

- Preserve rural features and limit residential development
- New or revised local development regulations: Require preservation of open space, trees, limit commercial and residential development
- Public Investments: Public parks and greenspace/ trails to connect Residential and small stores
- Infrastructure Improvements: Improve water and sewer, extend where practicable
- Maintain rural atmosphere with new residential development by:
  - Permitting rural cluster or conservation subdivision design that incorporate significant amounts of open space.
  - Encourage compatible architecture styles that maintain regional rural character, without “franchise” or “corporate” architecture.
  - Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians.
  - Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings



Rural Residential



Rural Residential

Land uses:

Residential, Limited Commercial, Agricultural

Future Development Map Character Areas

Character Area: Crossroad Community

Found in: Unincorporated Polk County

Description:

Historic Communities, Unincorporated, at Intersection of Main Thoroughfares. They are in the rural development category.

Implementation Measures:

- Use Traditional Neighborhood Development principles, encourage commercial development in nodes
- Public Investments: Beautification projects, signage
- Similar development strategies and policies as for Rural Residential

Land uses:

Agricultural, Agribusiness, Rural Residential, Commercial



Fish Creek Community

Future Development Map Character Areas

*Character Area: Suburban Residential*

*Found in: Unincorporated Polk County, Cedartown, Rockmart, Aragon*

*Description:*

Area where typical types of suburban residential subdivision development have occurred. Are within proximity to a public water network. Low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential. Post- WWII. These areas are in the suburban development category.

*Implementation Measures:*

- Use traditional Neighborhood Development principles
- New or revised local development regulations: Streetscape requirements
- Incentives: For infill, rehabilitation
- Public Investments: Beautification projects
- Infrastructure Improvements: Public technology, transit
- Retrofit to meet traditional neighborhood development principles.
- Creating walkable neighborhood focal points by locating schools, community centers, commercial activity centers at suitable locations
- Use traffic calming improvements, sidewalks, interconnections
- Accessory housing units, or new well-designed, small-scale infill multifamily residences to increase density and income diversity



*Suburban Residential*



*Suburban Residential*

*Land uses:*

Residential, Light Commercial

Future Development Map Character Areas

**Character Area: Mixed Residential**

**Found in: Cedartown, Rockmart, Aragon**

**Description:**

Area includes single family and multifamily housing, mostly post World War II, some areas with sidewalks and some without, may have low to moderate degree of building separation, and may include some light commercial development. These areas are in the urban development category.

**Implementation Measures**

- Retrofit to meet traditional neighborhood development principles, apply streetscape requirements, regulate number of people per unit, apply uniform building code
- Incentives: for infill, rehabilitation, open space
- Public Investments, Beautification projects, pocket parks
- Infrastructure Improvements: Public technology, transit, connect to parks and trails
- Create walkable neighborhood focal points by locating schools, community centers, commercial activity centers at suitable locations
- Use traffic calming improvements, sidewalks, interconnections

**Land uses:**

Residential, Light Commercial



Mixed Residential Aragon



Mixed Residential Cedartown

Future Development Map Character Areas

Character Area: Traditional Neighborhood

Found in: Cedartown, Rockmart

Description:

Residential area in older part of the community typically developed before World War II. Characteristics include high pedestrian orientation, sidewalks, treat trees, on-street parking, small, regular lots, limited open space, building close to or at the front property line, predominance of alleys; low degree of building separation; neighborhood-scale businesses scattered throughout the area. These areas are in the urban development category.

Implementation Measures:

- Preserve traditional and historic features while adapting for current use
- New or revised local development regulations: preservation, rehabilitation, infill guidelines and emphasis
- Incentives: tax incentives or variances
- Public Investments: sidewalks, beautification projects, pocket parks
- Infrastructure Improvements: improve existing water and sewer, provide high speed internet, transit
- Reinforce stability by encouraging homeownership and maintenance or upgrade of existing properties.
- Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.
- Include well-designed new neighborhood activity center at appropriate locations, which would provide a focal point
- Strong pedestrian and bicycle connections for residents

Land uses:

residential, light commercial



Traditional Neighborhood Rockmart



Traditional Neighborhood Cedartown

Future Development Map Character Areas

**Character Area:** Mill Village

**Found in:** Rockmart, Aragon

**Description:**

Group of houses constructed around a factory or ‘mill’ in the early 1900’s for factory workers. The houses were built by the mill company, so their design, construction materials, and age was remarkably similar or even identical in the original state. Remodeling over many years may hide original features. The mill is no longer open, and the houses have passed into individual ownership. Development includes sidewalks, uniform lot sizes, and small lots. In addition to the homes, the area may include other features, and landmarks of historic interest. Civic and cultural uses of the area may have historic roots stretching back to the days when the mill was running. These areas are in the urban development category.



Mill Village Aragon

**Implementation Measures:**

- Heritage-based planning, including protecting historic properties from demolition. Encourage rehabilitation with appropriate incentives, including National Register of Historic places designation, tied to eligibility for tax incentive programs.
- New or revised local development regulations: streetscape requirements
- Incentives: variances granted for infill, preservation/ free Wi-Fi access
- Public Investments: beautification projects, create/ Empower Historic Preservation Commission
- Infrastructure Improvements: public technology, transit
- Historic properties should be maintained or rehabilitated/ restored (see Secretary of the Interior’s Standards for Rehabilitation).
- New development should fit historic scale and architectural design
- Pedestrian access and open space should be provided
- Linkages to regional greenspace/ trail system



Mill Village Rockmart

**Land uses:**

Residential

Future Development Map Character Areas

*Character Area: Downtown Historic District*

*Found in: Cedartown, Rockmart*

*Description:*

Commercial area in city center with mainly attached buildings on a grid with no setbacks except for sidewalks. Many of the buildings date from the late 1800's to the early 1900's. Businesses include general retail, service commercial, and professional office. Both the downtowns of Cedartown and Rockmart are on the National Register of Historic Places. This is a district with unique characteristics and compact, walkable design.

*Implementation Measures:*

- Heritage-based planning, including protecting historic properties from demolition. Encourage rehabilitation with appropriate incentives. Buildings on the National Registry of Historic Places are tied to eligibility for tax incentive programs.
- New or revised local development regulations: streetscape requirements
- Incentives: variances granted for infill, preservation/ free Wi-Fi access
- Public Investments: beautification projects, create/ Empower Historic Preservation Commission
- Infrastructure Improvements: public technology, transit
- Historic properties should be maintained or rehabilitated/ restored (see Secretary of the Interior's Standards for Rehabilitation).
- New development should fit historic scale and architectural design
- Pedestrian access and open space should be provided

Linkages to regional greenspace/ trail system

*Land uses:*

Commercial, Residential



Downtown Historic District Cedartown



Downtown Historic District Rockmart

Future Development Map Character Areas

**Character Area:** Commercial and Office

**Found in:** Unincorporated Polk County, Cedartown, Rockmart, Aragon

**Description:**

Includes strip malls, big-box retail, auto-related businesses, restaurants, convenience stores, and offices. Characterized by high degree of access by vehicular traffic, on-site parking, low degree of open space, and moderate floor-area ratio. These areas could be in the suburban or urban development category.

**Implementation Measures:**

- Restrict area to be developed commercially
- New or revised local development regulations: building design requirements – landscaping etc.
- Uniform building code county-wide
- Incentives: Developer variances for preserving trees, using pervious asphalt
- Public Investments: law enforcement to patrol areas of open space, trails that connect commercial with residential
  
- Infrastructure Improvements: maintain stormwater drains
- Retro-fit unattractive or vacant buildings by:
  - a. Creating a shopping “square” around a smaller internal parking lot.
  - b. Upgrading appearance of existing older commercial buildings
  - c. Reconfiguring parking lot and circulation routes for automobiles.
  - d. Providing pedestrian and bicycling amenities
  - e. Adding landscaping, trees in parking lots for shade, runoff control.
  - f. Pervious paving, buffers, mixed use

**Land uses:**

Commercial, Office



Commercial and Office Cedartown



Commercial and Office Aragon



Future Development Map Character Areas

**Character Area:** Industrial

**Found in:** Unincorporated Polk County, Cedartown, Rockmart, Aragon

**Description:**

Land used in higher intensity manufacturing, assembly, processing activities. May include manufacturing activities whose noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics are not contained on-site. These areas could be in the rural, suburban, or urban development category.

**Implementation Measures:**

- Use industrial and small industry parks; have mix of small and large industry
- New or revised local development regulations: Require percentage of open space on site
- Uniform building code county-wide
- Incentives: Tax breaks for incubators and small business for reuse and site cleanup
- Public Investments: Install high-speed internet, provide alternative access roads
- Infrastructure Improvements: Maintain and upgrade roads, install traffic lights, improve sewer/water
- Encourage greater mix of uses (such as retail and services to serve industry employees) to reduce automobile reliance/use on site.

**Land uses:**

Industrial



Industrial Rockmart



Industrial Cedartown

Future Development Map Character Areas

**Character Area:** Medical Center District

**Found in:** Unincorporated Polk County, Cedartown

**Description:**

Area where the hospital and related facilities are located, including doctors' offices, rehabilitation facilities, nursing homes, assisted living facilities, and pharmacies. Restaurants for the convenience of employees and clients are also included. This is a district with unique characteristics and potential for walkability.



Polk Medical Center, Cedartown

**Implementation Measures:**

- New or revised local development regulations: building design requirements – landscaping, open space between buildings to buffer negative visual and noise impacts from hospital.
- Uniform building code county-wide
- Incentives: developer variances for preserving trees, using pervious asphalt
- Infrastructure Improvements: Maintain stormwater drains
- Encourage extensive pedestrian circulation system that makes walking convenient
- Landscaped islands in parking lots
- Moderate vehicular connectivity with curvilinear and linear streets and generous to moderate distance between intersections.

**Land uses:**

hospital and related facilities and businesses, senior housing, special needs housing, guest lodging for families of hospital patients



Future Development Map Character Areas-Linear Elements

Character Area: Silver Comet Trail

Found in: Unincorporated Polk County, Cedartown, Rockmart

Description:

Paved bicycle and pedestrian path crossing the county from east to west with public access at several trailheads across the county and in Rockmart and Cedartown. This trail is found in rural, suburban, and urban development categories.

Implementation Measures:

- Study ways to linking Silver Comet Trail into community bike/pedestrian networks;
- Pursue plans to extend paved bike route off Silver Comet Trail to Cave Springs
- Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods, and commercial areas.

Land uses:

Recreation



Walking on Silver Comet Trail



Silver Comet Trail, Rockmart

Future Development Map Character Areas

Character Area: Scenic Corridor

Found in: Unincorporated Polk County, Rockmart, Aragon

Description:

Developed or undeveloped land paralleling the route of the major thoroughfares of the county that has significant natural, historic, or cultural features, and scenic or pastoral views. This corridor is found in the rural development category.

Implementation Measures:

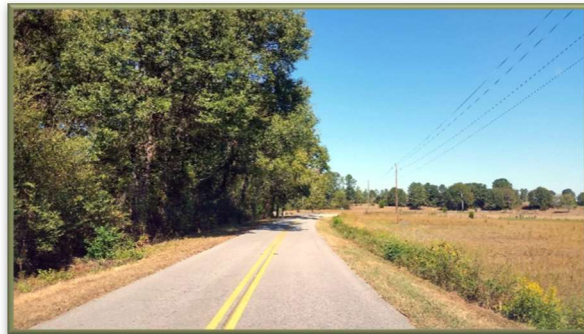
- Consider conducting historical assessments
- New or revised local development regulations: tree conservation
- Public Investments: beautification projects
- Infrastructure Improvements: planning pedestrian and bike trails beyond traffic barriers Establish guidelines on development to protect the characteristics deemed to have scenic value.
- Guidelines for new development that enhances the scenic value of the corridor and addresses landscaping, architectural design.
- Manage access to keep traffic flowing; using directory signage to clustered developments.
- Provide pedestrian linkages to residential or commercial districts.
- Limited widening of roadway

Land uses:

Agricultural and Rural Residential, greenspace preservation, infill development within close proximity to cities, tourist businesses



Cave Spring Road



Fish Cr Road at Collard Valley Road



Future Development Map Character Areas

Character Area: Major Highway Corridor

Found in: Unincorporated Polk County, Cedartown, Rockmart, Aragon

Description:

Developed or undeveloped land on both sides of designated high-volume arterial roads and highways. This corridor is found in the rural, suburban, and urban development categories.

Implementation Measures:

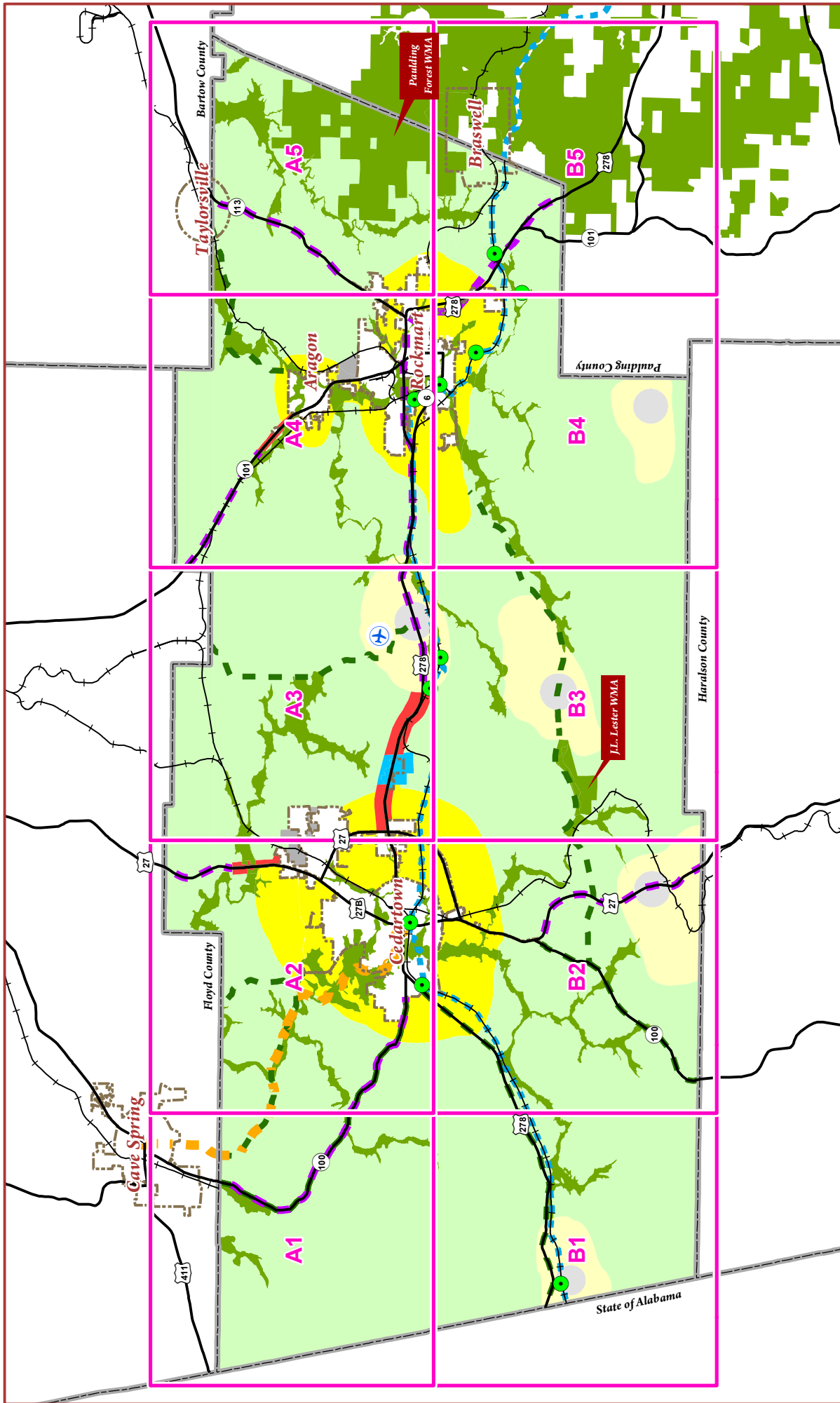
- Use traffic studies to help in transportation planning
- New or revised local development regulations: restrict billboards, restrict exits off main roads & use existing access roads.
- Public Investments: beautification projects,
- Infrastructure Improvements: plan pedestrian and bike trails beyond traffic barriers
- Maintain a natural vegetation buffer (at least 50 feet in width).
- All new development should be set-back behind this buffer, with alternate access roads, shared driveways or inter-parcel roads
- Encourage landscaped, raised medians.
- Provide pedestrian facilities behind drainage ditches or curb.
- Provide paved shoulders for bike lanes or emergency lanes.
- Coordinate land uses, bike/pedestrian facilities w/ transit stops.
- Manage access to keep traffic flowing; using directory signs.
- Unacceptable uses: new billboards.



Highway 278 Rockmart

Land uses:

Industrial, Commercial, Subdivisions



## Future Development Map - Polk County, GA

- |  |                     |  |                         |  |                      |  |                        |  |                                  |
|--|---------------------|--|-------------------------|--|----------------------|--|------------------------|--|----------------------------------|
|  | Character Areas     |  | Crossroad Community     |  | Medical Center       |  | Greenspace/Recreation  |  | Scenic Corridor                  |
|  | Agricultural/Forest |  | Greenspace/Conservation |  | Rural Residential    |  | Silver Comet Trail     |  | Cave Spring Bike Trail Extension |
|  | Commercial & Office |  | Industrial              |  | Suburban Residential |  | Major Highway Corridor |  | City Limits                      |



1 in = 3 miles

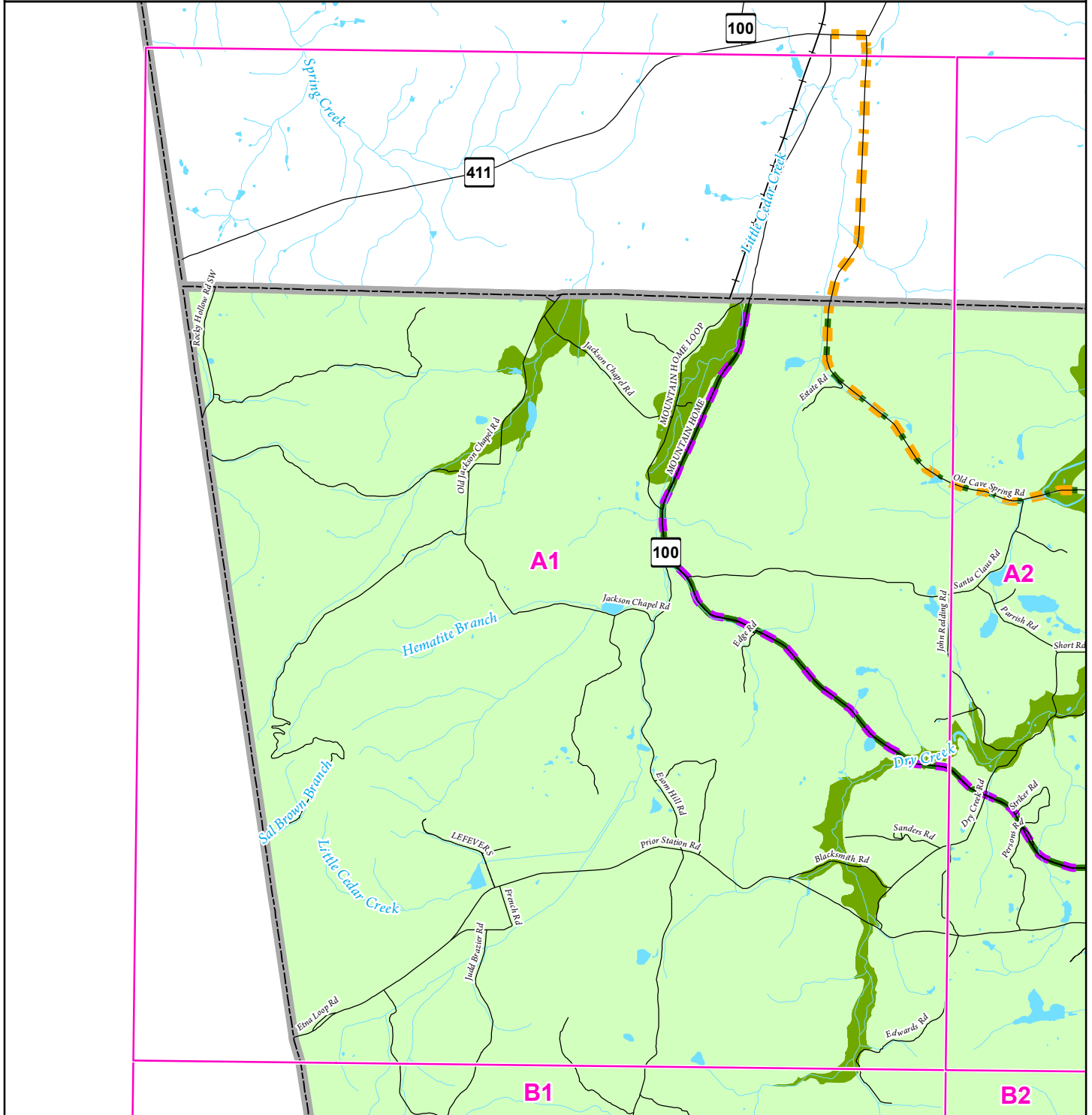


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# Polk County, Georgia - Future Development Map

1 inch = 1 miles



## Character Areas

Agriculture/Forest

Greenspace/Conservation

Cave Spring Bike Trail Extension

Major Highway Corridor

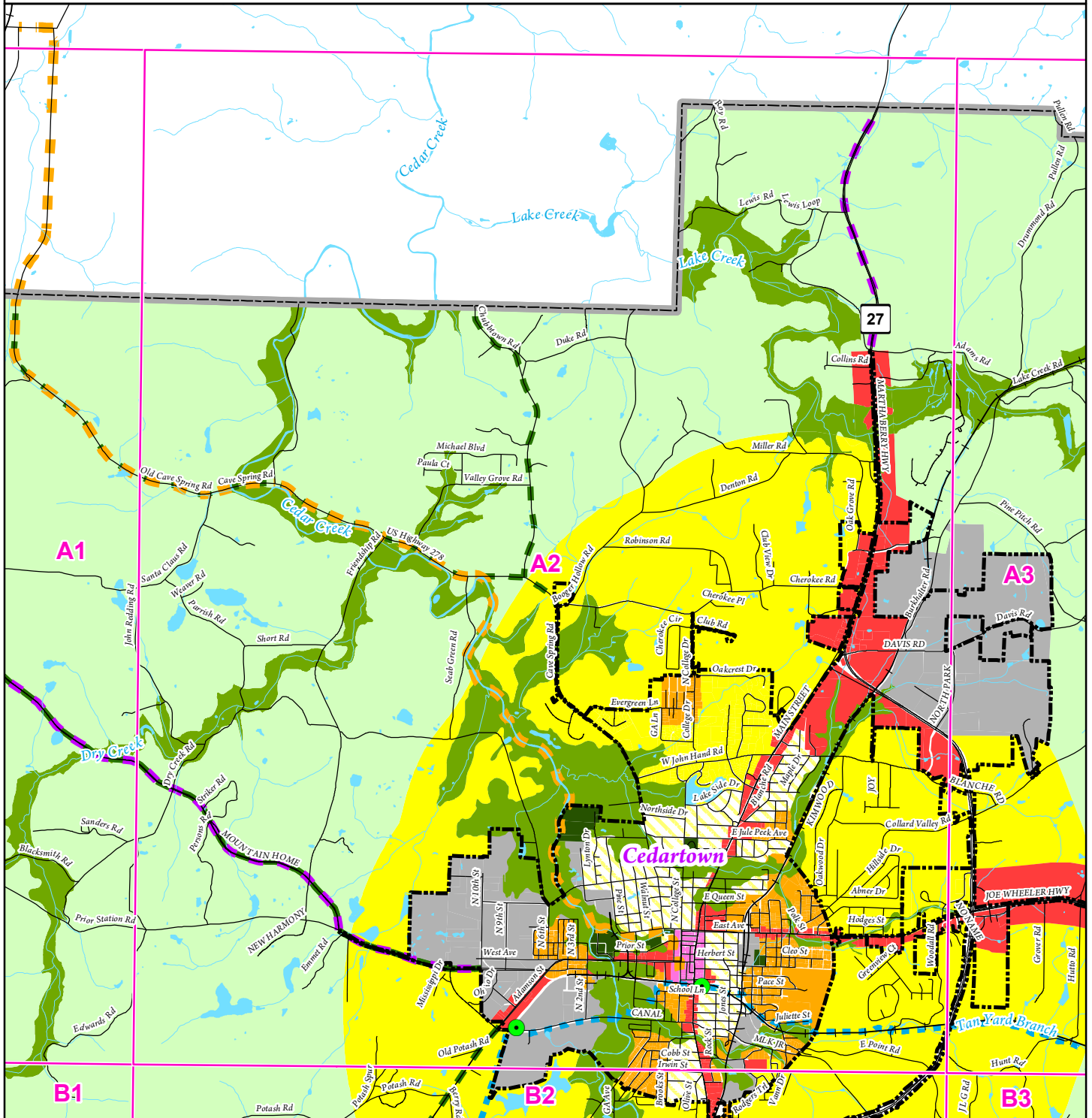
Scenic Corridor


















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# Polk County, Georgia - Future Development Map

1 inch = 1 miles



## Character Areas

- |   |  |  |
|---|--|--|
|  Agriculture/Forest         |  Mixed Residential        |  Cave Spring Bike Trail Extension |
|  Commercial & Office        |  Suburban Residential     |  Silver Comet Trail               |
|  Downtown Historic District |  Traditional Neighborhood |  Major Highway Corridor           |
|  Greenspace/Conservation    |  Scenic Corridor          |  Greenspace/Recreation            |
|  Greenspace/Recreational    |  City Limits              |  |
|  Industrial                 |  |  |

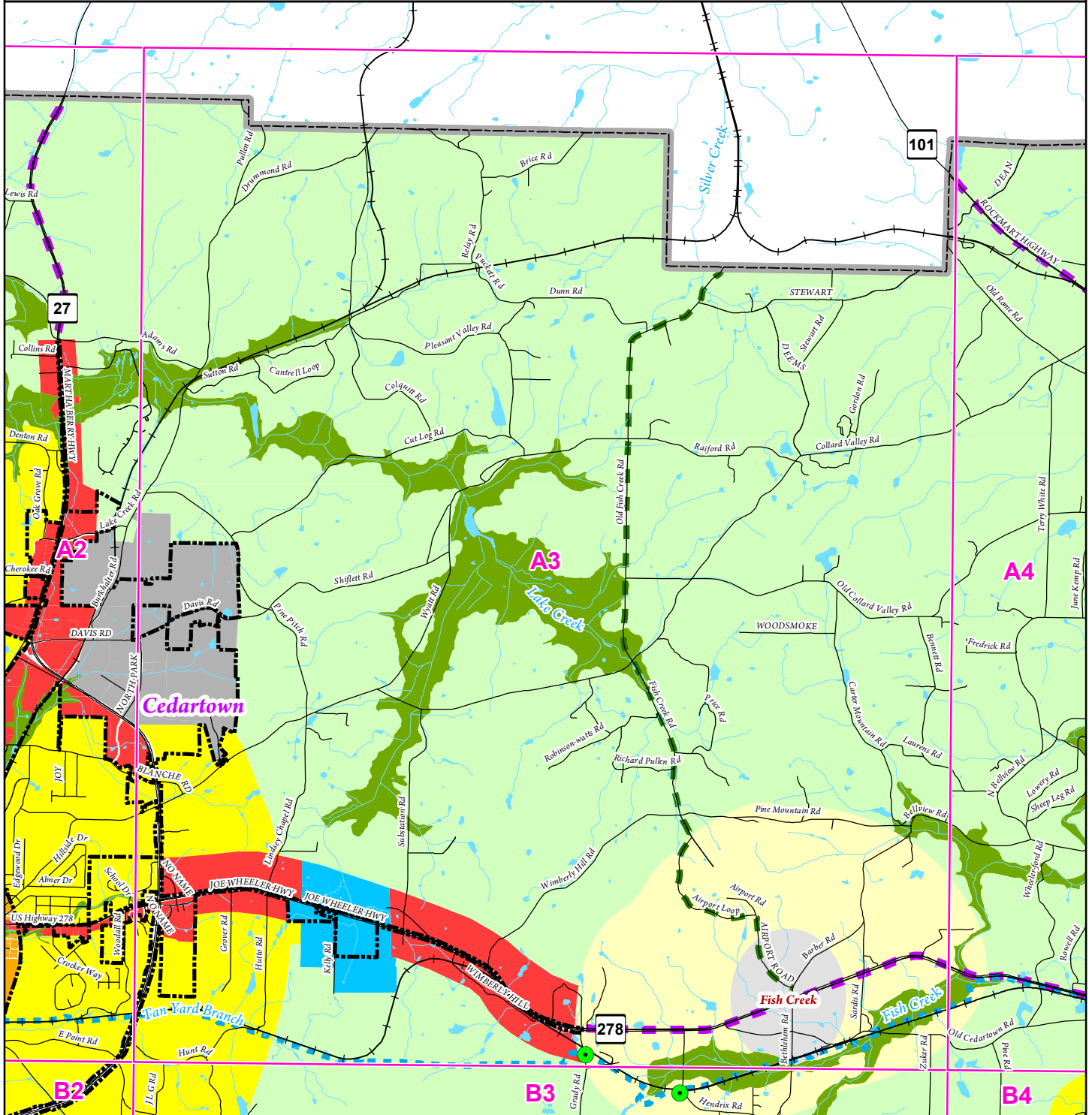


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# Polk County, Georgia - Future Development Map

1 inch = 1 miles



## Character Areas

- Agriculture/Forest
- Commercial & Office
- Crossroad Community
- Greenspace/Conservation
- Industrial
- Medical Center
- Mixed Residential
- Rural Residential
- Suburban Residential

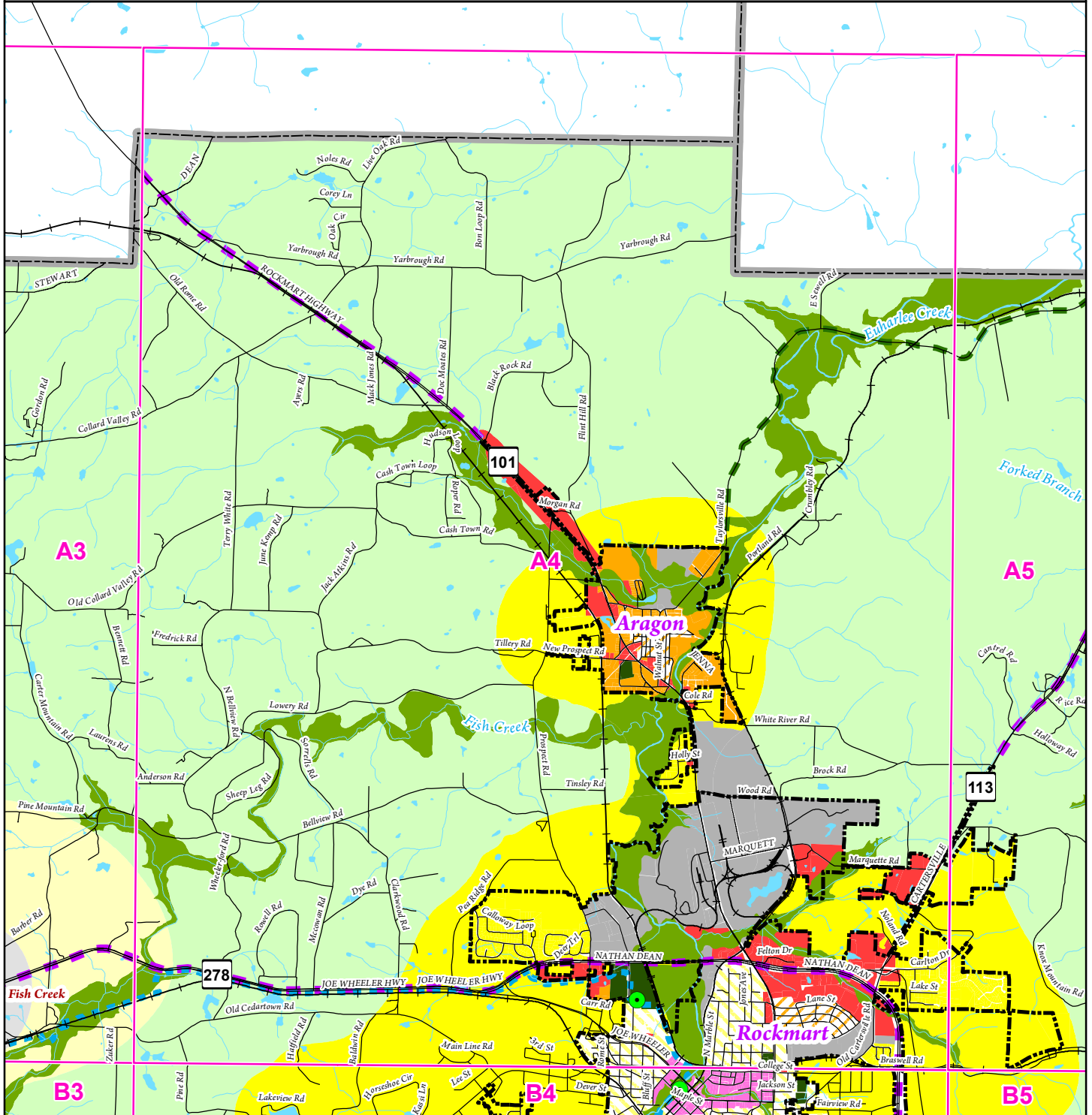
- Silver Comet Trail
- Major Highway Corridor
- Scenic Corridor
- Greenspace/Recreation
- City Limits



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# Polk County, Georgia - Future Development Map

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## Character Areas

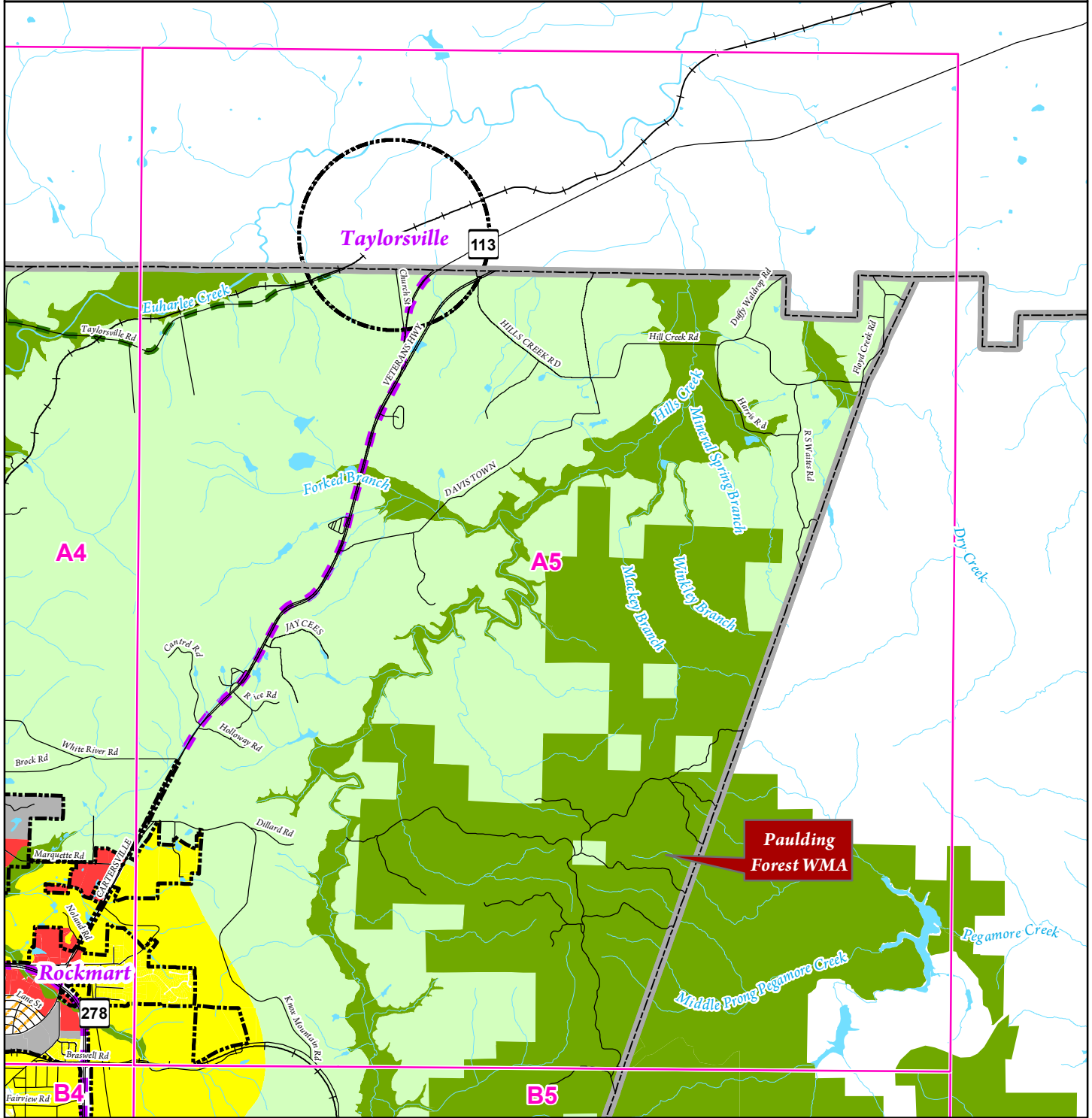
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|  | Agriculture/Forest         |  | Mill Village             |  | Silver Comet Trail     |
|  | Commercial & Office        |  | Mixed Residential        |  | Major Highway Corridor |
|  | Crossroad Community        |  | Rural Residential        |  | Scenic Corridor        |
|  | Downtown Historic District |  | Suburban Residential     |  | Greenspace/Recreation  |
|  | Greenspace/Conservation    |  | Traditional Neighborhood |  | City Limits            |
|  | Greenspace/Recreational    |  |                          |  |                        |
|  | Industrial                 |  |                          |  |                        |



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# Polk County, Georgia - Future Development Map

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## Character Areas

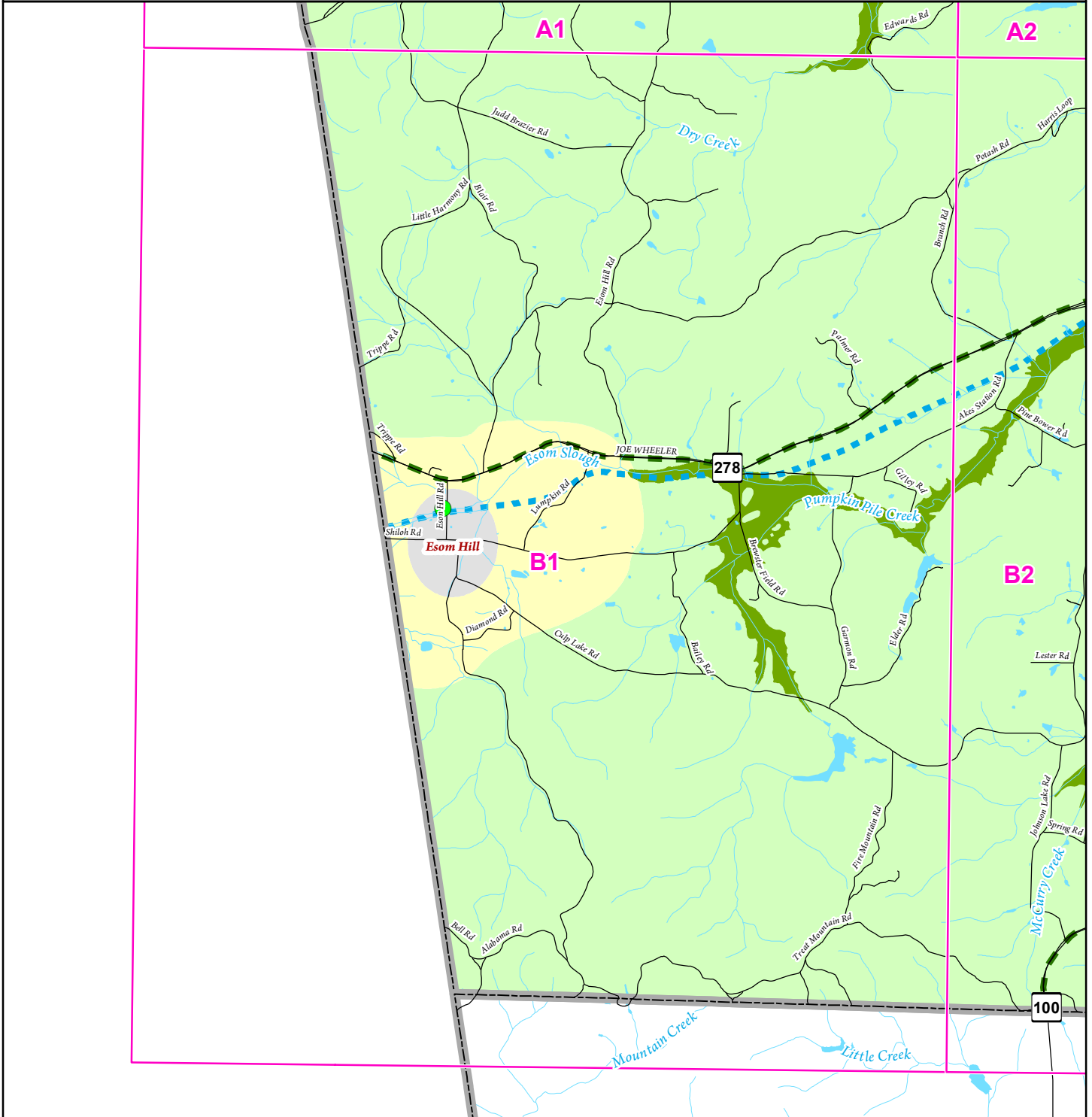
- Agriculture/Forest
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- Scenic Corridor
- Industrial
- City Limits



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# Polk County, Georgia - Future Development Map

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## Character Areas

Agriculture/Forest

Crossroad Community

Greenspace/Conservation

Rural Residential

Silver Comet Trail

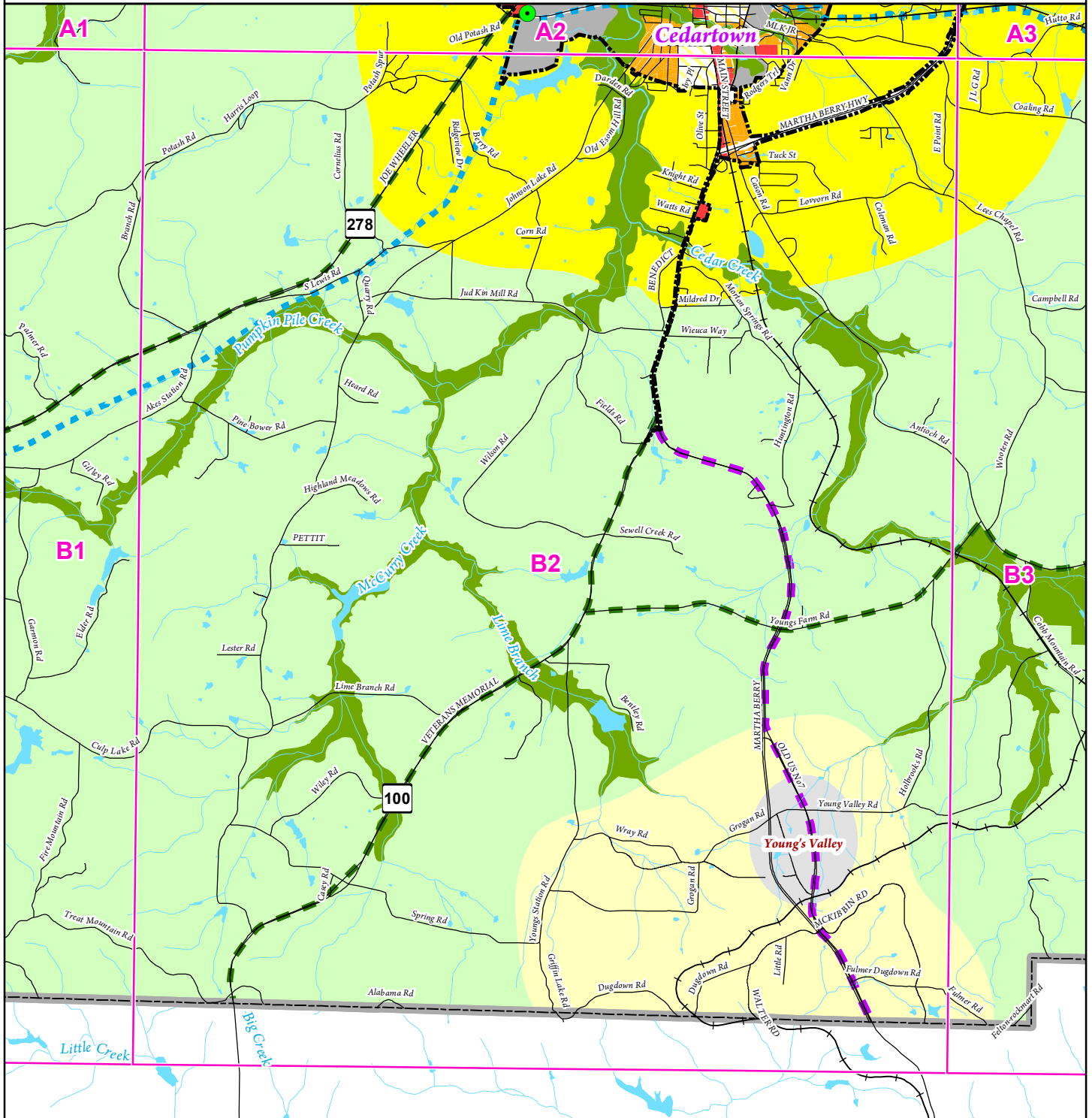
Scenic Corridor



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# Polk County, Georgia - Future Development Map

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## Character Areas

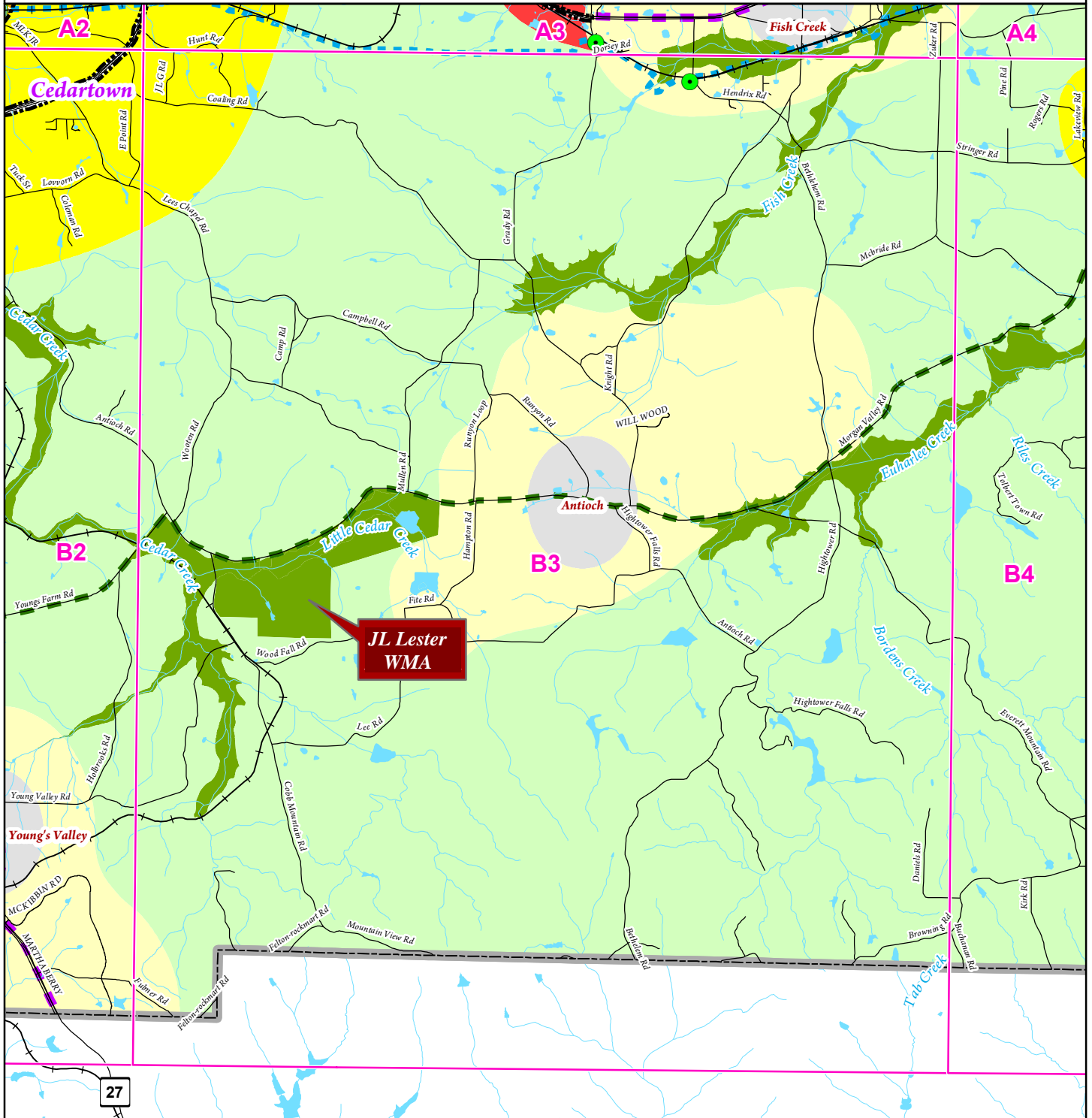
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|  | Commercial & Office     |  | Rural Residential        |  | Major Highway Corridor |
|  | Crossroad Community     |  | Suburban Residential     |  | Scenic Corridor        |
|  | Greenspace/Conservation |  | Traditional Neighborhood |  | Greenspace/Recreation  |
|  | Industrial              |  |                          |  | City Limits            |



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# Polk County, Georgia - Future Development Map

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## Character Areas

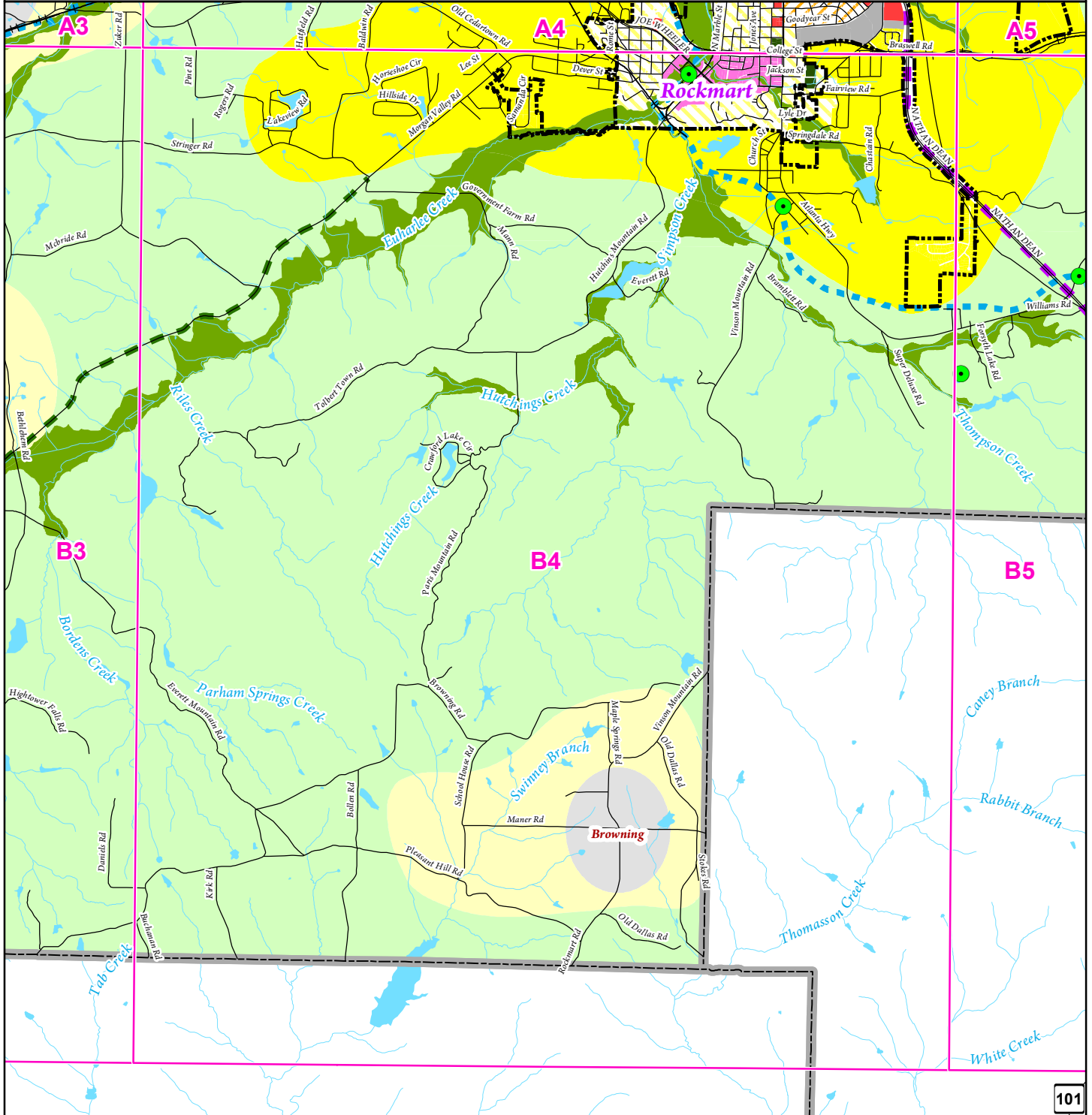
- Agriculture/Forest
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- Crossroad Community
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# Polk County, Georgia - Future Development Map

1 inch = 1 miles



## Character Areas

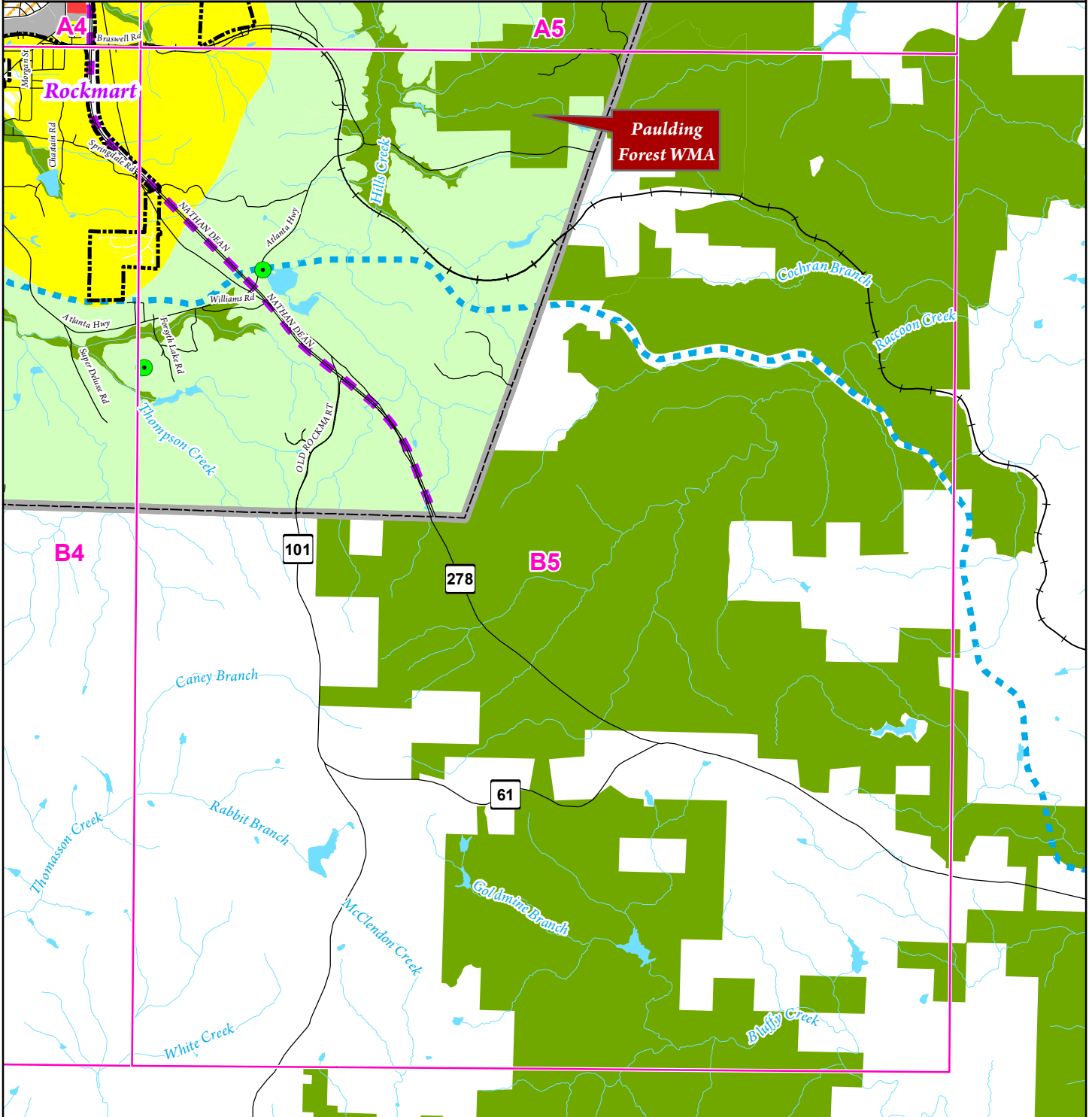
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|  | Agriculture/Forest         |  | Mill Village             |  | Silver Comet Trail     |
|  | Commercial & Office        |  | Rural Residential        |  | Major Highway Corridor |
|  | Crossroad Community        |  | Suburban Residential     |  | Scenic Corridor        |
|  | Downtown Historic District |  | Traditional Neighborhood |  | Greenspace/Recreation  |
|  | Greenspace/Conservation    |  |                          |  | City Limits            |
|  | Greenspace/Recreational    |  |                          |  |                        |
|  | Industrial                 |  |                          |  |                        |



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# Polk County, Georgia - Future Development Map

1 inch = 1 miles



## Character Areas

- Agriculture/Forest
- Commercial & Office
- Mill Village
- Greenspace/Conservation
- Suburban Residential
- Traditional Neighborhood
- Industrial
- Silver Comet Trail
- Major Highway Corridor
- Greenspace/Recreation
- City Limits

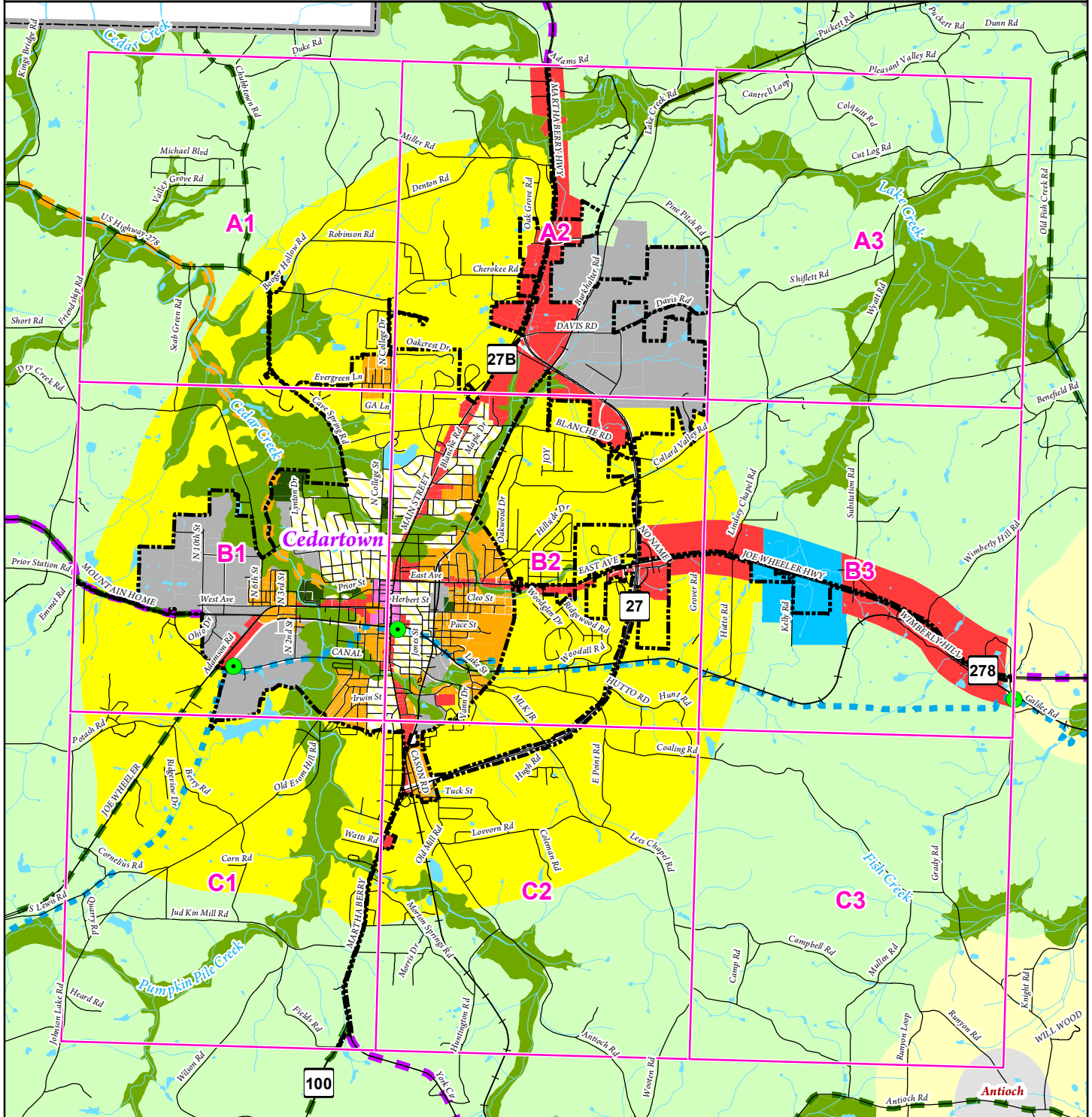


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# Cedartown, Georgia - Future Development Map

1 inch = 1 miles



## Character Areas

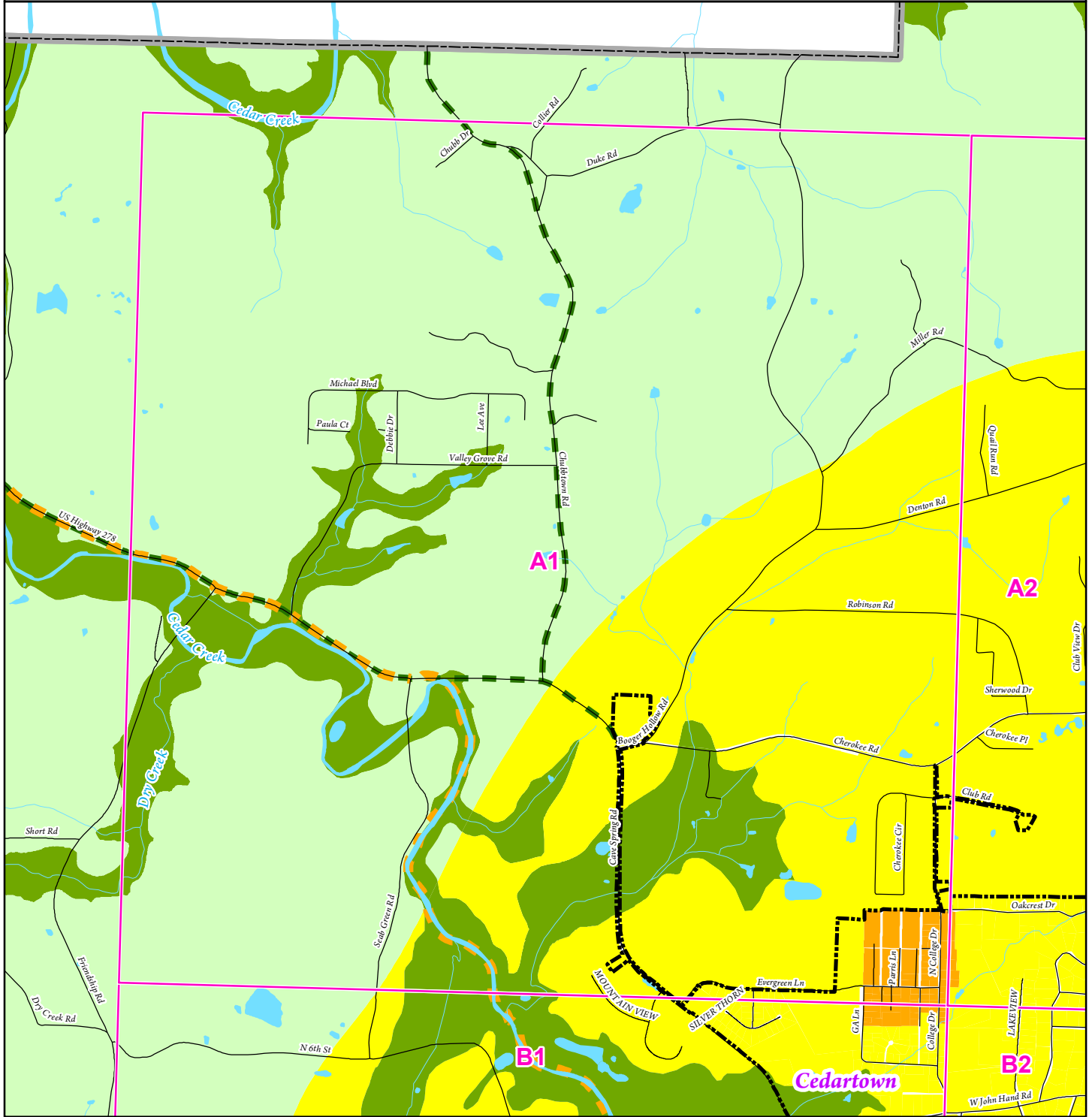
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|  | Agriculture/Forest         |  | Industrial               |  | Major Highway Corridor |
|  | Commercial & Office        |  | Medical Center           |  | Scenic Corridor        |
|  | Crossroad Community        |  | Mixed Residential        |  | Cave Spring Bike       |
|  | Downtown Historic District |  | Rural Residential        |  | Trail Extension        |
|  | Greenspace/Conservation    |  | Suburban Residential     |  | Silver Comet Trail     |
|  | Greenspace/Recreational    |  | Traditional Neighborhood |  | Greenspace/Recreation  |
|  |                            |  |                          |  | City Limits            |



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# Cedartown, Georgia - Future Development Map

1 inch = 0.4 miles



## Character Areas

Agriculture/Forest

Mixed Residential

Scenic Corridor

Greenspace/Conservation

Suburban Residential

Cave Spring Bike

Trail Extension

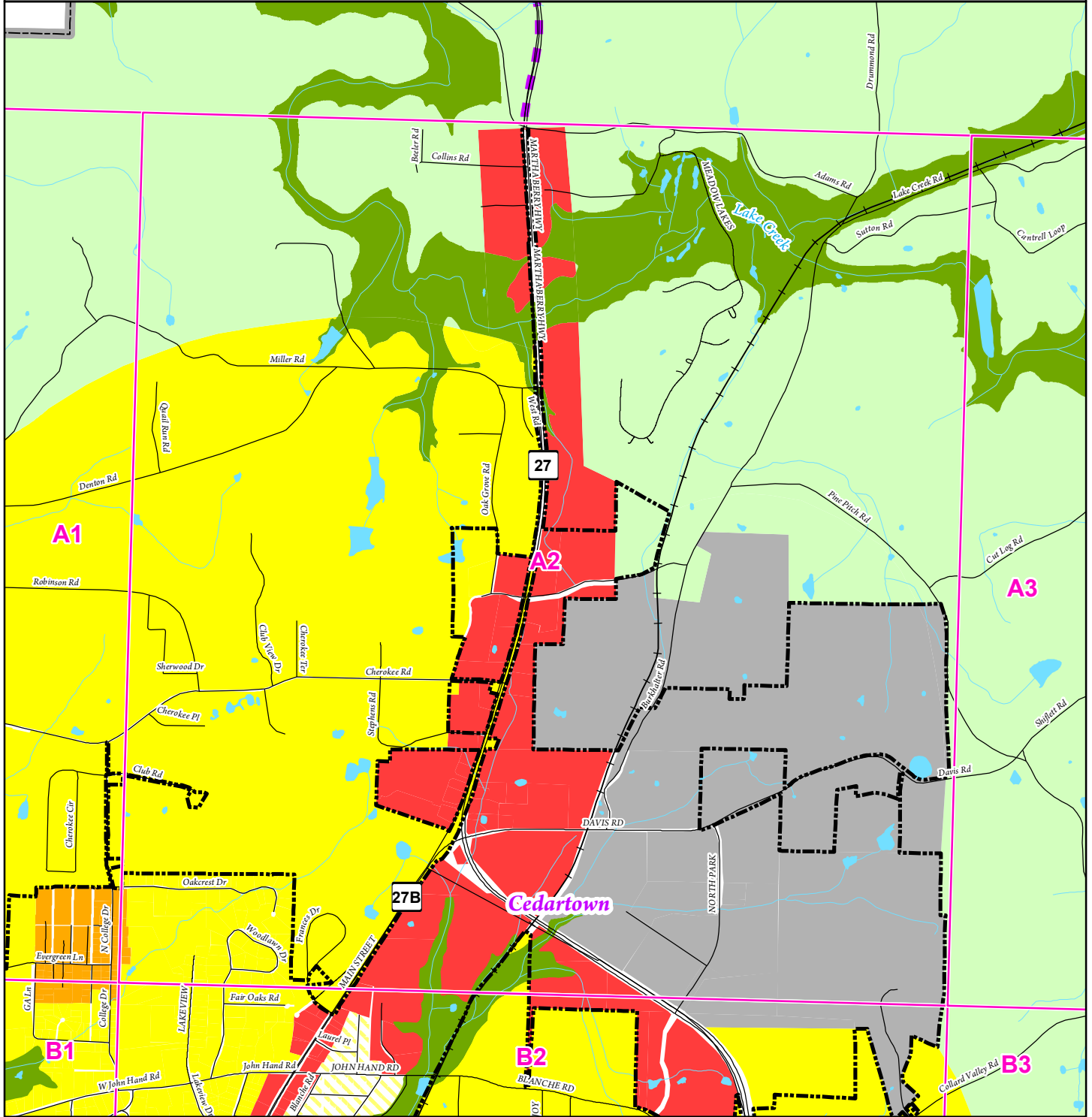
City Limits



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# Cedartown, Georgia - Future Development Map

1 inch = 0.4 miles



## Character Areas

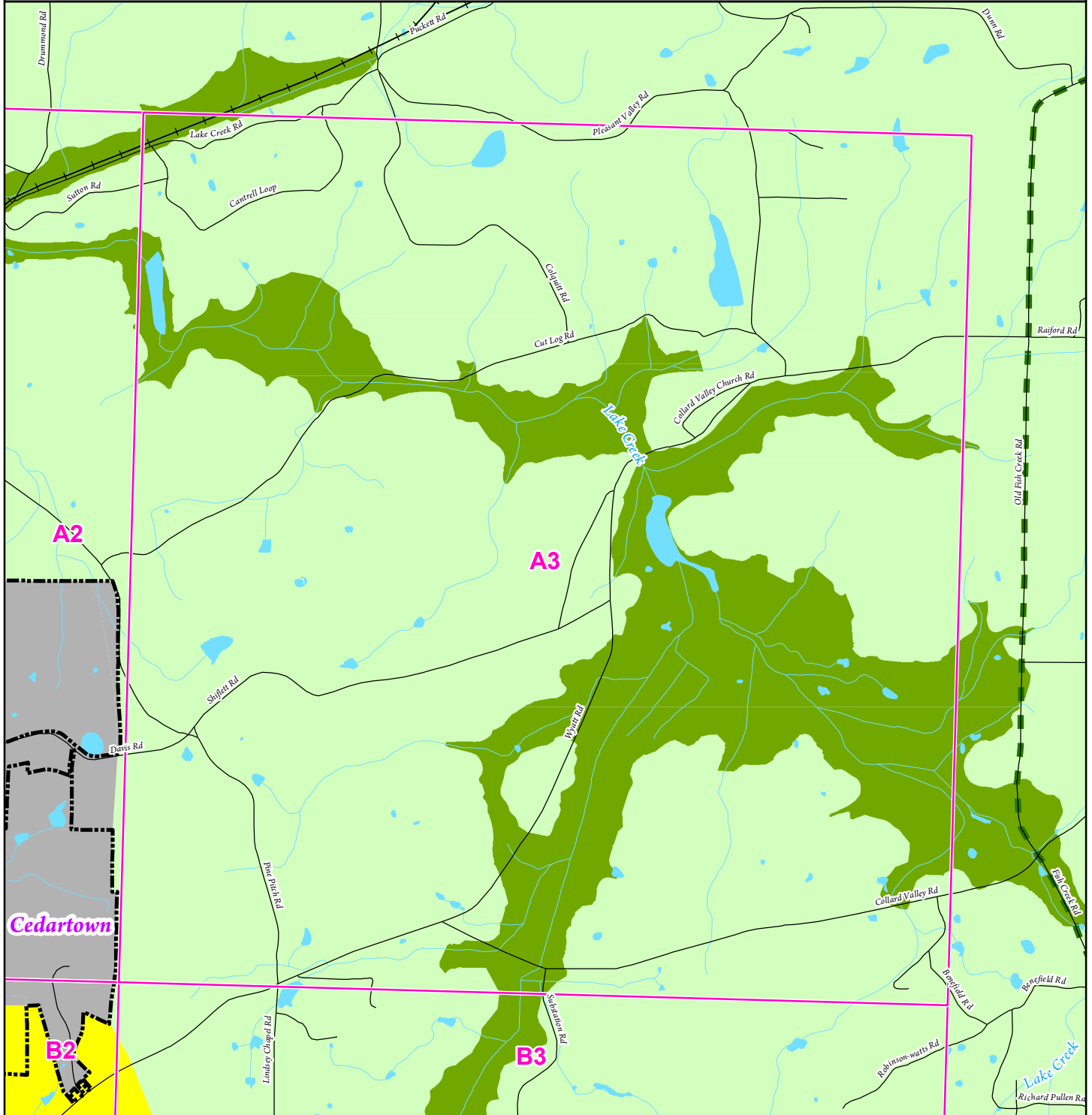
- Agriculture/Forest
- Commercial & Office
- Greenspace/Conservation
- Industrial
- Mixed Residential
- Major Highway Corridor
- Suburban Residential
- Traditional Neighborhood
- City Limits



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# Cedartown, Georgia - Future Development Map

1 inch = 0.4 miles



## Character Areas

Agriculture/Forest

Industrial

Scenic Corridor  
Cave Spring Bike

Greenspace/Conservation

Suburban Residential

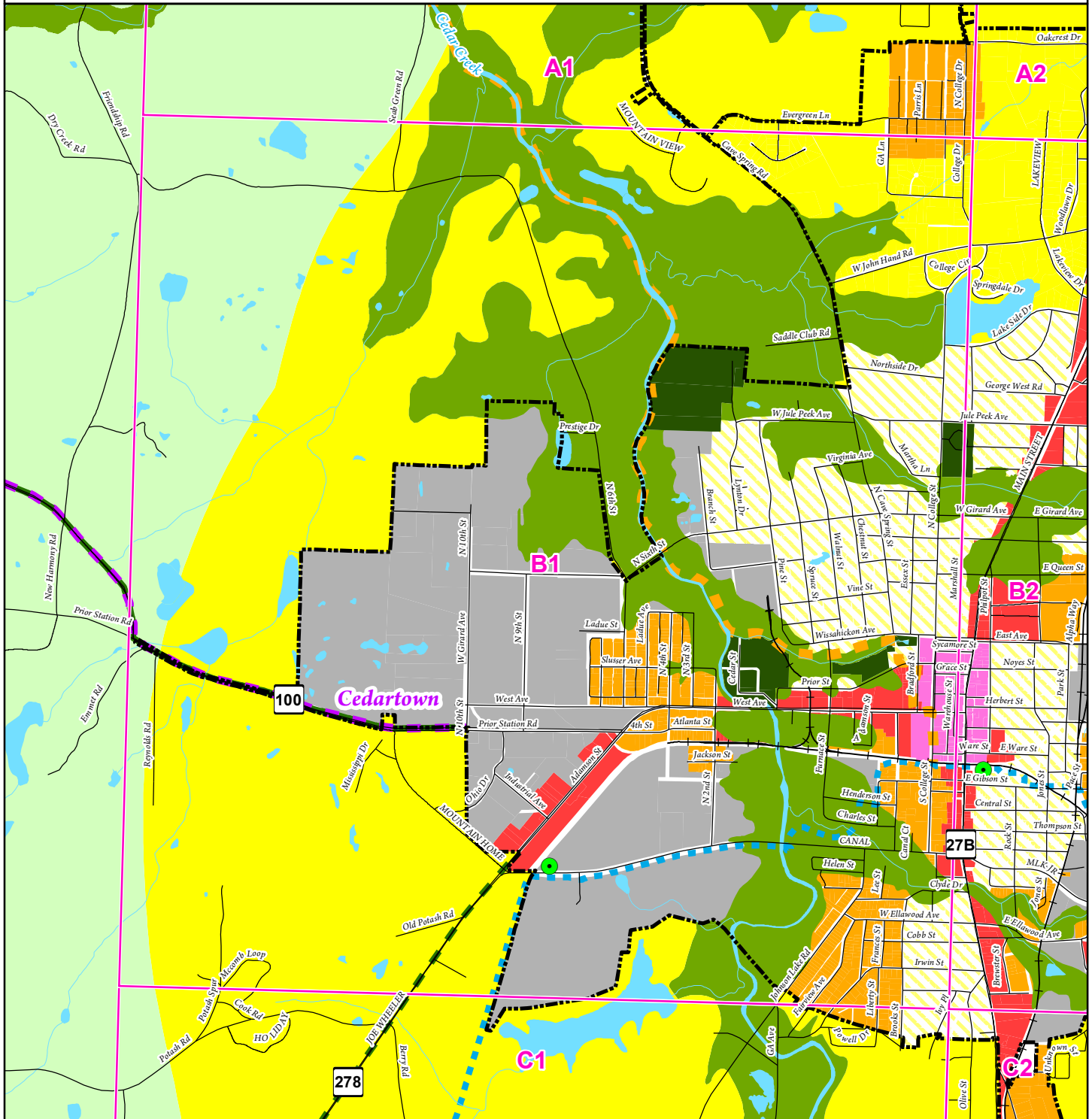
City Limits



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# Cedartown, Georgia - Future Development Map

1 inch = 0.4 miles



## Character Areas

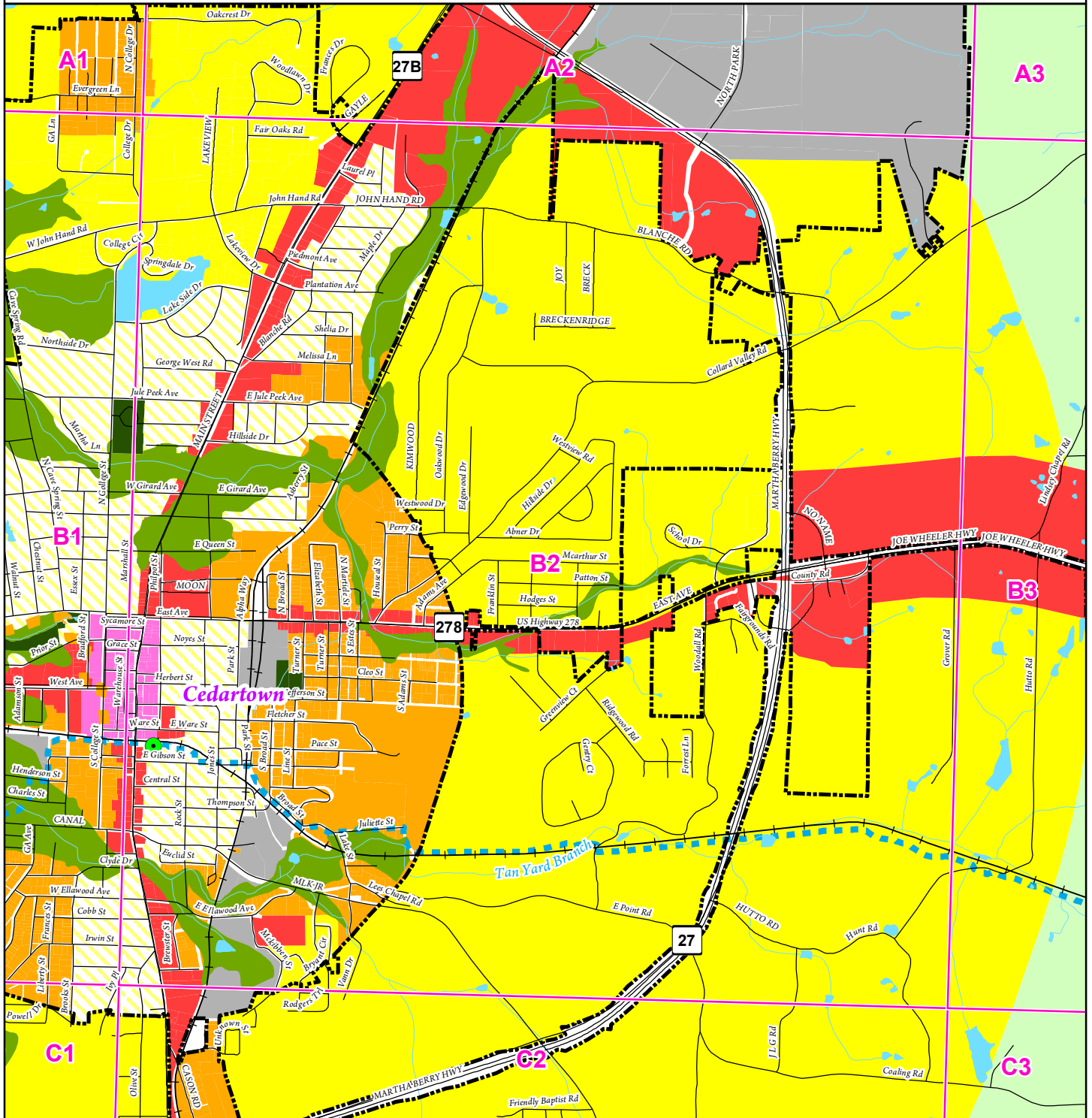
- |                            |                          |                                  |
|----------------------------|--------------------------|----------------------------------|
| Agriculture/Forest         | Industrial               | Scenic Corridor                  |
| Commercial & Office        | Mixed Residential        | Cave Spring Bike Trail Extension |
| Downtown Historic District | Suburban Residential     | Silver Comet Trail               |
| Greenspace/Conservation    | Traditional Neighborhood | Greenspace/Recreation            |
| Greenspace/Recreational    |                          | City Limits                      |



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# Cedartown, Georgia - Future Development Map

1 inch = 0.4 miles



## Character Areas

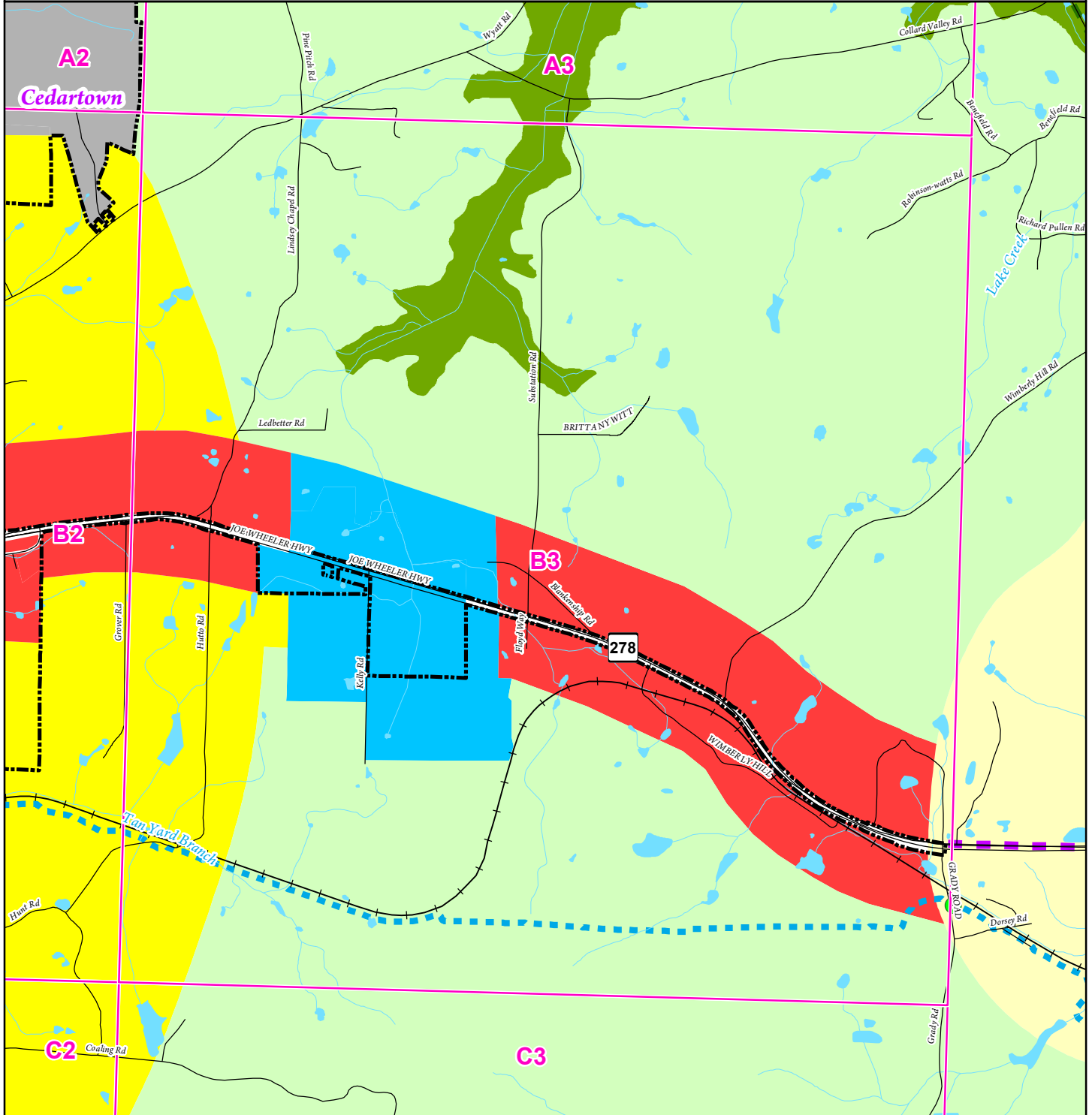
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|----------------------------|----------------------------------|
| Agriculture/Forest         | Industrial                       |
| Commercial & Office        | Mixed Residential                |
| Downtown Historic District | Suburban Residential             |
| Greenspace/Conservation    | Traditional Neighborhood         |
| Greenspace/Recreational    | Cave Spring Bike Trail Extension |
|                            | Silver Comet Trail               |
|                            | Greenspace/Recreation            |
|                            | City Limits                      |



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# Cedartown, Georgia - Future Development Map

1 inch = 0.4 miles



## Character Areas

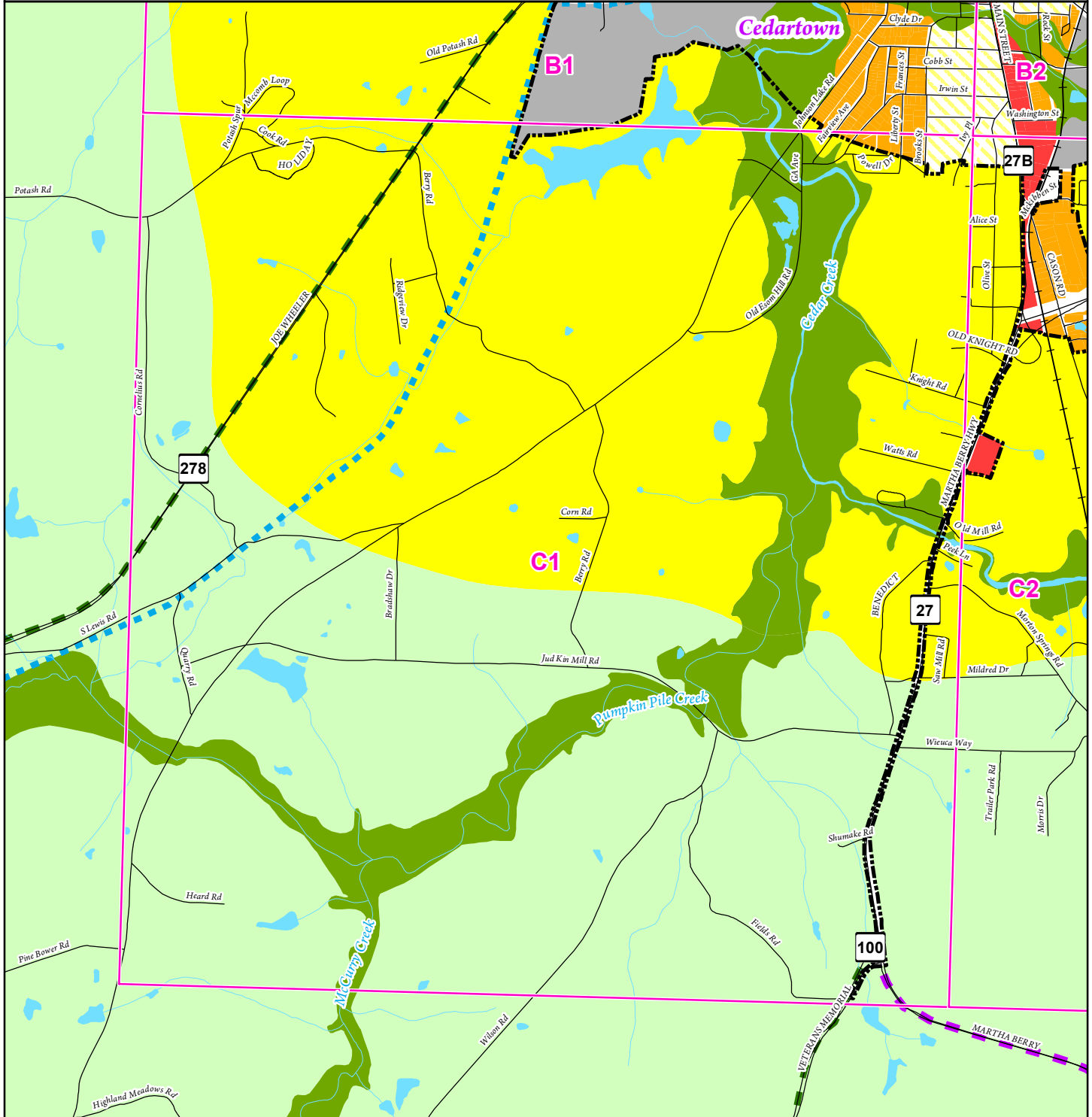
- Agriculture/Forest
- Commercial & Office
- Greenspace/Conservation
- Industrial
- Medical Center
- Rural Residential
- Suburban Residential
- Major Highway Corridor
- Silver Comet Trail
- City Limits














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# Cedartown, Georgia - Future Development Map

1 inch = 0.4 miles



## Character Areas

- |  |  |  |
|--|--|--|
|  Agriculture/Forest        |  Industrial           |  Major Highway Corridor |
|  Commercial & Office       |  Mixed Residential    |  Scenic Corridor        |
|  Greenspace/Conservation   |  Suburban Residential |  Silver Comet Trail     |
|  Traditional Neighborhood |  City Limits          |  |

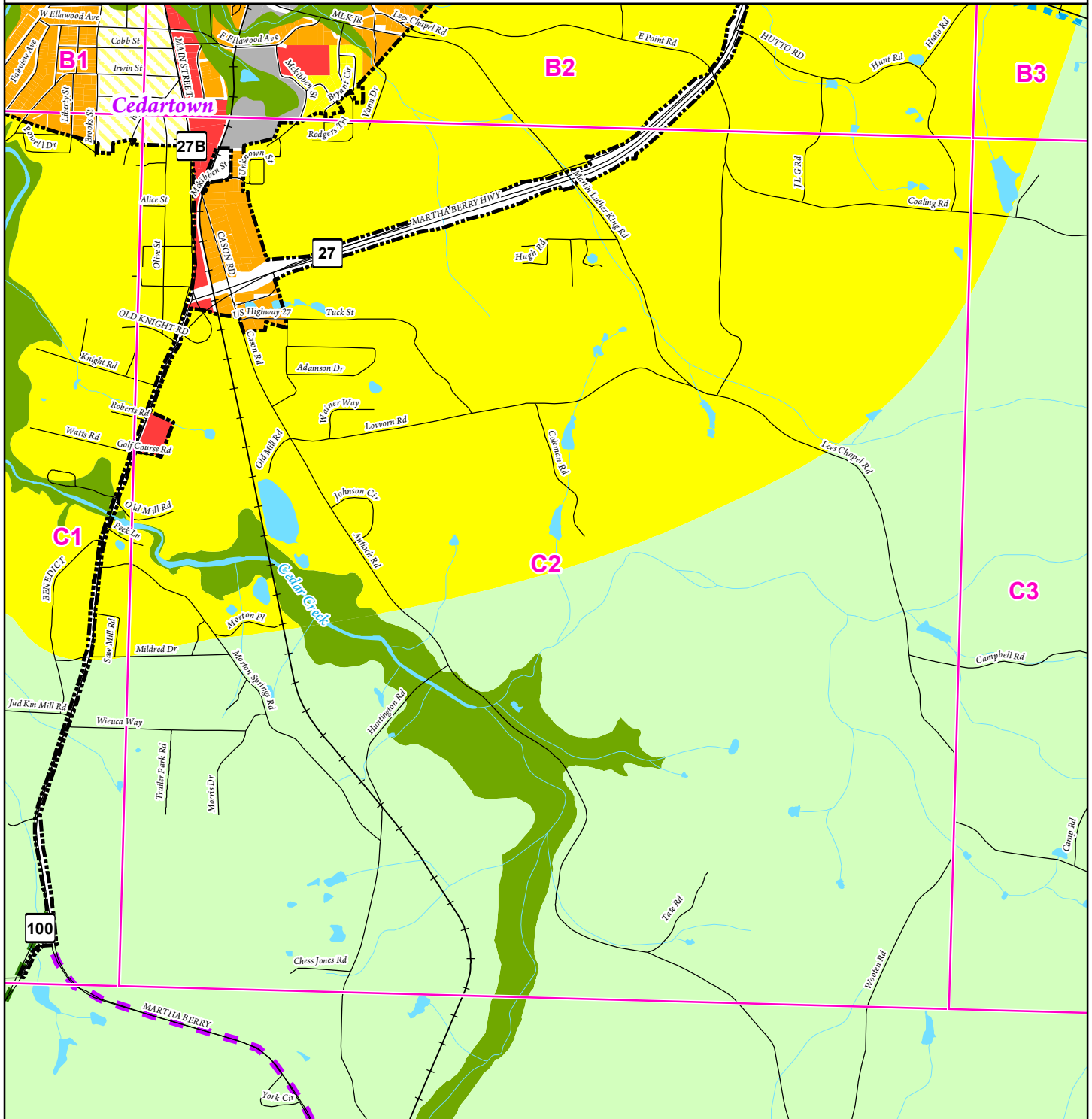


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# Cedartown, Georgia - Future Development Map

1 inch = 0.4 miles



## Character Areas

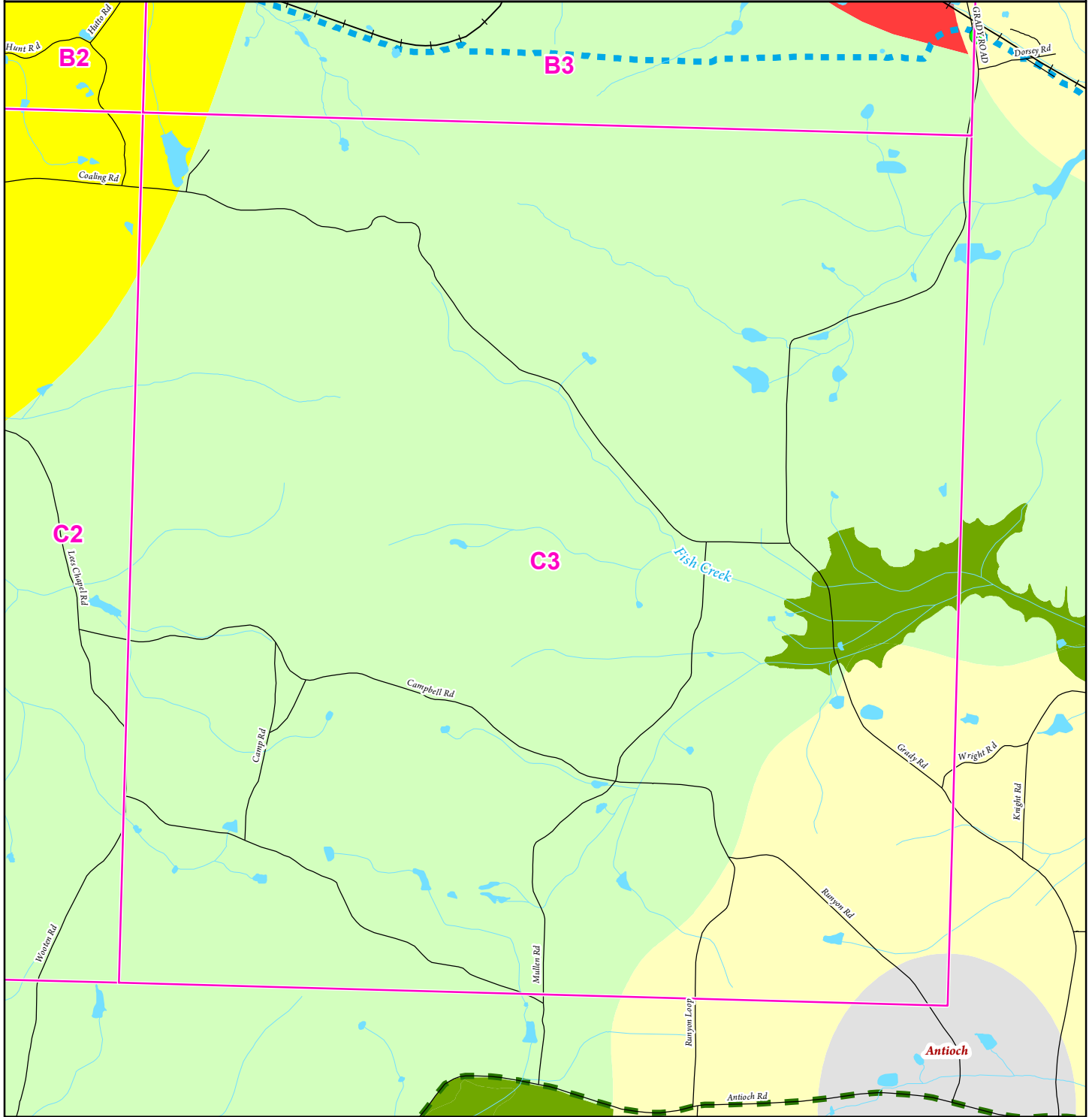
- Agriculture/Forest
- Commercial & Office
- Greenspace/Conservation
- Industrial
- Mixed Residential
- Suburban Residential
- Traditional Neighborhood
- Major Highway Corridor
- City Limits



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# Cedartown, Georgia - Future Development Map

1 inch = 0.4 miles



## Character Areas

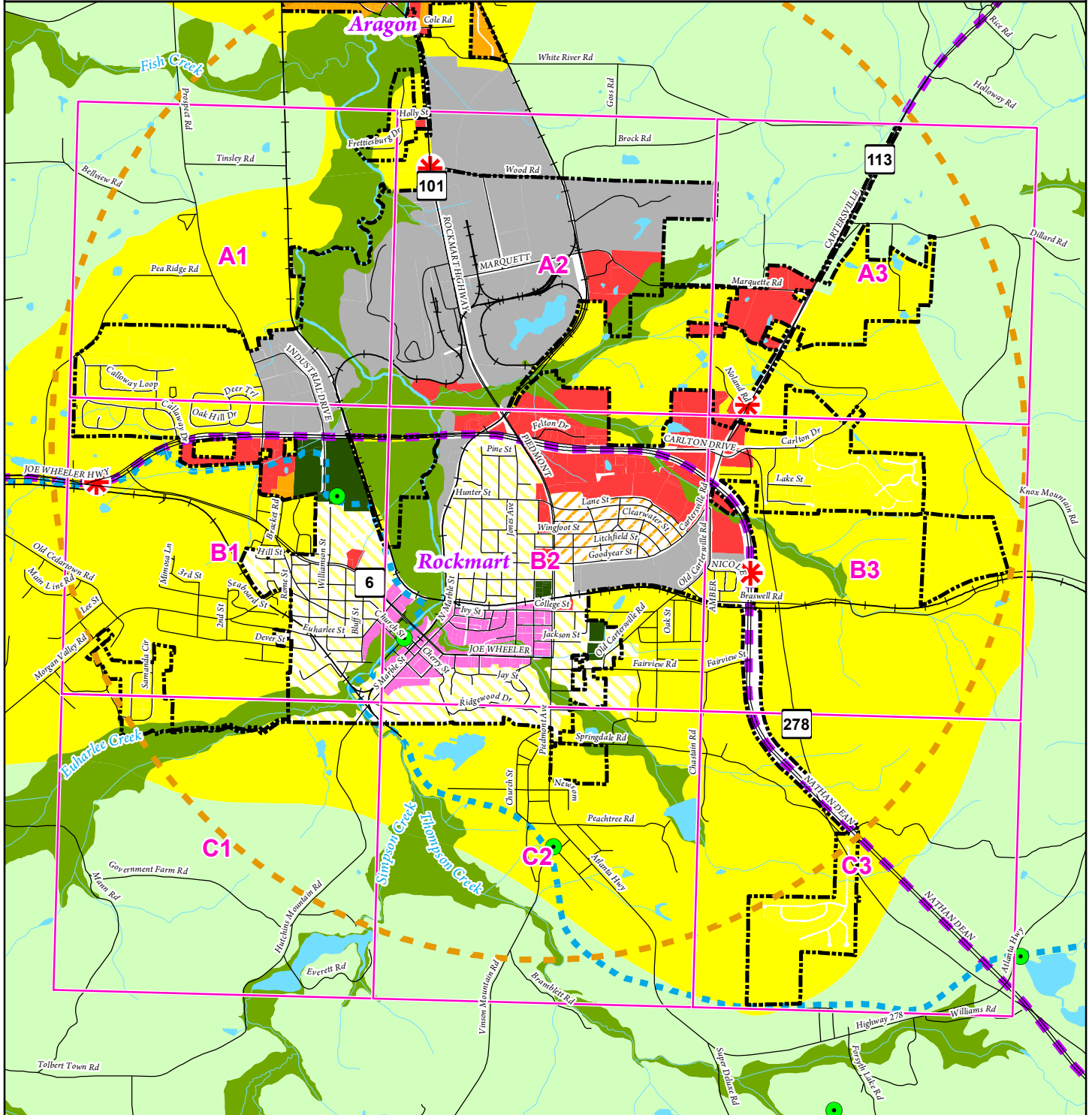
- Agriculture/Forest
- Commercial & Office
- Crossroad Community
- Rural Residential
- Suburban Residential
- Greenspace/Conservation
- Scenic Corridor
- Silver Comet Trail



















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# Rockmart, Georgia - Future Development Map

1 inch = 0.7 miles



## Character Areas

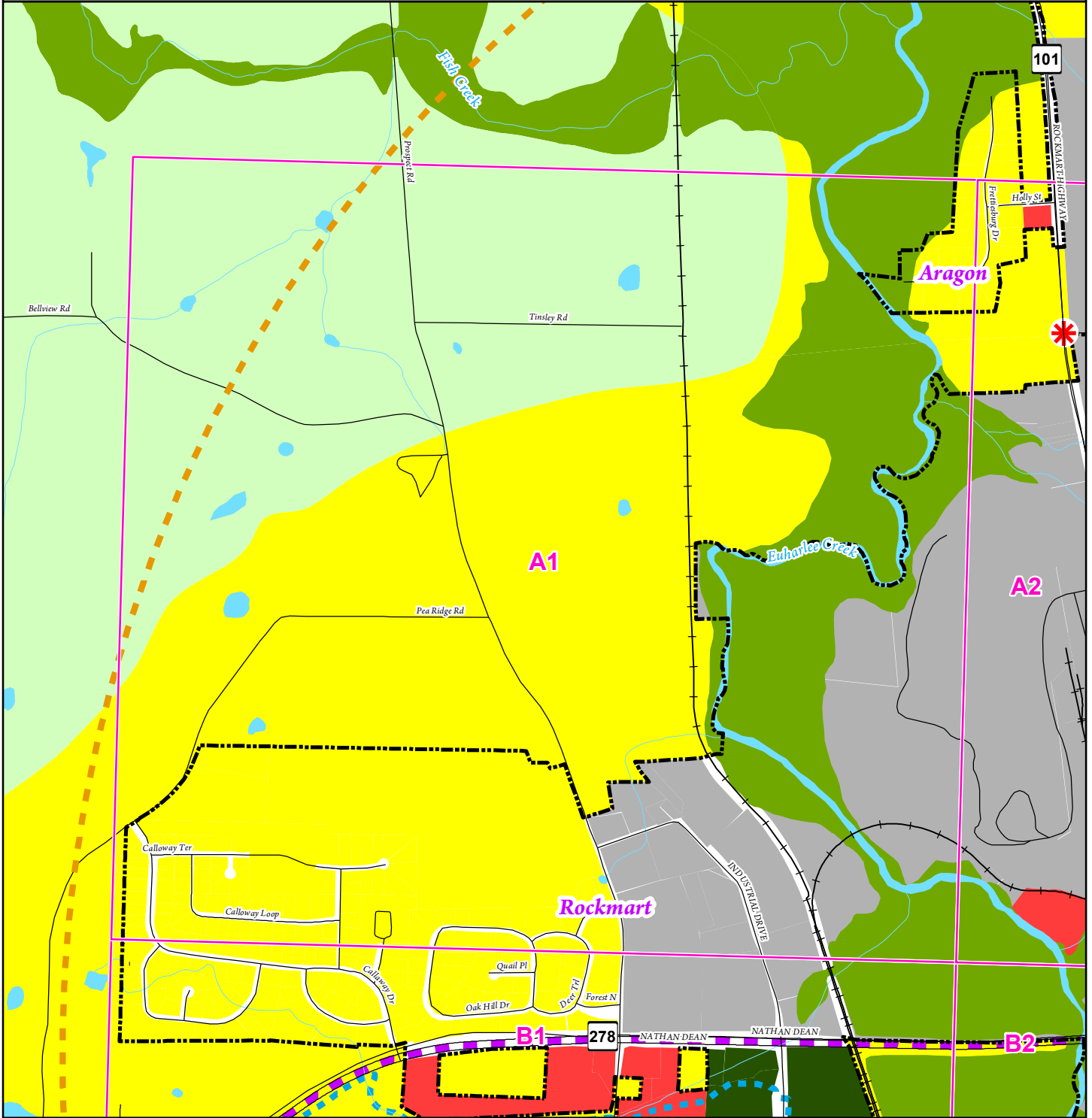
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|--|----------------------------|---|--------------------------|---|--------------------------|
|  | Agriculture/Forest         |  | Industrial               |  | Gateway Signage          |
|  | Commercial & Office        |  | Mill Village             |  | Silver Comet Trail       |
|  | Downtown Historic District |  | Mixed Residential        |  | Greenspace/Recreation    |
|  | Greenspace/Conservation    |  | Suburban Residential     |  | City Limits              |
|  | Greenspace/Recreational    |  | Traditional Neighborhood |  | Utility Service Boundary |
|  |                            |  | Major Highway Corridor   |   |                          |














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# Rockmart, Georgia - Future Development Map

1 inch = 0.2 miles



## Character Areas

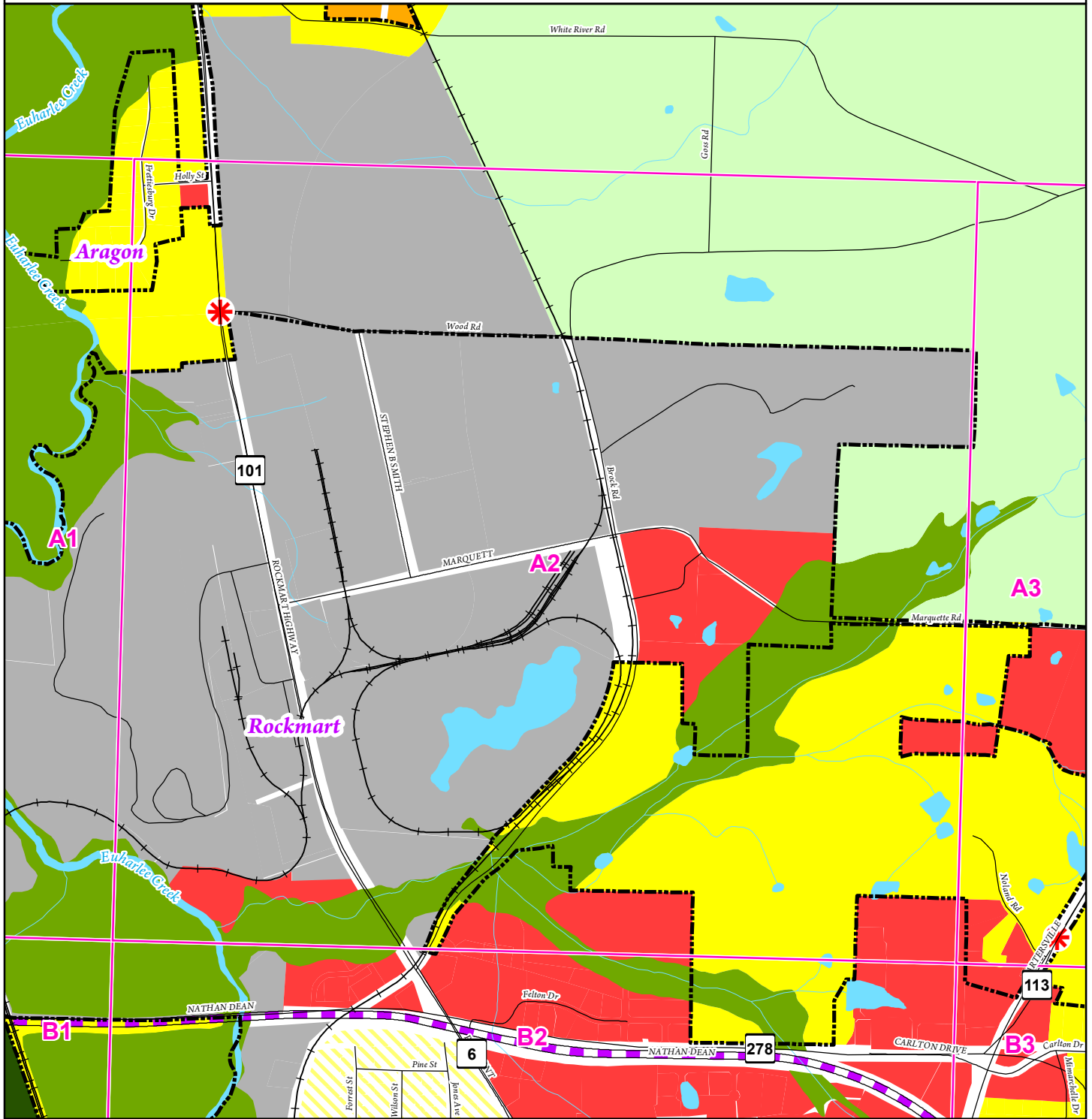
- |  |  |  |
|--|--|--|
|  Agriculture/Forest      |  Industrial               |  Gateway Signage    |
|  Commercial & Office     |  Suburban Residential     |  Silver Comet Trail |
|  Greenspace/Conservation |  Utility Service Boundary |  City Limits        |
|  Greenspace/Recreational |  Major Highway Corridor   |  |













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# Rockmart, Georgia - Future Development Map

1 inch = 0.2 miles



## Character Areas

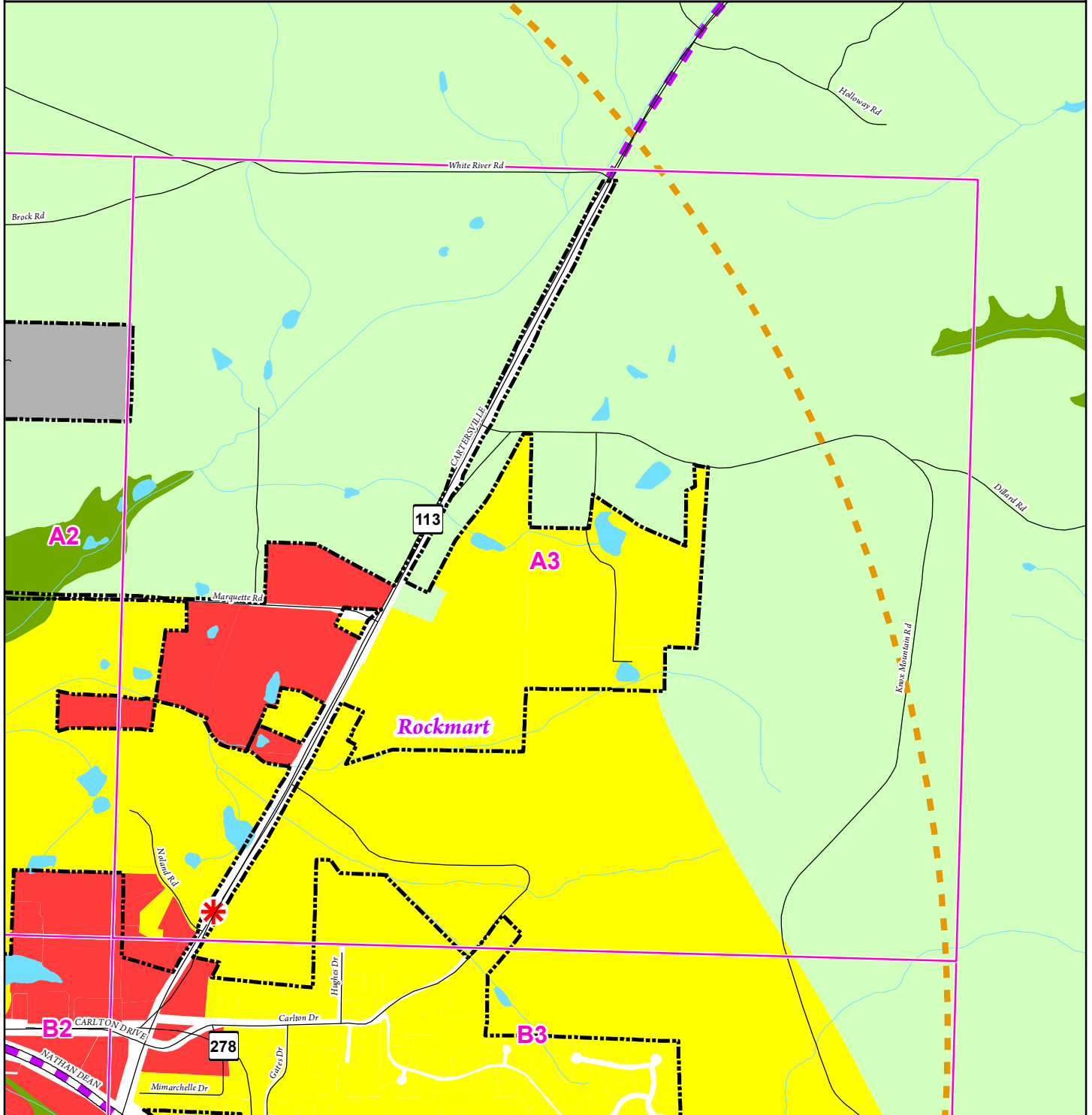
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|--|--|--|
|  Agriculture/Forest      |  Industrial               |  Gateway Signage        |
|  Commercial & Office     |  Mixed Residential        |  City Limits            |
|  Greenspace/Conservation |  Suburban Residential     |  Major Highway Corridor |
|  Greenspace/Recreational |  Traditional Neighborhood |  |



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# Rockmart, Georgia - Future Development Map

1 inch = 0.2 miles



## Character Areas

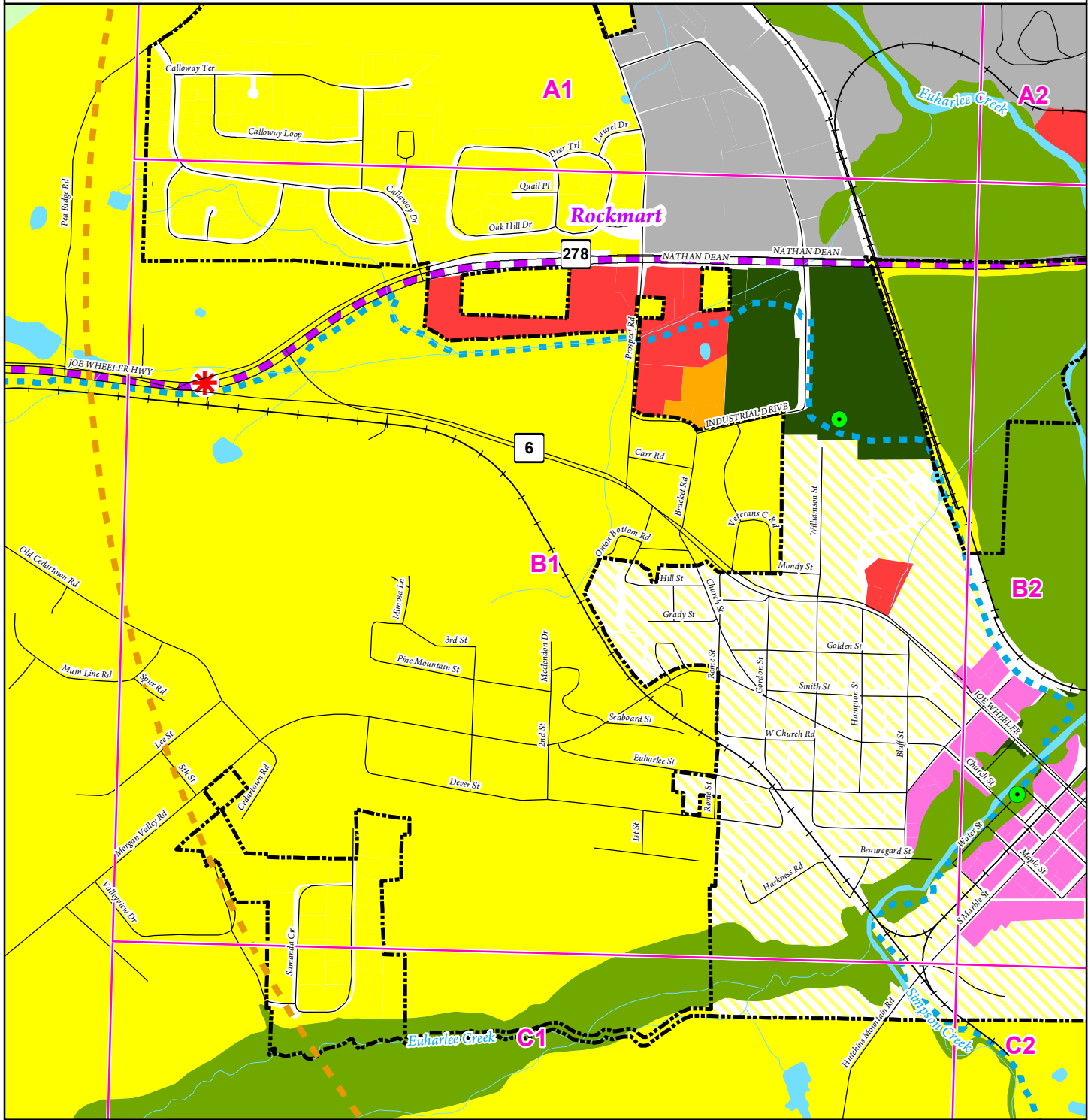
- |                         |                          |                        |
|-------------------------|--------------------------|------------------------|
| Agriculture/Forest      | Industrial               | Gateway Signage        |
| Commercial & Office     | Suburban Residential     | City Limits            |
| Greenspace/Conservation | Utility Service Boundary | Major Highway Corridor |



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# Rockmart, Georgia - Future Development Map

1 inch = 0.2 miles



## Character Areas

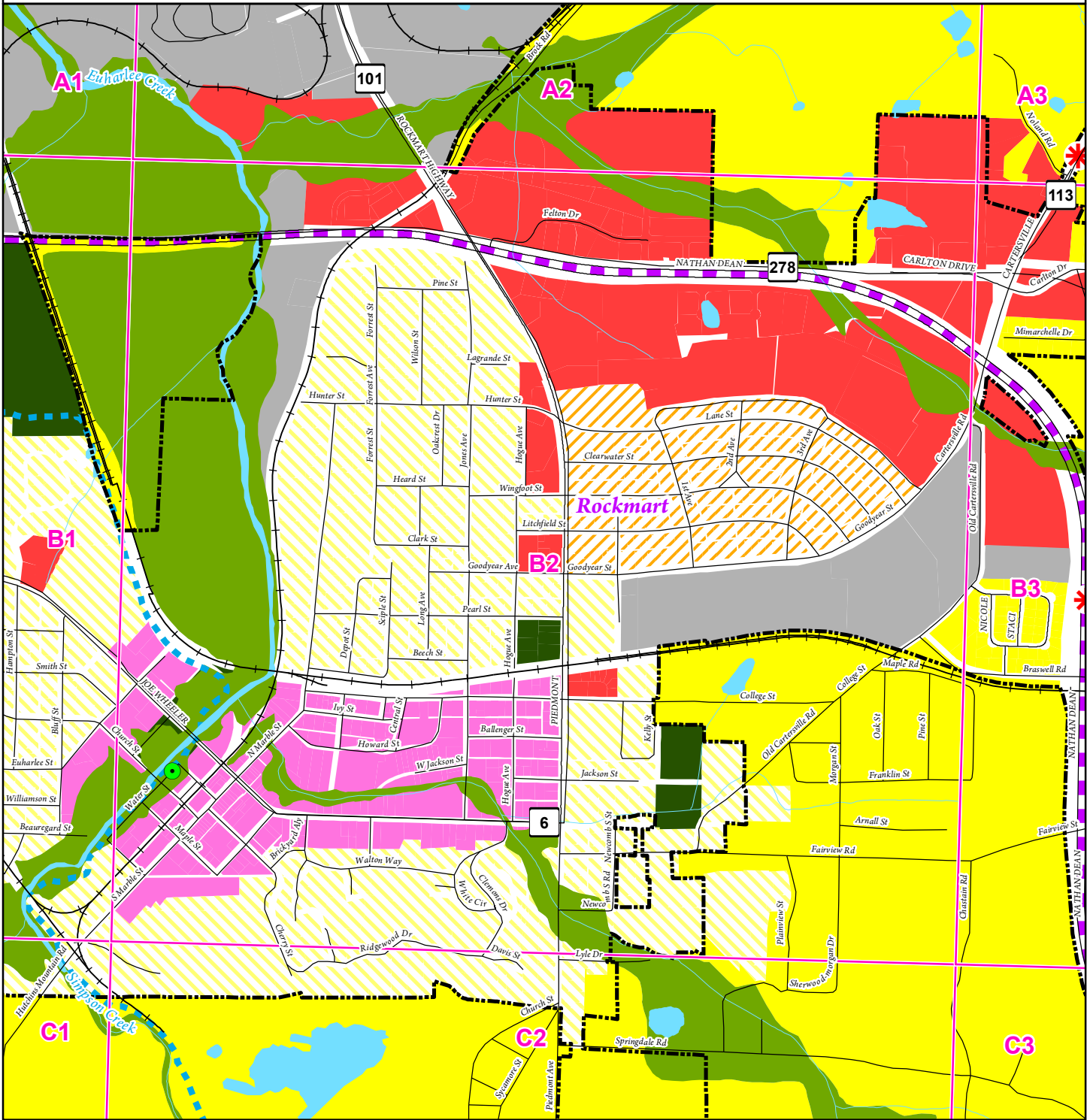
- Agriculture/Forest
- Commercial & Office
- Downtown Historic District
- Greenspace/Conservation
- Greenspace/Recreational
- Industrial
- Mixed Residential
- Suburban Residential
- Traditional Neighborhood
- Utility Service Boundary
- Major Highway Corridor
- Gateway Signage
- Silver Comet Trail
- Greenspace/Recreation
- City Limits



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# Rockmart, Georgia - Future Development Map

1 inch = 0.2 miles



## Character Areas

- Commercial & Office
- Downtown Historic District
- Greenspace/Conservation
- Greenspace/Recreational
- Industrial
- Mill Village
- Suburban Residential
- Traditional Neighborhood
- Major Highway Corridor
- \* Gateway Signage
- - - Silver Comet Trail
- Greenspace/Recreation
- City Limits

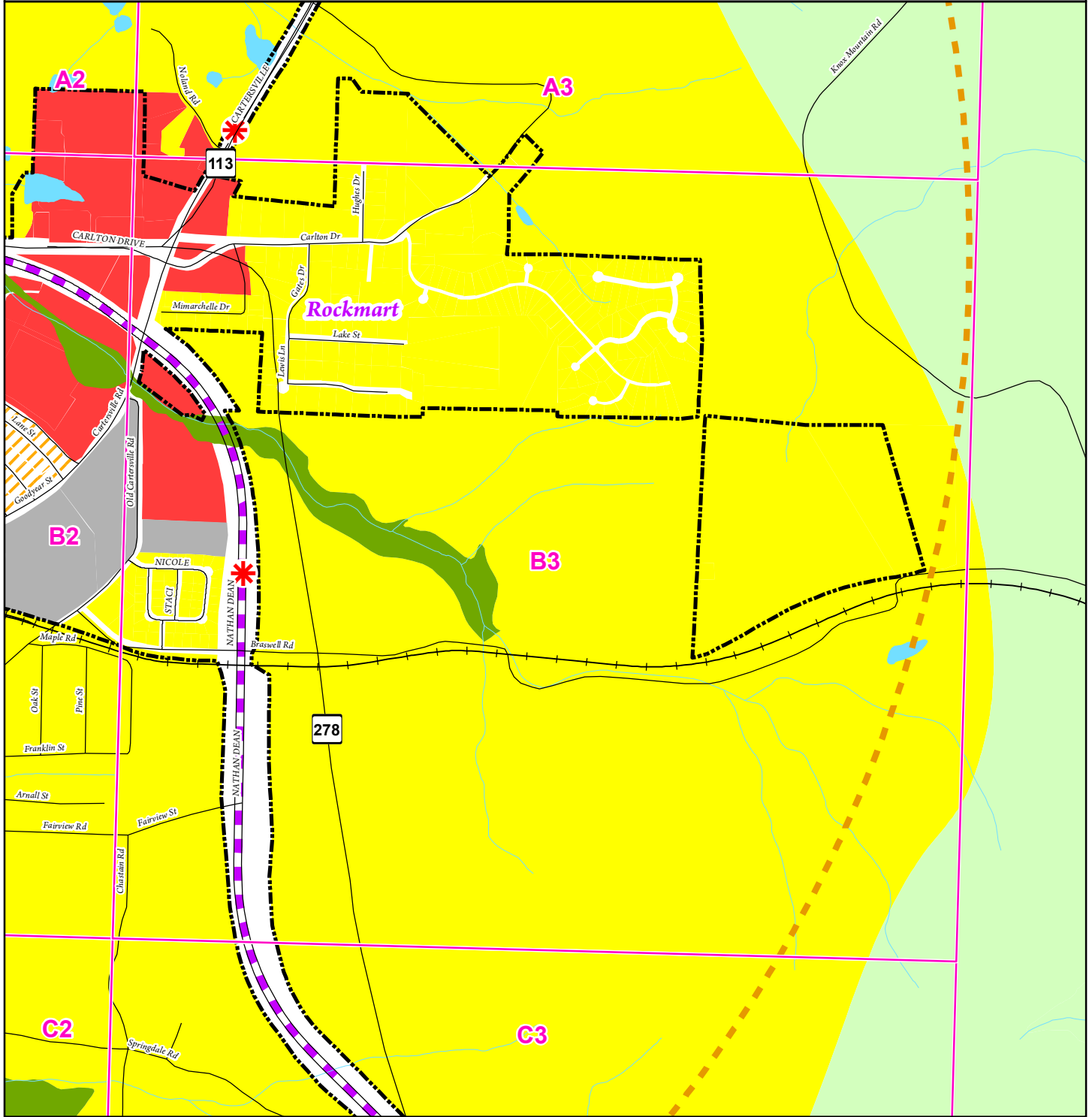


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# Rockmart, Georgia - Future Development Map

1 inch = 0.2 miles



## Character Areas

- Agriculture/Forest
- Commercial & Office

- Industrial
- Mill Village

\* Gateway Signage

- Greenspace/Conservation

- Suburban Residential

- Utility Service Boundary
- Major Highway Corridor

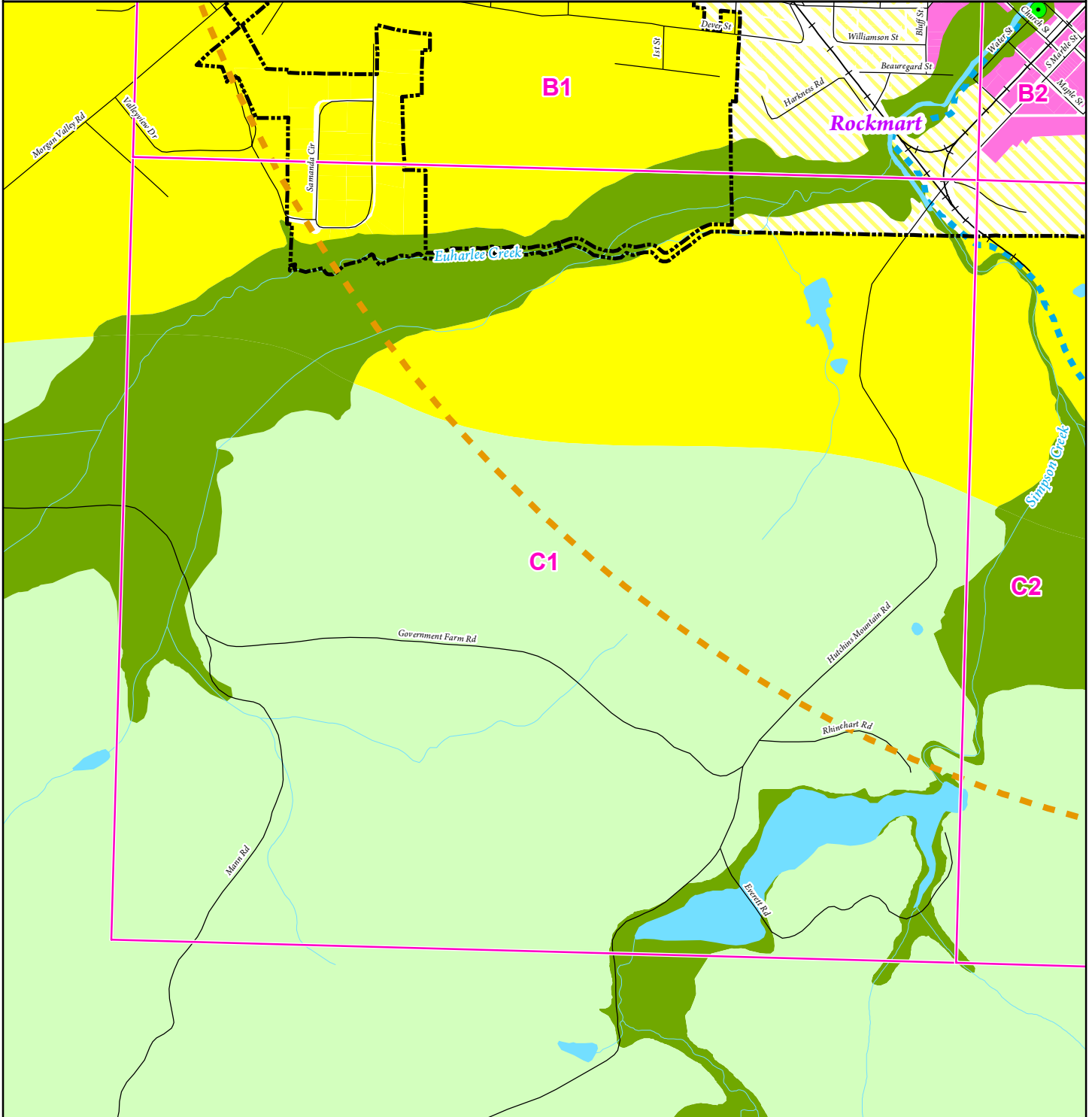
  City Limits



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# Rockmart, Georgia - Future Development Map

1 inch = 0.2 miles



## Character Areas

Agriculture/Forest

Downtown Historic District  
 Greenspace/Conservation

Suburban Residential  
 Traditional Neighborhood  
 Utility Service Boundary

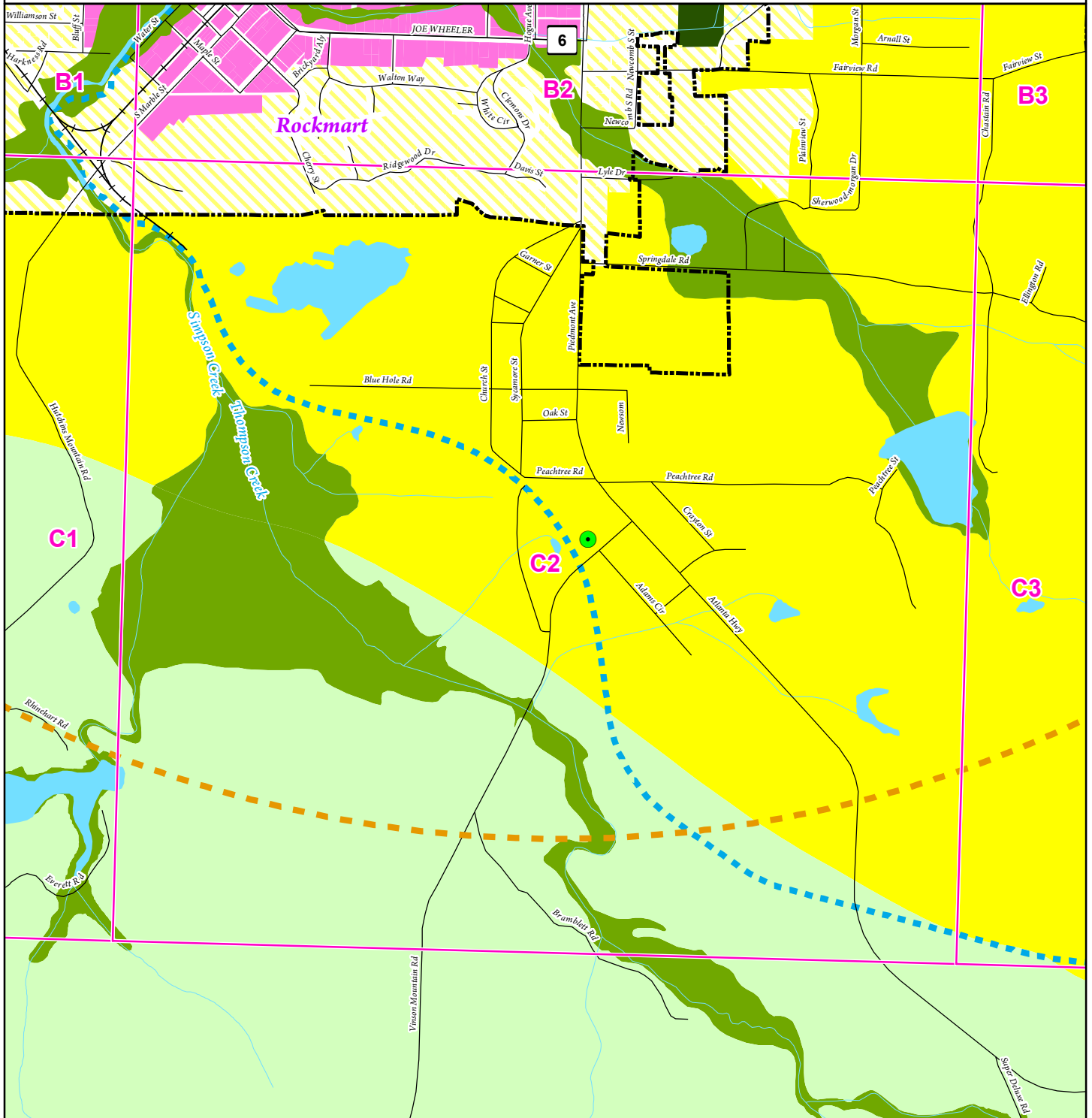
Silver Comet Trail  
 City Limits



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# Rockmart, Georgia - Future Development Map

1 inch = 0.2 miles



## Character Areas

Agriculture/Forest

Downtown Historic District  
 Greenspace/Conservation  
 Greenspace/Recreational

Suburban Residential  
 Traditional Neighborhood  
 Utility Service Boundary

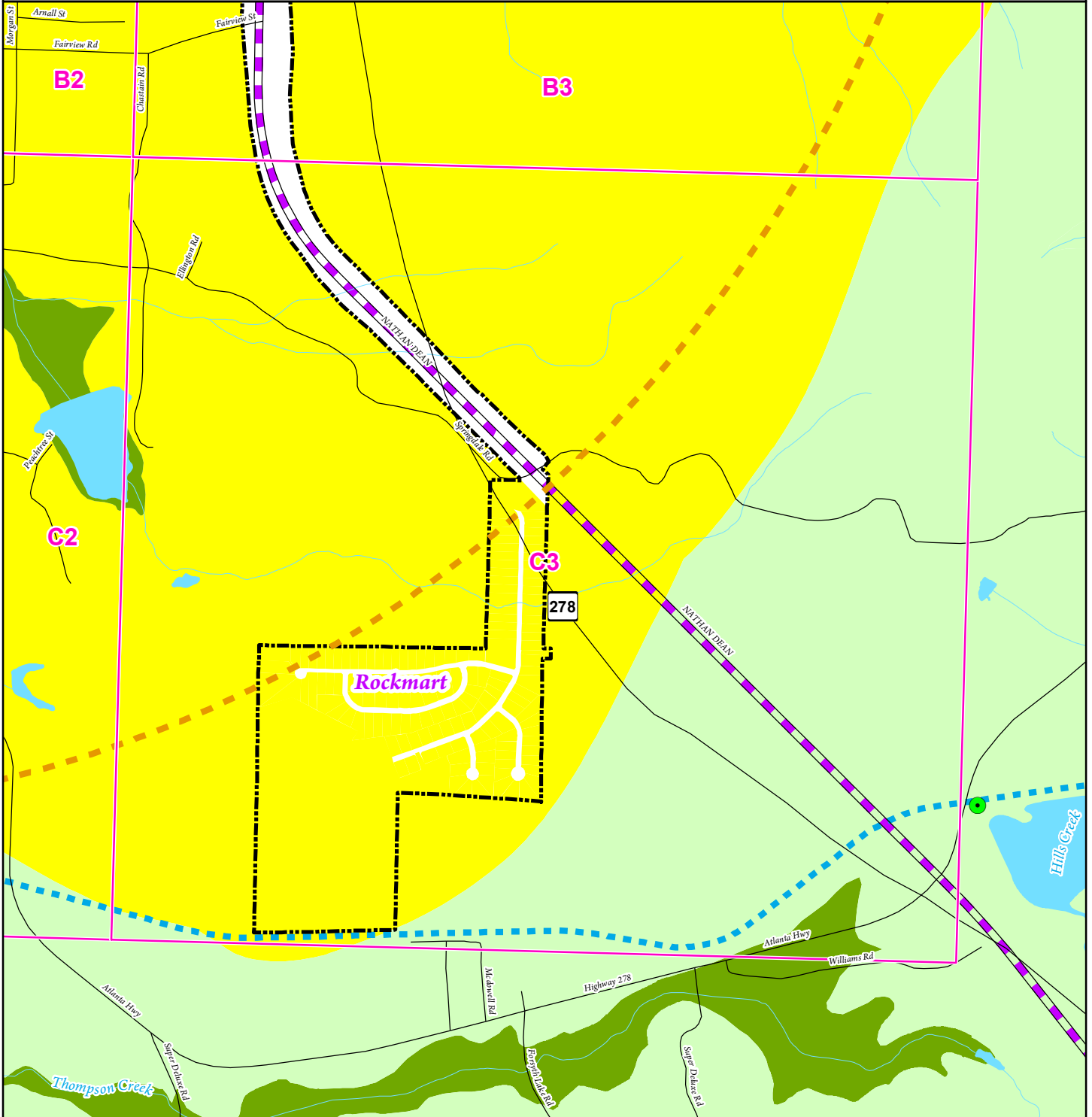
Silver Comet Trail  
 Greenspace/Recreation  
 City Limits



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# Rockmart, Georgia - Future Development Map

1 inch = 0.2 miles



## Character Areas

Agriculture/Forest

Greenspace/Conservation

Suburban Residential

Utility Service Boundary

Major Highway Corridor

Silver Comet Trail

Greenspace/Recreation

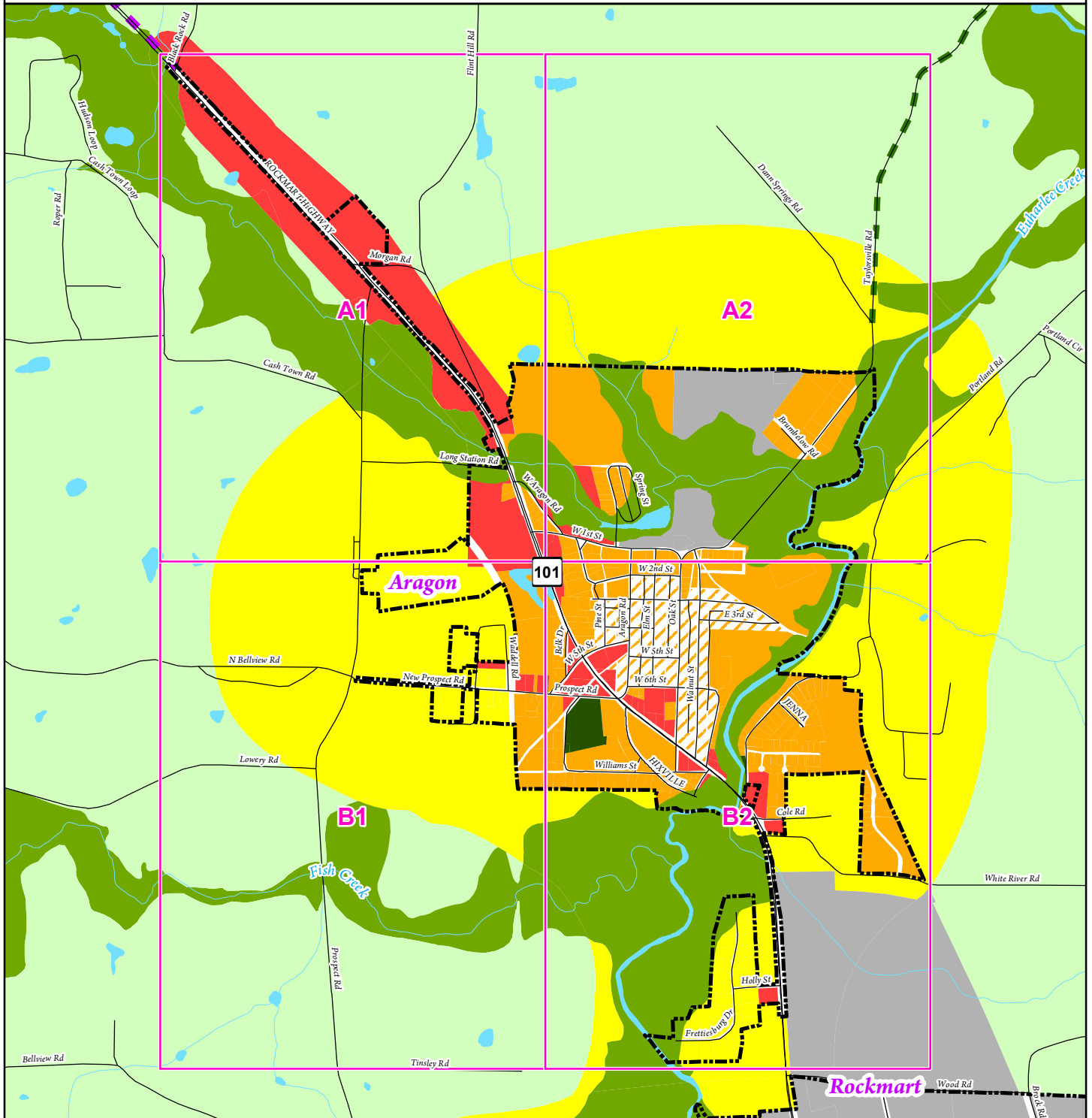
City Limits



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# Aragon, Georgia - Future Development Map

1 inch = 0.4 miles



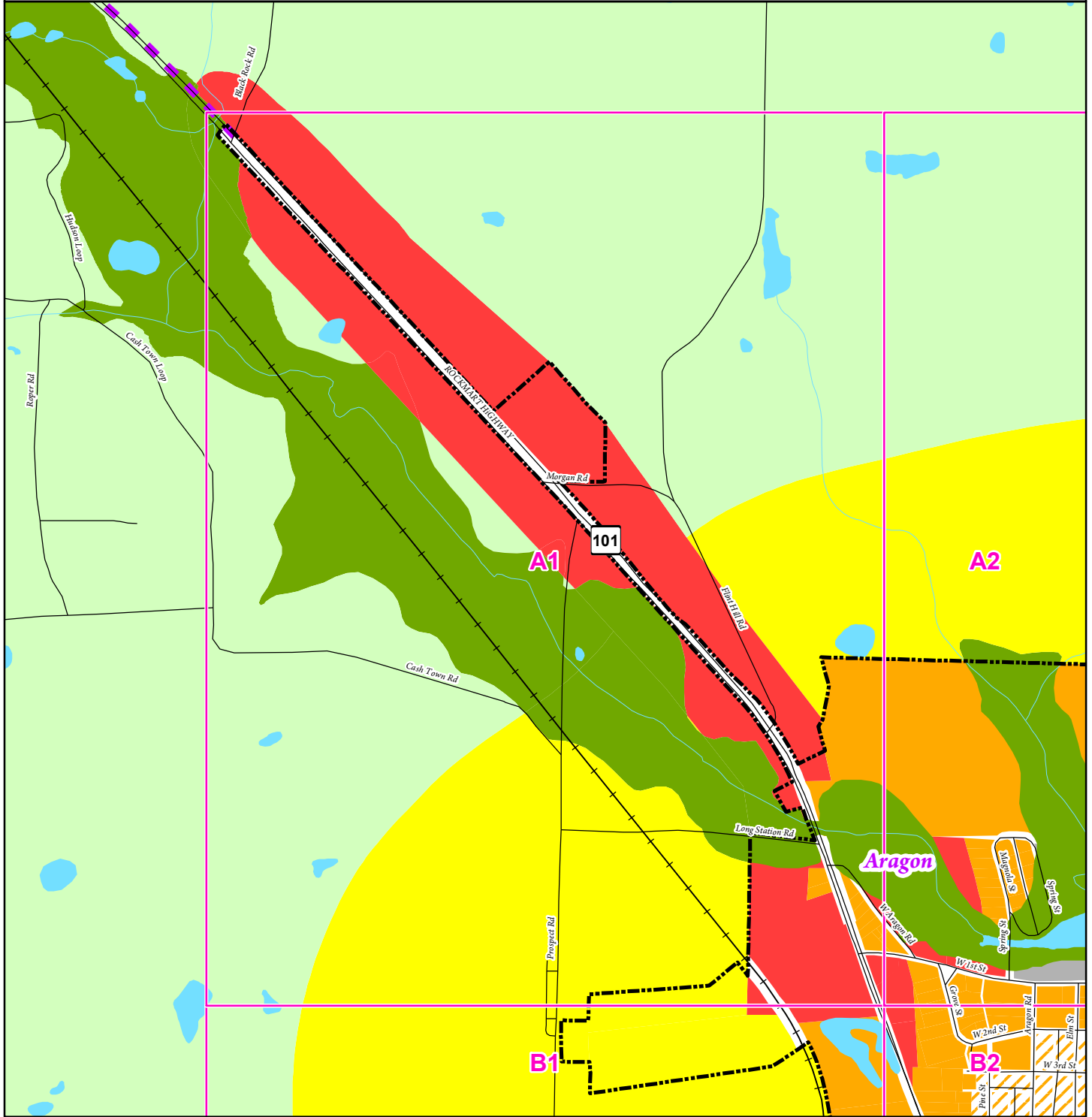
## Character Areas



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# Aragon, Georgia - Future Development Map

1 inch = 0.2 miles



## Character Areas

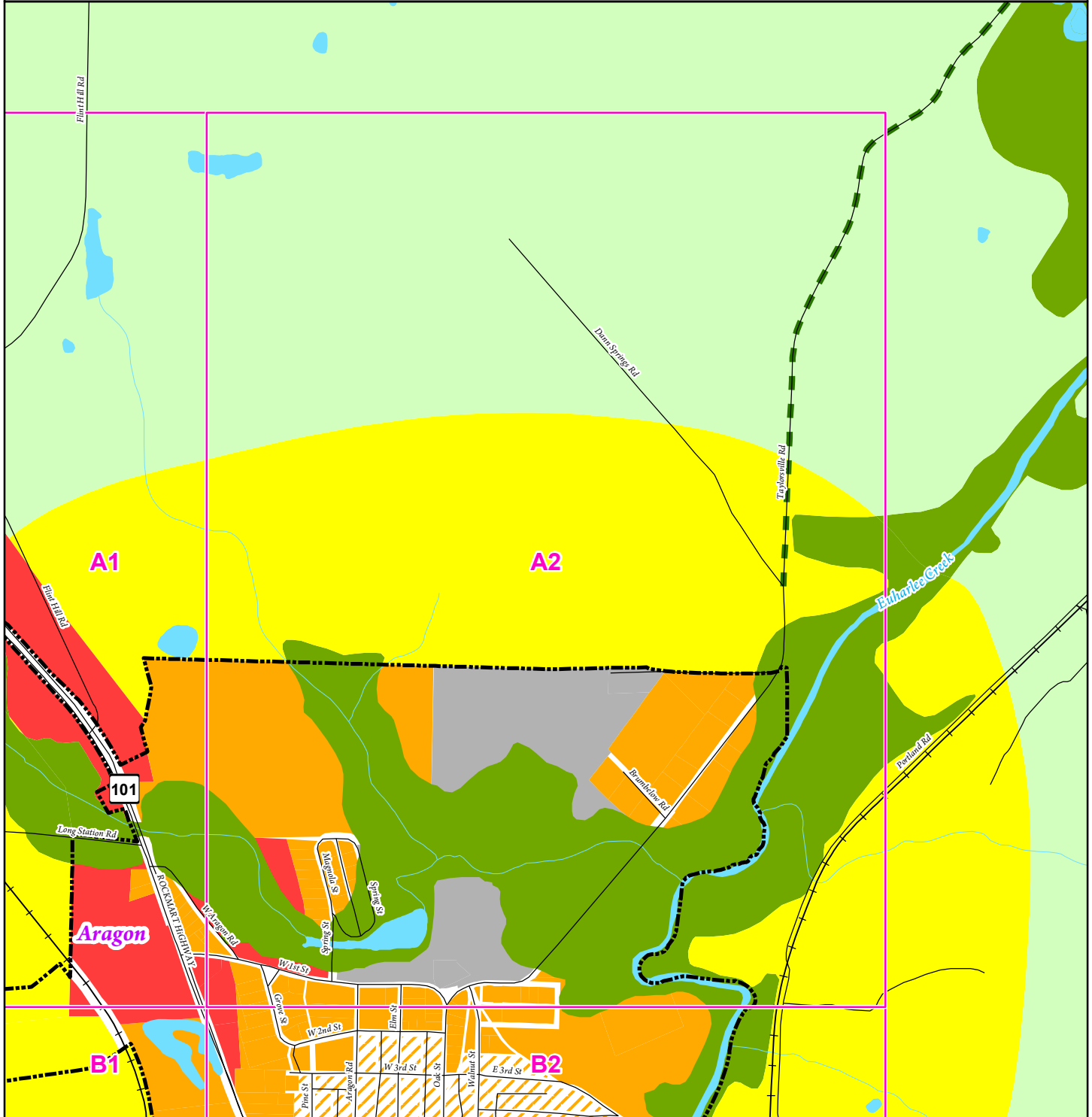
- |  |  |  |
|--|--|--|
|  Agriculture/Forest      |  Industrial           |  Major Highway Corridor |
|  Commercial & Office     |  Mill Village         |  City Limits            |
|  Greenspace/Conservation |  Mixed Residential    |  |
|  |  Suburban Residential |  |





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# Aragon, Georgia - Future Development Map

1 inch = 0.2 miles



## Character Areas

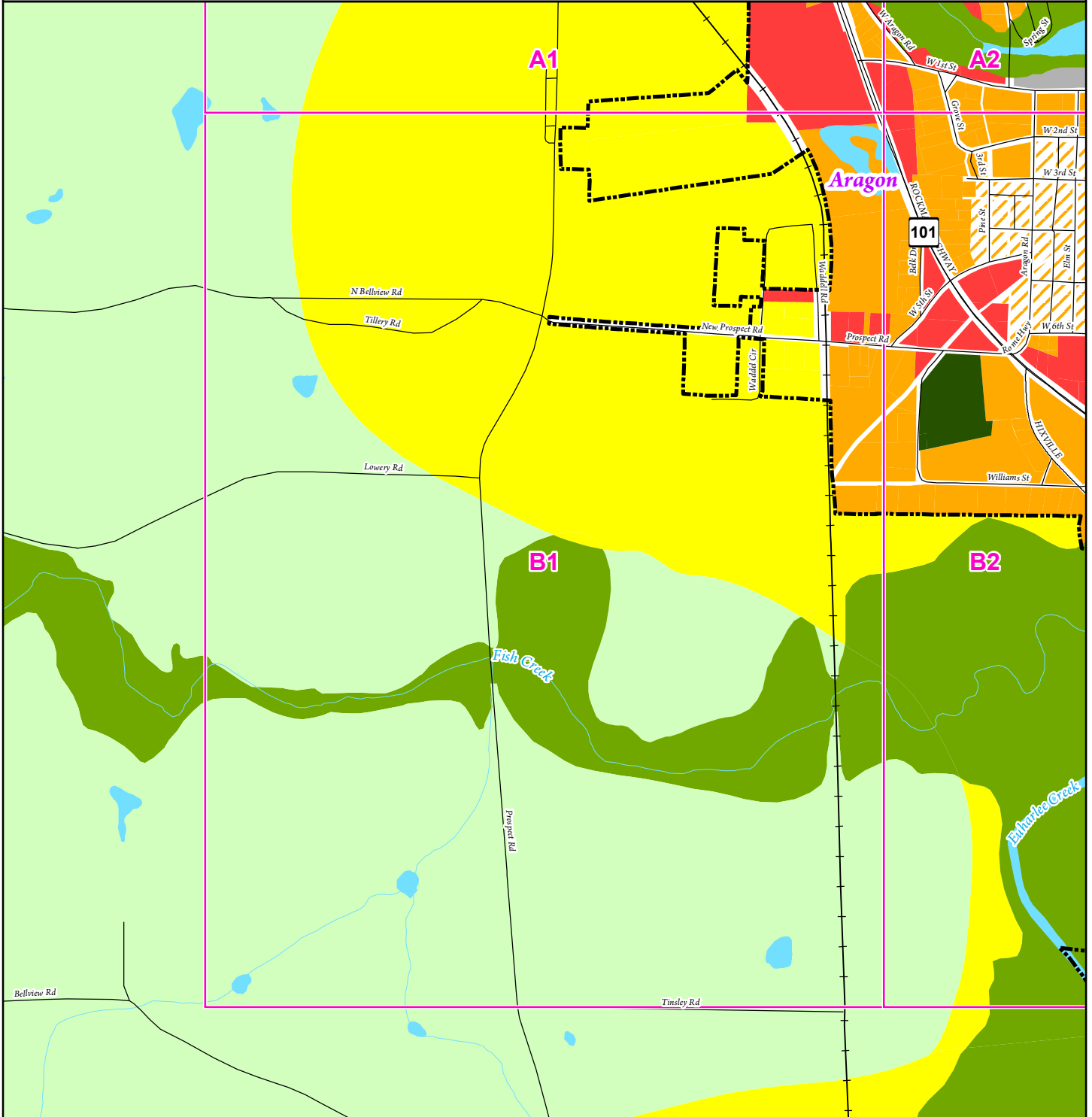
- |  |  |   |
|--|--|---|
|  Agriculture/Forest      |  Industrial           |  Scenic Corridor |
|  Commercial & Office     |  Mill Village         |  City Limits     |
|  Greenspace/Conservation |  Mixed Residential    |   |
|  |  Suburban Residential |   |



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# Aragon, Georgia - Future Development Map

1 inch = 0.2 miles



## Character Areas

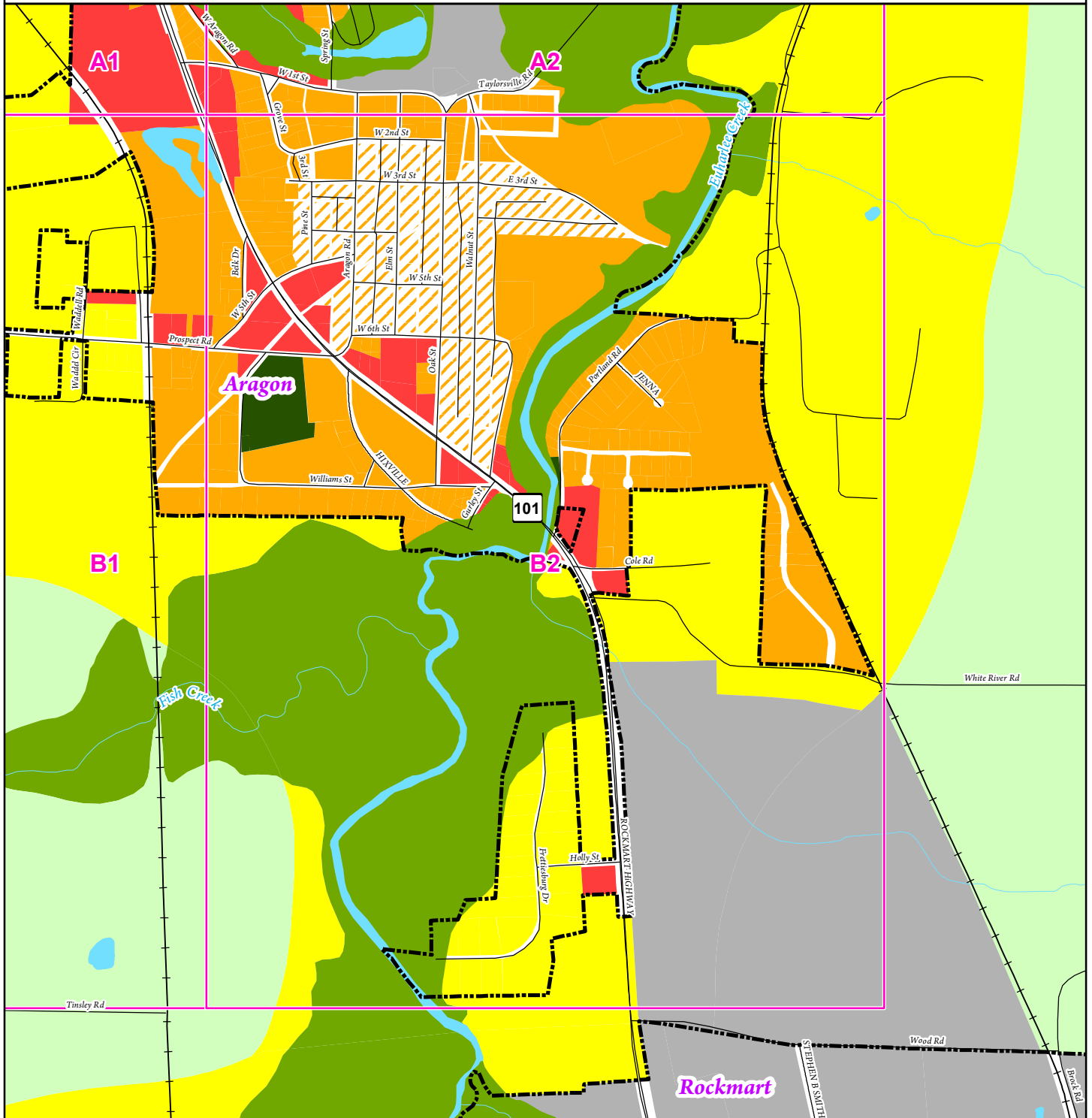


© October 2021




# Aragon, Georgia - Future Development Map

1 inch = 0.2 miles



## Character Areas

- |  |                         |   |                      |   |             |
|--|-------------------------|---|----------------------|---|-------------|
|  | Agriculture/Forest      |  | Industrial           |  | City Limits |
|  | Commercial & Office     |  | Mill Village         |   |             |
|  | Greenspace/Conservation |  | Mixed Residential    |   |             |
|  | Greenspace/Recreational |  | Suburban Residential |   |             |



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## 6. Community Work Programs: The Path Ahead

The Community Work Programs contain specific tasks that the governments plan to accomplish in the next five years. After the stakeholders came up with general ideas in the SWOT process, the planner developed these ideas into Needs and Opportunities lists, which included strategies to handle new issues, and the projects carried forward from the last work program. The steering committee members, including elected officials, managers, and members of the community, met together and evaluated these items to see which to include as viable projects. The steering committee members deleted some items for various reasons, including funding, staffing, overall current public interest level, or interest level of current government administration. Steering committee members took the opportunity to add work program items and refine work program items by rewording them. The Needs and Opportunities list were updated to reflect these changes.

In the work program tables found below for each government, items in green type are carried forward from the last work program of the 2017 Polk County Comprehensive Plan. The first column contains the activity code that can be used to trace each item back to each government’s Needs and Opportunities lists, which were numbered to correspond to the seven activity categories used throughout this plan (Economic Development, Housing, Transportation, Natural/Cultural Resources, Community Facilities and Services, Land Use, and Intergovernmental Coordination). Each item has a short description of the project, an estimated timetable, an estimated cost, a funding source, and the responsible party charged with carrying out the work. This arrangement serves a guide for the government’s efforts, not a binding contract.



Coca-Cola Museum, Downtown Cedartown



Rockmart History Museum



One Door Polk Social and Health Services, Cedartown

Polk County Community Work Program

Items in green are carried forward from Report of Accomplishment.

POLK COUNTY									
COMMUNITY WORK PROGRAM 2022-2026									
CODE:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
<b>ED</b>	<b>ECONOMIC DEVELOPMENT</b>								
ED 1	Support the Development Authority of Polk County with development of a Strategic Plan.	X	X	X	X	X	\$1 million	SPLOST	Polk County
ED 2	Continue communication with Polk County College and Career Academy and Georgia Northwestern Technical College to help meet educational needs for technical jobs and to promote a skilled workforce.	X	X	X	X	X	\$2,000	General fund	Polk Co, Polk Econ Devel Auth, Chamber of Commerce
ED 3	Implement 2019 Tourism Product Development Report to increase appeal of county to tourists, residents, and potential businesses.	X	X	X	X	X	\$100,000	grants	Polk Co, Polk Econ Devel Auth, Chamber of Commerce
ED 3	Develop strategies with Chamber of Commerce and Economic Development Authority to encourage outdoor recreation businesses like outfitters, bike, kayak, ATV shops, to locate in county	X	X	X	X	X	\$2,000	General fund	Polk Co, Polk Econ Devel Auth, Chamber of Commerce
<b>H</b>	<b>HOUSING</b>								
H1	Encourage quality, affordable single-family housing options, considering applying for CHIP funds (Community Home Investment Program for cities, counties, and non-profits).	X	X	X	X	X	\$3,000	General fund	Polk County

POLK COUNTY									
COMMUNITY WORK PROGRAM 2022-2026									
CODE:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
H1	Support efforts of NW Georgia Housing Authority, local housing authority and cities to develop affordable housing options	X	X	X	X	X	\$2,000	General fund	Polk County
H2	Address blighted structures in unincorporated areas.	X	X	X	X	X	\$10,000	General fund	Polk County
H2	Establish and maintain a joint countywide land bank public authority to efficiently acquire, hold, manage and develop tax foreclosed property (moved from Intergovernmental Coordination Section)	X	X	X	X	X	\$1,000	General fund	Polk County, Cedartown, Rockmart, Aragon
H3	Continue Neighborhood Watch and support additional services as needed	X	X	X	X	X	\$40,000	General fund	Polk County
<b>T</b>	<b>TRANSPORTATION</b>								
T1	Repair and replace drainage culverts and bridges throughout unincorporated areas	X	X	X	X	X	\$2 million	SPLOST	Polk County
T2	Build the trail extension from the Silver Comet Trail to Cave Springs: Cedartown to Polk County Line, Phases 3: \$1.9 million and Phase 4: \$3.5 million.	X	X	X	X	X	\$5.4 million	GDOT; grant funds	GDOT; Polk Co, Cedartown
T3	Continue Polk County Airport safety improvements	X	X	X	X	X	\$1 million	General fund, SPLOST, state, federal	Polk County
T3	Continue to Improve airport access road	X					\$10,000	GDOT, SPLOST	Polk County
T4	Compete aggressively for state transportation maintenance funds (LMIG).	X	X	X	X	X	\$2,000	General fund	Polk County
T5	Assist Rockmart with widening Marquette Road to connect SR 101 and SR 113 for improved industrial traffic	X	X	X	X	X	\$4 million	GDOT, Polk Co, Rockmart	GDOT, Polk Co, Rockmart

POLK COUNTY									
COMMUNITY WORK PROGRAM 2022-2026									
CODE:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
T5	Anticipate additional traffic and residential and business development on SR 113 because of Old Alabama Road connection on SR 113 and plan for additional traffic controls and other improvements	X	X	X	X	X	\$2,000	GDOT, Polk Co,	GDOT, Polk Co,
T6	Encourage traffic flow with roundabouts	X	X	X	X	X	\$10,000	GDOT	GDOT, Polk Co
T7	preliminary ROW arrangements for bridge replacement on CR 211/Everett Road at Simpson Creek-		X				\$300,000	Federal, state GDOT, local	GDOT, Polk Co.
<b>NC</b>	<b>NATURAL AND CULTURAL RESOURCES</b>								
NC1	To help control littering, increase rural patrols, enforce current littering laws	X	X	X	X	X	\$5,000/yr	General fund	Polk County
NC1	Support Keep Polk Beautiful to develop projects and educational opportunities to reduce littering	X	X	X	X	X	\$14,000/yr	General fund	Polk County
NC2	Support the arts and art activities with support of festivals and public art displays.	X	X	X	X	X	\$3,000	General fund	Polk County
NC3	Explore options for developing a recreation concept design for Hendrix Road property (adjacent to the Silver Comet Trail) using a public/private partnership with an organization like Southeastern Trust for Parks and Land.	X	X	X	X	X	\$5,000	SPLOST; private funding	Polk County; private/public partnership
NC3	Apply for Land and Water Conservation Fund DNR grant (LWCF) or DNR Recreational trails Grant for developing Hendrix Road Property			X			\$2,000	General Fund	Polk County
NC4	Develop Greenspace Management Plan	X	X	X	X	X	\$2,000	General Fund	Polk County
NC4	Attend Georgia Trails Summit, Georgia Planning Association conference, and conservation-related conferences	X					\$1,000	General Fund	Polk County

POLK COUNTY									
COMMUNITY WORK PROGRAM 2022-2026									
CODE:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
NC5	Coordinate with NWGRC to apply for grant funding for surveying (or resurveying) historic properties in unincorporated Polk County and to determine feasibility of establishing historic districts in unincorporated Polk County.	X	X	X	X	X	\$1,000	General Fund	Polk County
<b>CFS</b>	<b>COMMUNITY FACILITIES AND SERVICES</b>								
CFS1	Encourage Polk County Water, Sewage, and Solid Waste Authority to upgrade water system so pipes are sufficient in unincorporated Polk County	X	X	X	X	X	\$1,000	General fund	Polk County; Polk Co Water, Sewerage, and Solid Waste Authority
CFS1	Develop strategic plan and/or engineering study to extend sewer and water to direct more dense development of housing and business into nodal areas and to protect prime agricultural land	X	X	X	X	X	\$2,000	General Fund	Polk County
CFS1	Apply for GEFA funding to assist in paying for sewer and water infrastructure expansion	X	X	X	X	X	\$2,000	GEFA, General Fund	Polk County
CFS2	Explore options for developing paid fire department	X	X				\$3,000	General fund	Polk County
CFS3	Continue to look for opportunities to support and publicize recycling program using Keep Polk Beautiful, 4-H, garden clubs, and other non-profits for support.	X	X	X	X	X	\$5,000/yr	General fund	Polk County; Keep Polk Beautiful

POLK COUNTY									
COMMUNITY WORK PROGRAM 2022-2026									
CODE:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
CFS3	Explore what other communities have done to control litter	X	X	X	X	X	\$2,000	General fund	Keep Polk Beautiful
CFS4	Continue partnership with Drug Task Force	X	X	X	X	X	\$50,000/yr	General fund	Polk County
CFS5	Develop design plans for renovations of county courthouses, and addition to courthouse	X	X	X	X	X	\$50,000	Grants; general funds	Polk County, NWGRC
CFS6	Participate in the Broadband Ready Community program, with adopted ordinance and designation of unserved areas	X	X	X	X	X	\$1,000	General fund	Polk County
CFS6	Apply for funding under the Broadband Ready Program	X	X	X	X	X	\$1,000	General fund	Polk County
CFS7	Explore opportunities to implement a county-maintained Geographical Information System (GIS)			X	X		\$100,000	General fund	Polk County, Cedartown, Rockmart, Aragon, NWGRC
CFS8	Develop Pinhoti trailhead on Old Cave Spring Road	X					\$50,000	General fund, private	Polk County
LU	LAND USE								
LU1	Review and update the zoning ordinance and zoning map to preserve the county's land resources	X	X	X	X	X	\$1,000	General fund	Polk County
LU1	Review and update zoning ordinance to achieve compatibility between county and cities	X	X	X	X	X	\$1,000	General fund	Polk County
LU1	Rezone for nodal development at key intersections to allow for retail/service opportunities near Silver	X					\$1,000	General fund	Polk County

POLK COUNTY									
COMMUNITY WORK PROGRAM 2022-2026									
CODE:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
	Comet Trail. (moved from Economic Development section)								
LU2	Prepare and adopt a free-standing content-neutral sign ordinance.	X	X	X	X	X	\$1,500	General fund	Polk County
LU3	Encourage use of conservation easements on farmland to preserve land for future farmers by referring landowners to Georgia Conservancy, USDA, county extension agents to help inform about conservation easements. Work with board of Assessors to make sure conservation easement process yields tax savings.	X	X	X	X	X	\$1,000/year	General fund	Polk County
LU4	Partner with cities to develop a county-wide Master Plan that includes assessment of developable land, greenspace, water resources, and transportation impacts	X	X	X	X	X	\$2,000/yr	General Fund	Polk County
LU5	Attend GAZA (Georgia Association of Zoning) and GPA and view webinars online	X	X	X	X	X	\$2,000/yr	General Fund	Polk County
IC	<b>INTERGOVERNMENTAL COORDINATION</b>								
IC1,	Continue regular quarterly meetings of county and municipalities, Polk County School System, and Economic Development Authorities to improve communication	X	X	X	X	X	\$1,000	General fund	Polk County, Cedartown, Rockmart, Aragon
IC2	Encourage involvement of residents in local governmental issues	X	X	X	X	X	\$1,000/yr	General fund	Polk County, Cedartown, Rockmart, Aragon



*Cedartown Community Work Program*

Items in green are carried forward from Report of Accomplishment.

CITY OF CEDARTOWN									
COMMUNITY WORK PROGRAM, 2022-2026									
CODE:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
<b>ED</b>	<b>ECONOMIC DEVELOPMENT</b>								
ED1	Improve communication with Polk County College and Career Academy and Georgia Northwestern Technical College to ensure educational needs for technical jobs are being met, and to ensure a skilled workforce.	X	X	X	X	X	\$1,000	General fund	City of Cedartown
ED1	Participate with and provide support for One Door Polk Network with partner agencies to promote education incentives and social services programs.	X	X	X	X	X	\$25,000	General fund	City of Cedartown
ED2	Develop newly purchased 240-acre addition to industrial park	X	X	X	X	X	\$300,000	State, local, SPLOST	City of Cedartown
ED3	Promote and enhance incentive packages used to attract commercial businesses	X	X	X	X	X	\$2,000	DCA Funds	DCA
ED4	Promote downtown business opportunities through: i. Promoting Downtown Cedartown Association (DCA) website with available properties listed ii. Promoting DCA's Façade Grant Program	X	X	X	X	X	\$1,000	Downtown Cedartown Association	Downtown Cedartown Association; City of Cedartown
ED4	Coordinate efforts of Cedartown Department of Economic Development and Chamber of Commerce	X	X	X	X	X	\$5,000	General Fund	City of Cedartown, Chamber of Commerce
ED5	Implement 2013 Cedartown Strategic Vision and plan	X	X				\$2,000	General Fund	City of Cedartown

CITY OF CEDARTOWN									
COMMUNITY WORK PROGRAM, 2022-2026									
CODE:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
ED5	Develop a new Strategic Plan for Cedartown, including downtown area			X	X		\$2,000	General Fund	City of Cedartown, Chamber of Commerce
ED6	Use funds received from Georgia Department of Economic Development to market the natural and cultural attractions of the city and the area to boost tourism and to encourage residents to shop and recreate locally.	X	X	X	X	X	\$7,500/yr	GA Dept of Economic Dev	City of Cedartown
<b>H</b>	<b>HOUSING</b>								
H1	Plan and solicit annexation of land for residential growth	X	X	X	X	X	\$1,500/yr	General fund	City of Cedartown
H1	Assess infrastructure needs in potential new residential areas	X	X	X	X	X	\$5,000/yr	General fund	City of Cedartown
H2	Continue to enforce nuisance ordinance to deal with dilapidated and substandard housing stock	X	X	X	X	X	\$2,000/yr	General fund	City of Cedartown
H2	Establish and maintain a joint countywide land bank public authority to efficiently acquire, hold, and manage and develop tax foreclosed and abandoned property	X	X	X	X	X	\$10,000/yr	General fund	Cedartown, Rockmart, Aragon, Polk County
H3	Work with Cedartown Housing Authority and NWG Housing Authority to plan and carry out projects using existing Federal funds.	X	X	X	X	X	\$2,000	Federal funds	Cedartown, Cedartown Housing Auth, NWG Housing Auth

CITY OF CEDARTOWN									
COMMUNITY WORK PROGRAM, 2022-2026									
CODE:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
<b>T</b>	<b>TRANSPORTATION</b>								
T1	Prepare a detailed analysis of traffic congestion and signalization on primary corridors		X				\$10,000	GDOT	GDOT, City of Cedartown
T2	Develop attractive gateway signage on bypass to welcome visitors into downtown	X	X	X	X	X	\$125,000	SPLOST	City of Cedartown
T3	Develop a priority list of streets to pave	X	X				\$1,000	General Fund	City of Cedartown
T3	Compete aggressively for state transportation maintenance funds (LMIG)	X	X	X	X	X	\$2,000	General Fund	City of Cedartown
T3	Plan TSPLOST as an alternative to property taxes with other governments in Polk County.	X	X	X	X	X	\$2,000	General Fund	Cedartown, Rockmart, Aragon, Polk County
T4	Develop list of sidewalk ADA compliance needs	X					\$5,000	General Fund	City of Cedartown
T4	Implement a phased approach to ADA standards of accessibility for sidewalks	X	X	X	X	X	\$100,000	Local, state and federal funds	City of Cedartown
T5	Apply to the GDOT Safe Routes to School Program with assistance from NWGRC	X	X	X	X	X	\$1,000	GDOT	City of Cedartown
T6	Develop a Biking and Pedestrian Plan for city	X	X				\$5,000	General Fund	City of Cedartown
T6	Work with GDOT to develop bicycle lanes as part of scheduled maintenance and upgrades	X	X	X	X	X	\$2,000	GDOT, general fund	City of Cedartown

CITY OF CEDARTOWN									
COMMUNITY WORK PROGRAM, 2022-2026									
CODE:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
T7	Work toward better communication with GDOT using NWGRC transportation planning staff regarding state transportation projects	X	X	X	X	X	\$2,000	General Fund	City of Cedartown, NWGRC
T8	Replace bridge on SR1BU/US 27 at Cedar Creek tributary in Cedartown.			X			\$3,008,612	Federal and GDOT	GDOT
<b>NC</b>	<b>NATURAL AND CULTURAL RESOURCES</b>								
NC1	Big Spring Park & Silver Comet Trail improvements and continuation of nature trail				X	X	\$100,000	Local, state, federal	City of Cedartown
NC2	Increase greenspace by using designated flood zones for trails and open space	X	X	X	X	X	\$50,000	General fund	Local, state, federal
NC3	Coordinate with Polk County Historical Society to create a Strategic Master Plan for historic resources	X	X				\$2,000	General Fund	City of Cedartown, Polk Co Hist Society
NC4	Improve organization of farmer's market by collaborating with Rockmart Farmer's market	X					\$2,000	General Fund	City of Cedartown
NC5	Research sludge disposal methods with support from county	X	X	X	X	X	\$2,000	General Fund	City of Cedartown
<b>CFS</b>	<b>COMMUNITY FACILITIES AND SERVICES</b>								
CFS1	Implement Water and Sewer Master Plan, Phase 1	X	X				\$1.8 million	SPLOST, State and Federal ARPA	City of Cedartown

CITY OF CEDARTOWN									
COMMUNITY WORK PROGRAM, 2022-2026									
CODE:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
CFS1	Implement Water and Sewer Master Plan, additional phases					X	\$7.2 million	SPLOST, State and Federal ARPA	City of Cedartown
CFS1	Upgrade sewer to support economic development I. Goodyear Mill Village II. South Industrial Park	X	X	X			\$2 million	SPLOST, State and Federal, CDBG	City of Cedartown
CFS1	Upgrade Nathan Dean Gym basketball facilities	X					\$42,000	grants	City of Cedartown
CFS1	Construct a new gymnasium			X	X	x	\$1 million	SPLOST, Federal, & Private	City of Cedartown
CFS2	Develop a facilities assessment plan to analyze options regarding the Civic Auditorium and potential entertainment venues for the future	X					\$5,000	General fund	City of Cedartown
CFS3	Cedartown Event venue construction		X	X	X	X	\$2.4 million	SPLOST/ Public/private	City of Cedartown
CFS4	Develop and implement loop and interconnection plan for water supply lines to improve public health and efficiency of system with GIS system	X	X	X	X	X	\$40,000	Water Sewer Enterprise	City of Cedartown
CFS5	Complete Phase 2 Soccer Complex at Goodyear Park	X	X				\$1,000,000	SPLOST/grants	City of Cedartown
CFS5	Complete Phase 3 Soccer Complex at Goodyear Park			X	X		\$500,000	SPLOST/grants	City of Cedartown
CFS6	Identify areas and add needed streetscaping	X	X	X			\$50,000	General Fund/private	City of Cedartown

CITY OF CEDARTOWN									
COMMUNITY WORK PROGRAM, 2022-2026									
CODE:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
CFS7	Work with NWGRC to identify grant and other funding opportunities	X	X	X	X	X	\$1,000	General Fund	City of Cedartown
CFS8	Renovations to City complex (police, fire, City Hall, library, and public works facility)	X	X	X	X	X	\$2 Million	General Fund, grants, private	City of Cedartown
<b>LU</b>	<b>LAND USE</b>								
LU1	Study feasibility of septic systems on large lots where sewer is too expensive to supply	X	X	X	X	X	\$2,000	General Fund	City of Cedartown
LU2	Review zoning map for changes allowing residential and mixed-use development in area around hospital and eastside areas	X	X	X	X	X	\$2,000	General Fund	City of Cedartown
<b>IC</b>	<b>INTERGOVERNMENTAL COORDINATION</b>								
IC1	Continue to develop guidelines to help with land use questions on the borders between the county and municipalities (buffers, landscaping, signage, setbacks, etc.).	X	X	X	X	X	\$1,000	General fund	Polk County, Cedartown, Rockmart, Aragon
IC2	Continue regular quarterly meetings of county, municipalities, and Polk County School System to improve communication, organization, and cooperation with the goal of delivering better services.	X	X	X	X	X	\$1,000	General fund	Polk County, Cedartown, Rockmart, Aragon
IC3	Continue to research available new funding sources, including SPLOST, LOST, TSPLOST, and Special Service Districts, and user fees	X	X	X	X	X	\$1,000/yr	Various sources	Cedartown
IC4	Coordinate effort between city and county on code enforcement along boundaries	X	X	X	X	X	\$1,000/yr	General Fund	Cedartown, Polk County

Rockmart Community Work Program

Items in green are carried forward from Report of Accomplishment.

CITY OF ROCKMART									
COMMUNITY WORK PROGRAM, 2022-2026									
CODE:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
<b>ED</b>	<b>ECONOMIC DEVELOPMENT</b>								
ED1	Study special tax districts to support investment development with the downtown business district and other commercial corridors.	X					\$4,000	General fund	City of Rockmart
ED2	Implement and develop plans to support and promote Urban Redevelopment Area and Opportunity Zones		X				\$4,000	General fund	City of Rockmart
ED2	Implement and develop plans to support and promote Enterprise Zones		X				\$4,000	General fund	City of Rockmart
ED3	Consolidate Downtown Development Authority with Rockmart Economic Development Authority.	X					\$3,000	General fund	City of Rockmart
ED4	Encourage stay-in-school programs to promote graduation by supporting PSD policies and programs and participating in such programs when requested.	X	X	X	X	X	\$1,000	General fund	City of Rockmart
ED5	Acquire more land to expand the Rockmart Industrial Park	X	X	X	X	X	\$3.5 million	General fund	City of Rockmart
ED6	Develop a standing advisory committee to help vet local development projects and funding sources	X	X	X	X	X	\$1,000	General fund	City of Rockmart
ED6	Encourage participation and membership in the Chamber of Commerce	X	X	X	X	X	\$1,000	General fund	City of Rockmart
ED7	Promote opportunities presented by the Silver Comet Trail's route through the city	X	X	X	X	X	\$1,500/yr	General fund, tourism	City of Rockmart

CITY OF ROCKMART									
COMMUNITY WORK PROGRAM, 2022-2026									
CODE:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
ED7	Initiate a façade reimbursement program	X					\$30,000/yr.	General fund	City of Rockmart
ED8	Adopt a Broadband Ordinance to comply with state rules and supply broadband to residents and businesses.	X					\$500	General Fund	City of Rockmart
ED8	Participate in the Broadband Ready Community program, with adopted ordinance and designation of unserved areas.		X	X	X	X	\$500	General Fund	City of Rockmart
ED8	Apply for funding under the Broadband Ready Program.		X	X	X	X	\$500	General Fund	City of Rockmart
ED8	Set up additional free Wi-Fi sites	X	X	X	X	X	\$5,000	General Fund	City of Rockmart
ED9	Participate in in Main Street Program with a Main Street Director who works with local businesses and Downtown Development Authority to organize efforts to promote downtown, and develop a unique, consistent image for the historic area that sets it apart from other small towns.	X					\$35,000	General Fund	City of Rockmart
ED 10	Explore alternative sludge disposal options	X	X	X	X	X	\$2,000	General Fund	City of Rockmart
ED 10	Develop renewable energy facility using sludge	X	X	X	X	X	\$1,000,000	General Fund	City of Rockmart



CITY OF ROCKMART									
COMMUNITY WORK PROGRAM, 2022-2026									
CODE:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
<b>H</b>	<b>HOUSING</b>								
H1	Implement a Minor Repair Program within the City to assist in controlling blighted and foreclosed properties and to aid in minor repair for the elderly.	X	X	X	X	X	\$15,000/yr	Local, state, federal	City of Rockmart, Dept. of Community Development, NWGHA
H1	Work with Habitat for Humanity and Brush with Kindness programs to repair substandard housing	X	X	X	X	X	\$1,500	General fund	City of Rockmart, Habitat for Humanity
H1	Work with County to establish a joint countywide land bank public authority to efficiently acquire, hold, and manage and develop tax foreclosed property (moved from Intergovernmental coordination)	X	X	X	X	X	\$1,000	General fund	Polk County, Cedartown, Rockmart,
H1	Enforce blighted property ordinance	X	X	X	X	X	\$2,000	General fund	City of Rockmart
H2	Annex land for residential development	X	X				\$2,000	General fund	City of Rockmart
H3	Work with Northwest Georgia Housing Authority to plan and carry out projects using existing CDBG and CHIP funds.	X	X	X	X	X	\$2,000	General fund	City of Rockmart
H3	Work with Northwest Georgia Housing Authority to apply for HUD Section 811 Supportive Housing for Persons with Disabilities grant award	X	X	X	X	X	\$2,000	General fund	City of Rockmart

CITY OF ROCKMART									
COMMUNITY WORK PROGRAM, 2022-2026									
CODE:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
<b>T</b>	<b>TRANSPORTATION</b>								
T1	Support transportation efforts for widening a. Marquette Road b. Highway 101	X	X	X	X	X	\$8 million	GDOT, Polk Co, Rockmart	City of Rockmart, GDOT, Polk County
T2	Develop traffic studies to mitigate increasing traffic congestion and improve connectivity within and between developments on Highway 278 and Highway 113		X				\$15,000	GDOT	City of Rockmart, GDOT
T3	Improve gateway signage and wayfinding signage throughout the city to assist both motorists and pedestrians/bicyclists	X	X	X			\$290,000	SPLOST, Tourism Funds, Grants	GDOT, Polk County Chamber-DAPC and City of Rockmart
T4	Carry out 5-year plan for sidewalk repair for ADA compliance throughout city	X	X	X	X	X	\$250,000	General fund, SPLOST	City of Rockmart
T5	Develop a Bike and Pedestrian Plan for City		X	X	X		\$8,000	General fund, LMIG, and other available sources	City of Rockmart
T5	Work with GDOT to develop bicycle lanes as part of scheduled maintenance and upgrades	X	X	X	X	X	\$20,000	General fund, LMIG, and other available sources	City of Rockmart
T6	Replace bridge on SR 101 at Euharlee Creek tributary in Rockmart.		X				\$4,779,439	Federal and GDOT funds	GDOT
<b>NC</b>	<b>NATURAL AND CULTURAL RESOURCES</b>								
NC1	Develop a water conservation education program with website and conservation flyers for customers of the city water department.	X	X	X	X	X	\$1,000/yr	Water Sewer Fund	City of Rockmart

CITY OF ROCKMART									
COMMUNITY WORK PROGRAM, 2022-2026									
CODE:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
NC2	Develop local stormwater runoff management ordinance			X	X	X	\$20,000	General fund	City of Rockmart
NC3	Develop program to work in schools with Keep Polk Beautiful to change local attitudes toward littering, increase law enforcement presence in areas prone to this problem, and enforce litter laws	X	X	X	X	X	\$1,000/yr	General Fund	City of Rockmart, Keep Polk Beautiful
NC4	Establish a committee on Cultural Diversity at the Rockmart Cultural Arts Center, with the goal toward multicultural exhibits, classes, and programs	X					\$1,000/yr.	General Fund	City of Rockmart
NC4	Cultural Diversity Committee obtains grants to support diversity and inclusiveness in the arts		X	X	X	X	\$2,500	General Fund	City of Rockmart
NC5	Develop Greenspace management plan	X	X	X	X	X	\$2,000	General Fund	City of Rockmart
NC5	Apply for DNR Land and Water Conservation Fund (LWCF) grants for acquiring, expanding, and improving greenspace	X	X	X	X	X	\$2,000	General Fund	City of Rockmart
CFS	<b>COMMUNITY FACILITIES AND SERVICES</b>								
CFS1	Implement 2010 Sewer Study by expanding and improving sewer lines throughout the city that have been outdated or are need repair to ensure compliance with Federal and State Requirements.	X	X	X	X	X	\$750,000	Water Sewer Fund, GEFA, ARC, USDA	City of Rockmart

CITY OF ROCKMART									
COMMUNITY WORK PROGRAM, 2022-2026									
CODE:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
CFS2	Upgrade sewer treatment plant to improve service to existing industry and attract new industry by improving process for BOD, TSS, and adding bar screens	X	X	X	X	X	\$1,000,000	ARC/GEFA/USDA	City of Rockmart
CFS3	Inspect, paint, and landscape all Water Storage Facilities that are part of the City's water system.	X					\$100,000	Water Sewer Fund	City of Rockmart
CFS 4	Develop and expand the recreation program.	X	X	X	X	X	\$100,000	General fund, grants	Polk County, Rockmart
CFS 4	Improvements to parks: i. Nathan Dean Playground (\$125,000 General Fund) ii. dog park along Silver Comet Trail			X			\$200,000	General fund Private funding	City of Rockmart
CFS 5	Secure funding through grants to supply full-time staff for Rockmart Cultural Arts Center		X				\$32,000	grants	City of Rockmart
CFS 5	Secure funding for theater restoration and façade work		X				\$250,000	grants	City of Rockmart
CFS 6	Start a citizen advisory committee to develop projects and sources of funding.		X				\$2,000	General fund	City of Rockmart
CFS 7	Acquire land for additional fire station and public works facility	X					\$300,000	General fund	City of Rockmart
CFS 8	Consider developing green infrastructure requirements when constructing or remodeling city buildings, and for stormwater management structures and streetscapes.	X	X	X	X	X	\$2,000	General fund	City of Rockmart

CITY OF ROCKMART									
COMMUNITY WORK PROGRAM, 2022-2026									
CODE:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
LU	<b>LAND USE</b>								
LU1	Develop gateway improvements to city entrance on Old 278 by creating a special overlay district in the zoning regulations with requirements for facades, signage, and landscaping	X	X				\$60,000	General fund	City of Rockmart
LU 2	Update sign ordinance to make it content-neutral			X			\$5,000	General fund	City of Rockmart
LU 3	Update zoning ordinance to clarify dealing with nonconforming uses	X					\$2,000	General fund	City of Rockmart
IC	<b>INTERGOVERNMENTAL COORDINATION</b>								
IC 1	Continue regular quarterly meetings of county, municipalities, and Polk County School System to improve communication	X	X	X	X	X	\$1,000	General fund	Polk County, Cedartown, Rockmart, Aragon
IC 2	Continue to develop guidelines to help with land use questions on the borders between the county and municipalities (buffers, landscaping, signage, setbacks, development regulations, etc.).	X	X	X	X	X	\$1,000	General fund	Polk County, Cedartown, Rockmart, Aragon
IC 3	Continue to research available new funding sources, including SPLOST, LOST, and Special Service Districts, and user fees as options to property taxes increase.	X	X	X	X	X	\$1,000/yr	Various sources	City of Rockmart
IC4	Participate as an alumnus on the GICH Advisory Board	X	X	X			\$2,000	General Fund	City of Rockmart

Aragon Community Work Program

Items in green are carried forward from Report of Accomplishment.

CITY OF ARAGON									
COMMUNITY WORK PROGRAM, 2022-2026									
CODE:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
<b>ED</b>	<b>ECONOMIC DEVELOPMENT</b>								
ED1	Improve communication with Polk County College and Career Academy and Georgia Northwestern Technical College to ensure educational needs for technical jobs are being met, and to insure a skilled workforce.	X	X	X	X	X	\$1,000/yr	General fund	City of Aragon
ED2	Expand boundaries of Downtown Development Authority District to increase range of business potential and possible projects for Downtown Development Authority	X	X	X	X	X	\$1,000/yr	General fund	City of Aragon
ED3	Obtain funds for a feasibility study for use of old Aragon Mill site and other available sites	X	X	X	X	X	\$1,000	General fund,	City of Aragon
ED4	Develop short and long-term action list for economic development	X	X	X	X	X	\$1,500	General fund	City of Aragon
ED4	Reactivate Aragon Downtown Development Authority	X					\$2,000	General fund	City of Aragon
ED4	Work with Polk County Development Authority, Chamber of Commerce, and Aragon Downtown Development Authority to connect small businesses to their development expertise and resources	X	X	X	X	X	\$1,500	General fund	City of Aragon
<b>H</b>	<b>HOUSING</b>								
H1	Identify properties that require rehabilitation, renovation, or condemnation.	X	X	X	X	X	\$5,000	General fund	City of Aragon

CITY OF ARAGON									
COMMUNITY WORK PROGRAM, 2022-2026									
CODE:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
H2	Working with the new code enforcement officer, prioritize removing refuse around homes by enforcing littering laws and nuisance ordinance and increasing law enforcement presence in residential areas prone to litter and refuse.	X	X	X	X	X	\$3,000/year	fees	City of Aragon
<b>T</b>	<b>TRANSPORTATION</b>								
T1	Repair sidewalks a. Aragon Road b. Elm Street c. Oak Street d. Walnut Street	X	X	X	X	X	\$150,000	Local, state, federal	City of Aragon
T1	Develop a Bike and Pedestrian Plan for city	X	X				\$1,500	General fund, local, state, and federal funds	City of Aragon
T2	Aragon will continue to coordinate with Polk County and GDOT District 6 on facilitating long-term Project #0000406 to widened State Route 101 to a 4-lane highway with traffic signal and pedestrian crossing.	X	X	X	X	X	\$1,000	General Fund, GDOT	City of Aragon, Polk County, GDOT
T3	Develop a priority list for road repairs and use it to obtain funds from the 2014 SPLOST and Local Maintenance and Improvements Grants (LMIG)	X	X	X	X	X	\$1,000	General Fund, SPLOST, LMIG	City of Aragon
T4	Initiate discussions with PATH Foundation of Atlanta, organizer of Silver Comet Trail effort, to plan trail connector to Aragon from Rockmart	X	X	X	X	X	\$1,000	General Fund	City of Aragon
T5	Re-establish county-wide public transportation	X	X	X	X	X	\$1,000	Grants, General Fund	City of Aragon

CITY OF ARAGON									
COMMUNITY WORK PROGRAM, 2022-2026									
CODE:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
<b>NCR</b>	<b>NATURAL AND CULTURAL RESOURCES</b>								
NCR1	Develop a Greenspace inventory of existing and potential greenspace for city ownership or protection by agreement with landowner.	X	X	X	X	X	\$1,500	General fund	City of Aragon
NCR2	Implement Georgia Department of Natural Resources' minimum protection standards for groundwater recharge areas and wetlands through changes to zoning or additions to development regulations as development regulations are updated.	X	X	X	X	X	\$1,000	General fund	City of Aragon
NCR3	Partner with churches, nonprofit organizations, and Aragon Historical Society to create events and spaces where community strengths can be nurtured, expanded, and displayed.	X	X	X	X	X	\$1,000	General fund	City of Aragon
<b>CFS</b>	<b>COMMUNITY FACILITIES AND SERVICES</b>								
CFS1	Prepare Master Plan for development and implementation of identified recreation projects		X	X	X		\$20,000	SPLOST	City of Aragon
CFS2	Establish Volunteer fire department in coordination with the county	X					\$1,000	General fund	City of Aragon
<b>LU</b>	<b>LAND USE</b>								
LU1	Work with landowners and businesses to identify potential commercial sites for rezoning	X	X	X	X	X	\$2,000	General fund	City of Aragon



CITY OF ARAGON									
COMMUNITY WORK PROGRAM, 2022-2026									
CODE:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
<b>IC</b>	<b>INTERGOVERNMENTAL COORDINATION</b>								
IC1	Update the Service Delivery Strategy in conjunction with county and other municipalities					X	\$1,000/yr	General fund	Aragon, Polk County, Cedartown, Rockmart
IC2	Seek consistent Aragon representation on the Polk County Water Authority Board.	X	X	X	X	X	\$1,000/yr	General fund	Aragon
IC3	Continue regular quarterly meetings of county and municipalities and Polk County School System to improve communication	X	X	X	X	X	\$1,000	General fund	Aragon, Polk County, Cedartown, Rockmart
IC4	Continue to develop guidelines to help with land use questions on the borders between the county and municipalities (buffers, landscaping, signage, setbacks, etc.).	X	X	X	X	X	\$1,000	General fund	Aragon, Polk County, Cedartown, Rockmart
IC5	Inform local leaders of state and federal funding opportunities through workshops, webinars, and regional meetings and through communication with NWGRC	X	X	X	X	X	\$1,000	General fund	City of Aragon, NWGRC
IC6	Expand the roles of elected officials in city government by developing subcommittees of the council to allow specialization and expanded knowledge, hold quarterly town hall meetings	X	X	X	X	X	\$1,000/yr	General fund	City of Aragon

**CITY OF ARAGON**  
**COMMUNITY WORK PROGRAM, 2022-2026**

CODE:	Activity Description	2022	2023	2024	2025	2026	Cost Estimate	Funding Source	Responsible Party
IC7	Continue to research available new funding sources, including SPLOST, LOST, and Special Service Districts, and user fees as options to property taxes increase.	X	X	X	X	X	\$1,000/yr	Various sources	City of Aragon

## *APPENDIX A: Public Participation Documentation*

January 26, 2021-Initial Steering Committee meeting Cedartown (9 am), Polk County (10:30 am), and Rockmart (2 pm).

February 3, 2021-Notice of the First Public Hearing for the Polk County Joint Comprehensive Plan Update appeared in the Polk County Standard Journal as a display advertisement.

February 4, 2021- Met with County Manager Matt Denton for Plan Implementation Meeting and went over the Report of Accomplishments. Met with City Manger Edward Guzman for Plan Implementation and reviewed Report of Accomplishments.



*Polk initial steering committee meeting in January 2021*

February 18, 2021. Met with City Manager of Rockmart for Plan Implementation and reviewed Report of Accomplishments.

February 18, 2021, 5:30 pm-First Public Hearing for the Polk County Joint Comprehensive Plan Update, Commissioner’s Meeting Room, Clines Ingram Jackson Road, Cedartown. This was followed by a brief steering committee meeting with the Polk, Cedartown and Rockmart officials that attended the hearing.

February 23, 2021 (9 am)-Initial Steering Committee meeting Aragon combined with plan implementation meeting to review Report of Accomplishment.

April 8, 2021-Gretchen Lugthart sent advertisement for the Community Calendar to the Polk Standard newspaper. They advertised it online but not in the print issue.

April 9, 2021-Gretchen Lugthart sent announcement of first stakeholder meeting to cities and county to put on their websites.

April 13, 2021-Gretchen Lugthart sent email announcement with supporting materials for first stakeholder meeting to the stakeholders selected by the county and cities.

April 14, 2021-Gretchen Lugthart met with Cedartown Economic Development Director Oscar Guzman to Performing Arts Center to discuss arrangements and COVID precautions for the first stakeholder meeting. She also photographed points of interests in the county for the plan.

April 21, 2021. Gretchen Lugthart sent email reminder of first stakeholder meeting to stakeholders.

April 22, 2021, 6 pm-First Stakeholder Meeting for Polk Joint Comprehensive Plan, Cedartown Performing Arts Center.

April 28, 2021-Polk Standard Journal runs article featuring the planning process for Polk County and the first stakeholder meeting on April 22, 2021.

May 4, 2021-Gretchen Lugthart sent out link for online Polk Community Survey to county and cities to post on their websites and social media. Cedartown and Rockmart put it on their Facebook sites.

May 4, 2021-Gretchen Lugthart sent request for Jeremy Stewart to run announcement of next stakeholder meeting in Polk Standard Journal, which he ran in May 19 and May 26, 2021 editions.

May 5, 2021-Gretchen Lugthart sent email reminder of second stakeholder meeting to stakeholders, with a link to the online community survey.

May 10, 2021-Gretchen Lugthart sent email request county and cities post announcement of second stakeholder meeting on their websites and social media.

May 24, 2021-Gretchen Lugthart sent out another reminder to stakeholders of the Second Stakeholder Meeting.

May 25, 2021-yet another email reminder of the Second Stakeholder Meeting with survey link.

May 27, 2021, 6:00 pm-Second Stakeholder Meeting for Polk Joint Comprehensive Plan, Cedartown Performing Arts Center.

June 9, 2021-Gretchen Lugthart sent out an email reminder of third stakeholder meeting to stakeholders.

June 9, 2021-Gretchen Lugthart sent out an email request to the cities and Polk County to advertise the third stakeholder meeting on their websites and social media.

June 9, 2021-Gretchen Lugthart sent out a request to Jeremy Stewart of the Polk Standard Journal newspaper to publish an announcement of the third stakeholder meeting in the June 16 and June 23 editions, which he did.

June 23, 2021- another email reminder of the third stakeholder meeting to stakeholders.

June 24, 2021, 6 pm-Third Stakeholder Meeting for Polk Joint Comprehensive Plan, Cedartown Performing Arts Center. Drop-in Open House format with refreshments to review Needs and Opportunities

July 27, 2021. Aragon steering Committee Meeting to review work program. This was a short meeting because the city clerk had been exposed to COVID. We arranged a virtual meeting to complete the review.

July 27, 2021. Cedartown Steering Committee Meeting to review work program.

July 28, 2021. Polk County Steering Committee Meeting to review work program.

July 28, 2021. Rockmart Steering Committee Meeting to review work program.

July 29, 2021. Aragon Virtual Steering Committee Meeting to review work program.

August 19, 2021. Presented work program information at Aragon City Council work session.

October 27, 2021. Notice of the Second Public Hearing was published in the Polk County Standard Journal.

November 15, 2021. Second Public Hearing for the Polk Joint Comprehensive Plan, Commissioner's Meeting Room, Clines Ingram Jackson Road, Cedartown.



*Shiloh Baptist Church, established 1848*

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## *APPENDIX B. Results of the Community Survey*

### *Discussion of Survey Results related to the Needs and Opportunities*

The tabulated results of the community survey are found in below. The Polk County Community Survey was posted online in 2021 from April 29 through September 2. Paper copies were also available at the second and third stakeholder meetings. Anyone interested could take the survey, resulting in a response group that was not randomly selected. Therefore, the results cannot be statistically analyzed, but with 305 respondents, the survey gives a wider range of opinions than just the stakeholders who attended the meetings. The first three questions were intended to get an idea of where respondents lived and worked, and how old they were. Cedartown had most respondents, which is not surprising since it is the largest population center. Almost half all respondents were in the 35-54 age category, with very few children below 18 or older adults responding. Respondents in the 35-54 age range would be working, managing households with children, and potentially buying homes.

The fourth question asked the respondents to rate the community overall as a place to live. The enthusiasm for the community falls in the middle, with 69% choosing either good or ok for their rating, and only 14% considering it to be an excellent place to live. Very few gave the lowest rating of poor (4.3%).

The following four questions allowed participants to choose as many listed options as they felt were appropriate to characterize their community. The most often-selected factor by far that residents liked was the small-town atmosphere, with 83% including this in their choices. Many also chose factors that go along with a small town, like friendly, helpful neighbors, scenic views and natural wildlife, and local restaurants. Among the factors selected the most often on the list of things residents did not like about their community were lack of entertainment for all ages (70%) and lack of good jobs (51%). These are frequent complaints in small towns far from large metropolitan areas' amenities like professional sport teams, museums, and music venues, as well as diverse job opportunities. A continuing concern for many people (48.5%) is too much litter, which was also the third most-often selected choice five years ago for the last Polk County community survey. Lack of major retail stores (39%) and broadband access was an issue for many (34.8%). Actions to manage growth which the respondents said they would support indicate that the county is still attached to its agricultural and rural roots, with agriculture and forest conservation being the most popular answer (45%). The choices also show that people believe in the power of zoning to manage growth, as this came in second (34%), with providing sidewalks and bike lanes a close third (33%). The type of housing that respondents envisioned for the future of the county leaned heavily toward the traditional owner-occupied large-lot home, with 59% including this in their choices. Housing for retirees and seniors was also considered important (34% chose this).

When respondents were asked to write in the most important issue facing their specific community, there were many responses pointing to poverty issues like drugs, homelessness, crime, litter, and rundown buildings and neighborhoods. In the cities of Cedartown and Rockmart respondents wanted more entertainment and activities, particularly for teens. In the county, the landfill continues to be a concern, along with the quality of fire/emergency/police services, with the issue of the unpaid county fire department noted. In the final question, #14, respondents chose ways of improving the community that they would support to make Polk County a better place,

and they could choose as many of the nineteen possible answers as they wished. Popular choices included efforts to improve the economic situation, like attracting businesses and manufacturing companies, and recruiting retail and dining businesses. Improving infrastructure like roads and high-speed internet were also popular choices. Choices that would improve quality of life that were popular included investing in public safety, improving education, and making downtowns better through improving historic features, improving parking and walkability. Many people also considered improving parks and preserving farms and agricultural land important.

In the Needs and Opportunities, all four governments have projects to address many of these issues. For example, the county has made continuing commitments in the work program to the drug task force address drug trafficking in the community and to Keep Polk Beautiful for litter prevention. Rockmart and Cedartown plan to continue working with NW Georgia Housing Authority to provide affordable housing with federal and state funds. The development of a land bank in the county is planned to address tax-foreclosed and abandoned properties. The county and Rockmart plan to improve broadband services. As a basic starting point for overall improvement, all four governments show a commitment to improving the economic situation through various projects in their plans. All four governments have economic development organizations, although Aragon's is not active (one of their items is to re-activate their downtown development authority). Both Polk County and Cedartown want to develop strategic plans.

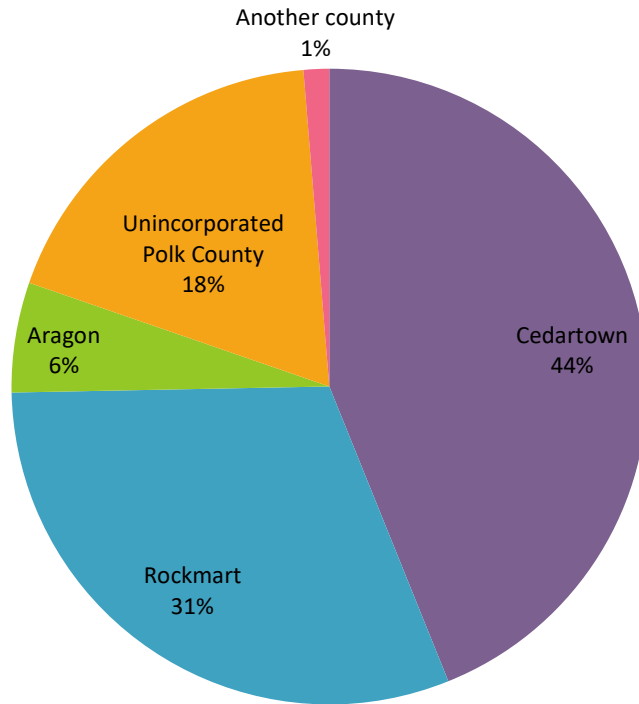


*Rockmart breakout group, first stakeholder meeting*

## Report for Polk County Community Survey 2021

Total overall of 305 responses. NWGRC used survey program by Alchemer to prepare and distribute this survey

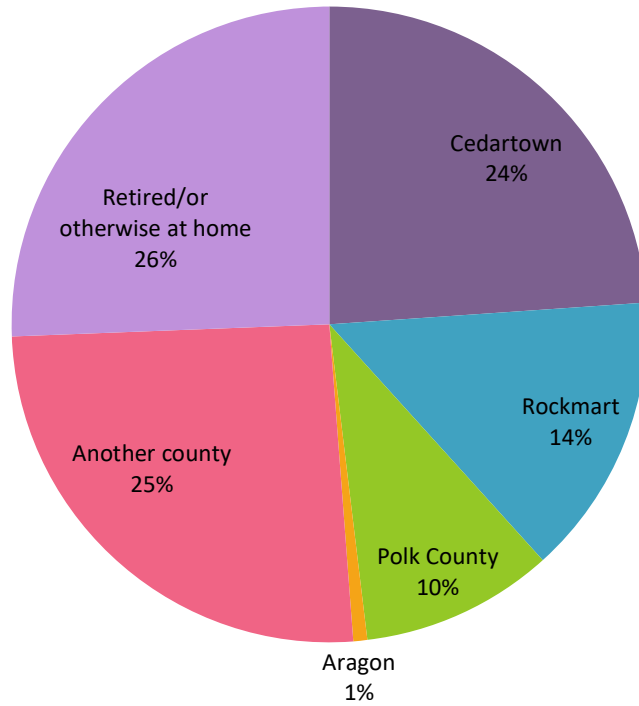
### 1. In what community do you live?



Response:	Percent	Count
Cedartown	43.9%	134
Rockmart	30.8%	94
Aragon	5.6%	17
Unincorporated Polk County	18.4%	56
Another county	1.3%	4
	Totals	305

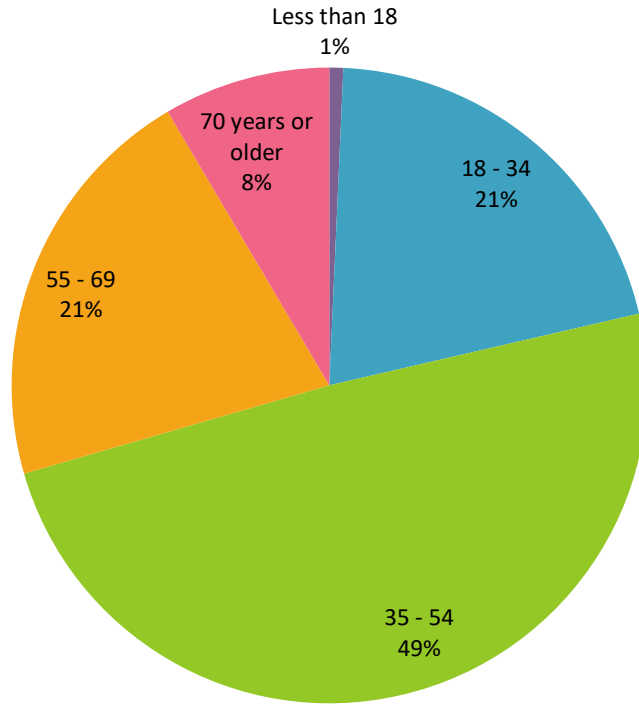


2. In what community do you work?



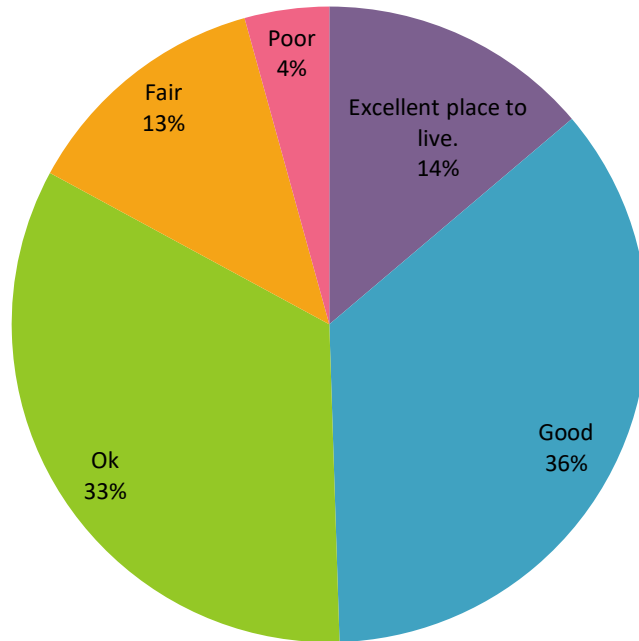
Response:	Percent	Count
Cedartown	23.9%	73
Rockmart	14.4%	44
Polk County	9.8%	30
Aragon	0.7%	2
Another county	25.6%	78
Retired/otherwise at home	25.6%	78
Totals		305

3.What is your age?



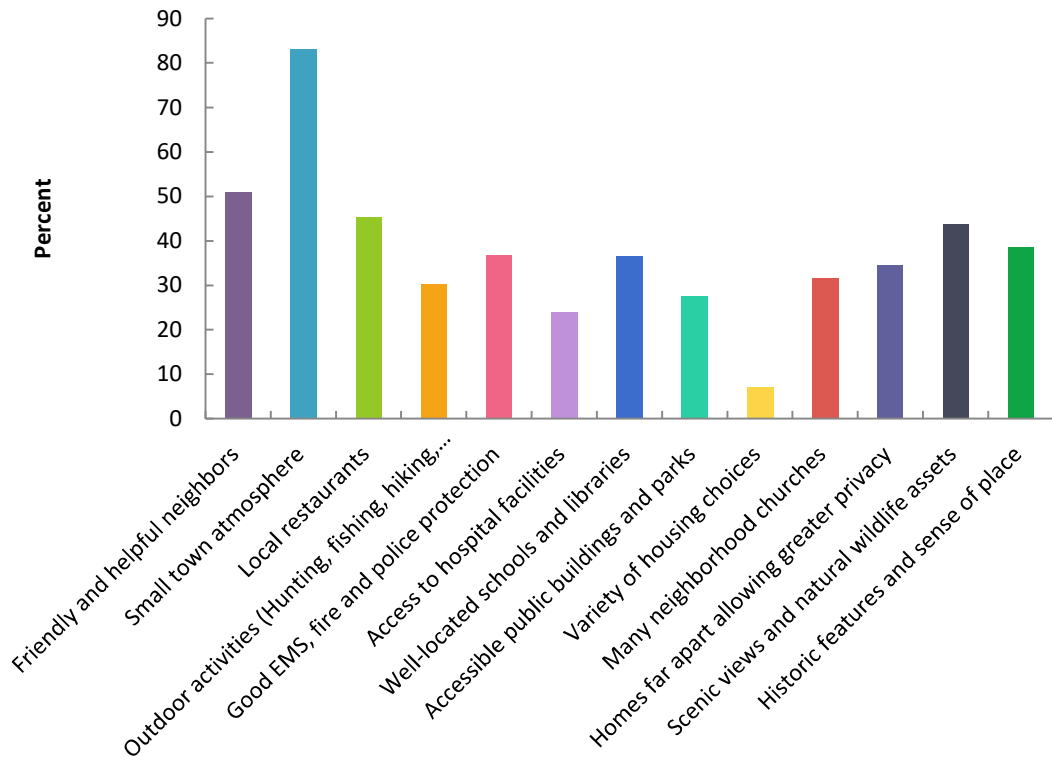
Response:	Percent	Count
Less than 18	0.7%	2
18 - 34	20.7%	63
35 - 54	49.2%	150
55 - 69	21.0%	64
70 years or older	8.5%	26
	Totals	305

4.How does your community rate overall? (Check one)



Response:	Percent	Count
Excellent place to live.	13.8%	42
Good	35.7%	109
Ok	33.4%	102
Fair	12.8%	39
Poor	4.3%	13
	Totals	305

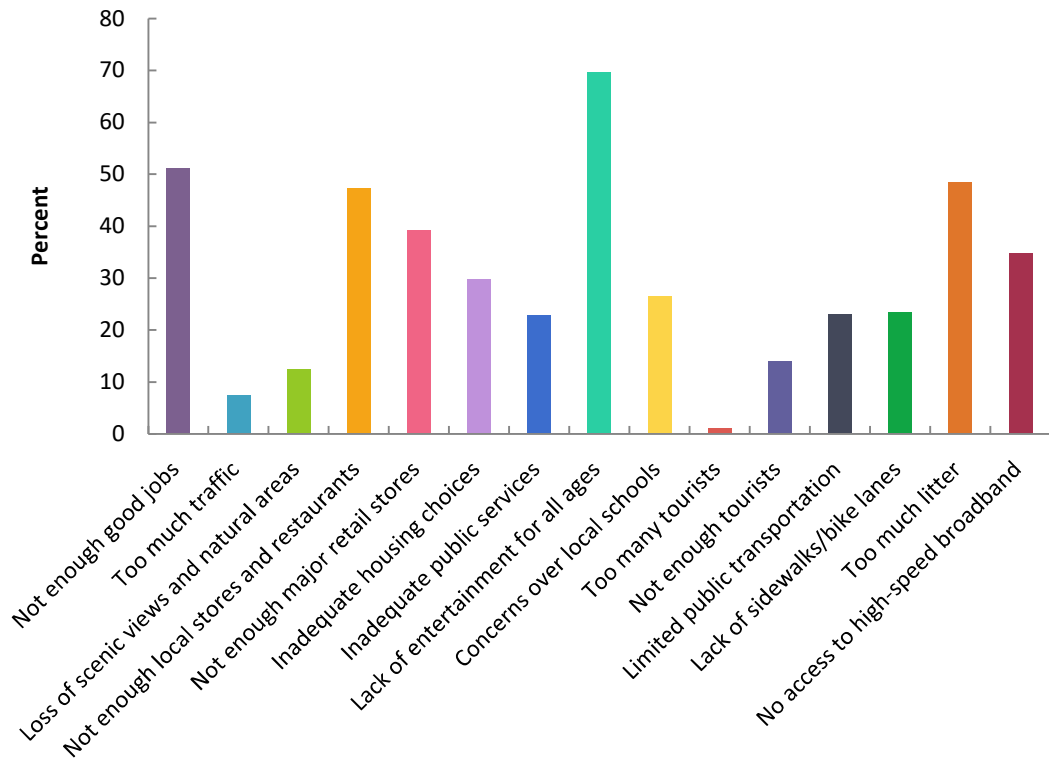
5.What do you like about your community? (Select all that apply)



Issue:	Percent	Count
Friendly and helpful neighbors	51.0%	155
Small town atmosphere	83.2%	253
Local restaurants	45.4%	138
Outdoor activities (Hunting, fishing, hiking, biking, etc.)	30.3%	92
Good EMS, fire and police protection	36.8%	112
Access to hospital facilities	24.0%	73
Well-located schools and libraries	36.5%	111
Accessible public buildings and parks	27.6%	84
Variety of housing choices	7.2%	22
Many neighborhood churches	31.6%	96
Homes far apart allowing greater privacy	34.5%	105

Scenic views and natural wildlife assets	43.8%	133
Historic features and sense of place	38.5%	117

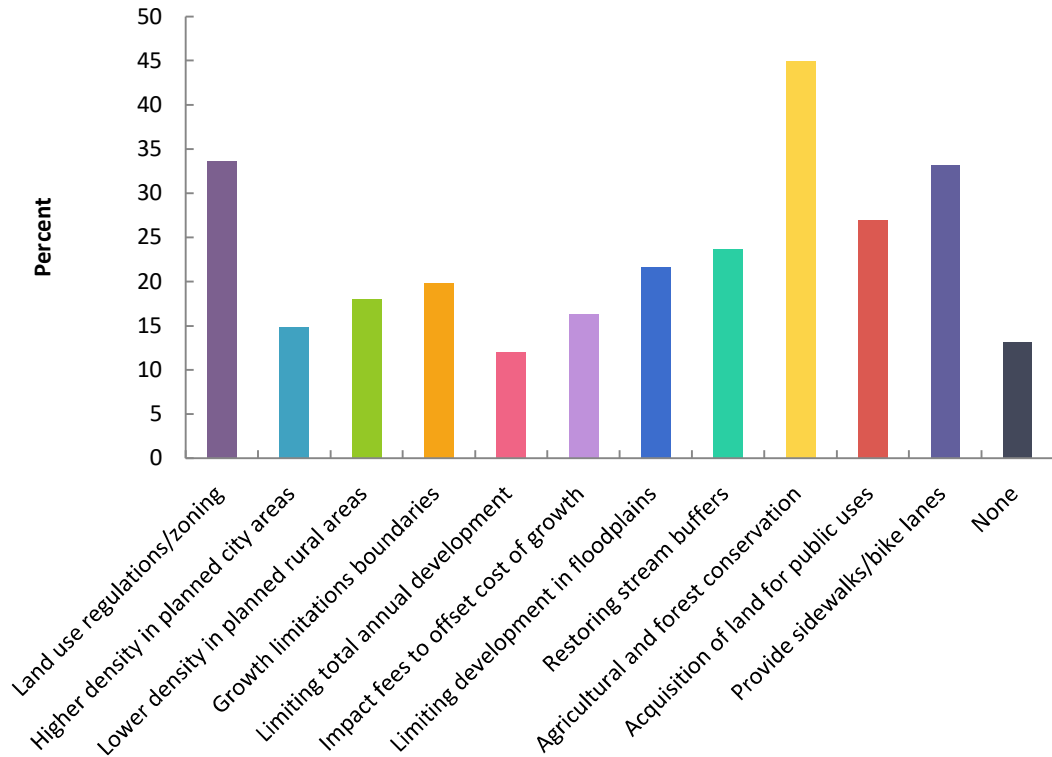
6.What don't you like about your community? (Select all that apply)



Issue:	Percent	Count
Not enough good jobs	51.2%	153
Too much traffic	7.4%	22
Loss of scenic views and natural areas	12.4%	37
Not enough local stores and restaurants	47.2%	141
Not enough major retail stores	39.1%	117
Inadequate housing choices	29.8%	89
Inadequate public services	22.7%	68
Lack of entertainment for all ages	69.6%	208
Concerns over local schools	26.4%	79
Too many tourists	1.0%	3
Not enough tourists	14.0%	42
Limited public transportation	23.1%	69

Lack of sidewalks/bike lanes	23.4%	70
Too much litter	48.5%	145
No access to high-speed broadband	34.8%	104

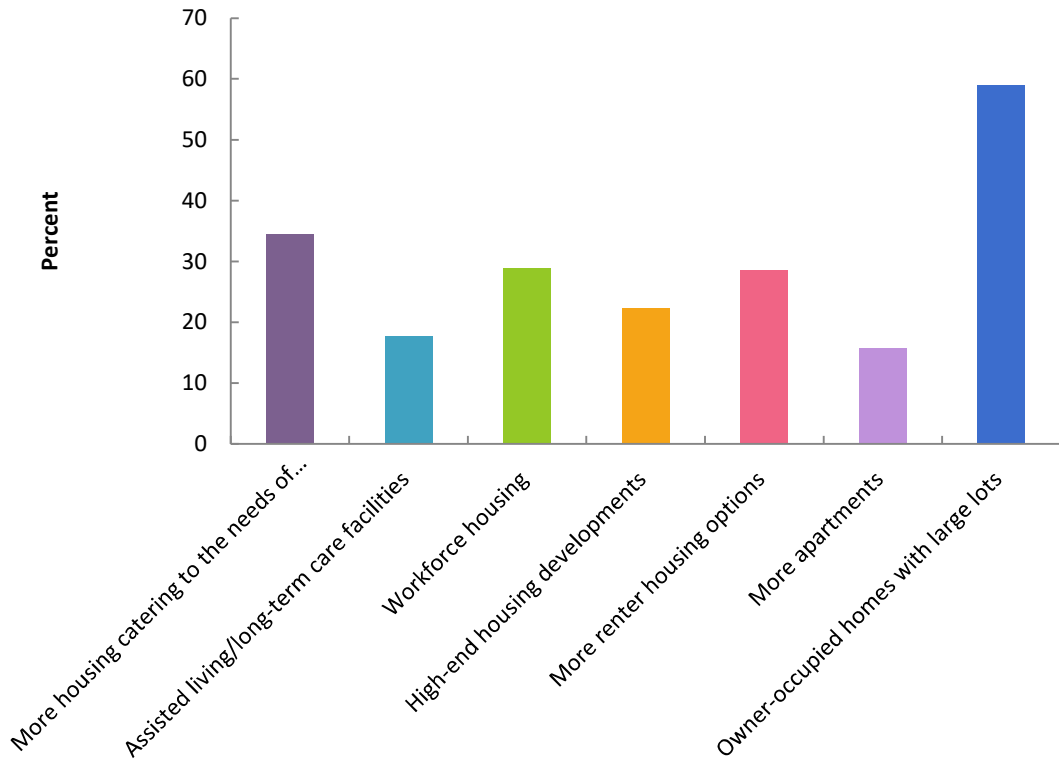
7.What types of growth management actions would you support? (Select all that apply)



Growth Management type:	Percent	Count
Land use regulations/zoning	33.6%	95
Higher density in planned city areas	14.8%	42
Lower density in planned rural areas	18.0%	51
Growth limitations boundaries	19.8%	56
Limiting total annual development	12.0%	34
Impact fees to offset cost of growth	16.3%	46
Limiting development in floodplains	21.6%	61
Restoring stream buffers	23.7%	67
Agricultural and forest conservation	44.9%	127
Acquisition of land for public uses	26.9%	76
Provide sidewalks/bike lanes	33.2%	94
None	13.1%	37



**8.What type of housing are you interested in seeing be developed in your community? (Select all that apply)**



Housing type:	Percent	Count
More housing catering to the needs of retirees and/or seniors	34.4%	99
Assisted living/long-term care facilities	17.7%	51
Workforce housing	28.8%	83
High-end housing developments	22.2%	64
More renter housing options	28.5%	82
More apartments	15.6%	45
Owner-occupied homes with large lots	59.0%	170

**9.If you are from unincorporated Polk County, describe the most important issue facing Polk County in 10-15 words or less.**



Response	
1.	Lack of industry and retail
2.	The landfill on Grady Road is destroying the county. It lowers the property value.
3.	Lack of fire protection, lack of fire hydrants, poor water department
4.	concern over lack of adequate emergency services/poor response times
5.	Limited transportation within the county linking individuals to resources.
6.	People buying land here from the bigger counties to develop.
7.	We need leaders that will truly work together in order to better the county.
8.	Leadership at high level
9.	High speed Internet Litter problems Landfill
10.	Lack of fire department/inadequate police staffing
11.	Lack of jobs coming to the county.
12.	Lack of fire, under-funded police.
13.	Outdated / deteriorated infrastructures such as roads, bridges, etc..
14.	I believe our community needs more expansions.
15.	Limited fire protection & paved roads
16.	Drugs, homeless, jobs, the eye sores of rundown businesses and old buildings, traffic around the Walmart area

17.	Keep it beautiful. Keep roads maintained.
18.	Lack of high paying jobs in the community
19.	The landfill, and need city ordinance in both Rockmart and Cedartown to make home owners and businesses clean up.
20.	Lack of housing for seniors
21.	Drugs....To be more specific the methamphetamine problem in Polk County
22.	The fact that Matt Denton is our county manager.
23.	Lack of high speed Internet. Stop the influx of trash from other counties!
24.	The police department/sheriff office response to issues in rural Polk County.
25.	One door Polk, the abundant amount of homeless people, the drugs (meth) ,
26.	Fire service
27.	Internet services Fire protection Public safety
28.	We need better animal control laws and for them to be enforced countywide.
29.	Loss of agricultural land
30.	Volunteer fire department being available when needed. Putting kids back to school 5 days per week. Big fines for littering.
31.	Maintaining and improving of infrastructure while not becoming a bedroom community of Atlanta.
32.	Overdevelopment of farm land for residential development.
33.	Trash Mountain long term environmental impact. Lack of glass recycling.
34.	Growing too fast in county while city remains ghost town
35.	Road improvement, paid fire department .
36.	MT TRASHMORE
37.	Government needs to stop telling people what they can or can't do or have on their own land.
38.	Lack of Water pressure and lack of fire protection.
39.	Homeless (most not from this area) due to Open Door Polk and/or Highland Rivers. Thus, leading to criminal activity. Youth involvement in gangs and drugs in our local schools.
40.	Lack of vision and poor management.
41.	Being sold out by former commissioners letting build mt.Trashmore



4.	Need a place for youth and teens to hang out and off the streets
5.	Drug problems, crime and theft problems, the task force here is too connected and not reliable, bring in task forces from out of the area, remove the city chief of police and hire a competent leader, designate community beat police that get to know communities. The overall area is infested with drugs, it needs to be cleaned up. Major manufacturing needs to be brought in, not limited scope, increase manufacturing jobs and make Cedartown a destination for jobs and tourism. Instead of promoting other counties festivals create more around here. Look at re-enactments , chili cook offs anything ... we have an arts festival each year and that's it. increase manufacturing > decrease drugs coming into this county, look at the illegal alien presence and the trafficking in the area that comes in from the west, clean it up ( again fix the police system, bring in outside, have better requirements and increase pay).
6.	The police department/probation officers needs to do there jobs better and not favor certain people and stop being cocky. Need more drug enforcement especially on jobs and in schools (also the bullying)
7.	"Good old boy" system still in play. You're either in or you're nothing.
8.	ROADS AND JOBS
9.	Small businesses in the downtown area open and close constantly. Can't survive.
10.	Too many businesses bringing so many out of town homeless people here.
11.	Lack of ready to work workforce.
12.	There's not enough housing AT ALL
13.	Drugs and poverty
14.	Cars & motorcycles running these side streets with their foot to the floorboard, I mean 20 over all the time especially in pepper town
15.	Jobs and growth
16.	Homeless people, old empty buildings, place for all AGE kids to play, litter/trash
17.	Not enough for children and teenagers to do.
18.	Drugs are a serious issue- parts of our town smells like weed. Also lots of random people walking all hours of day and night.
19.	Speeding on College St. and other residential areas We need more smaller festivals throughout the year to give our community things to look forward to
20.	Not enough activities for all ages.
21.	Less drugs homeless more affordable shopping community involvement for all ages
22.	The most important issue is the continuation of the PSD teachers bullying the students, and the amount of mysterious deaths that have happened within the last 50 years in Polk county. It's sickening how they treat the preppy kids differently than they do the rest of the students in the class. Maybe if there were cameras in the classrooms more students wouldn't get blamed for something they didn't do or catch the teacher/student in the act.
23.	Drugs and crime.

24.	Not enough good jobs located here that pay a decent wage.
25.	Becoming more of an "updated" community without losing the small town feel.
26.	My right to choose my living arrangements not commissioners
27.	Lack of new businesses
28.	Loud and fast cars and the slum area getting worse
29.	Lack of good paying jobs
30.	updating restrooms at all parks
31.	continue do the same old stuff , you always going to get the same results. Empower the youth with USEFUL life skills to be PRODUCTIVE adults. We don't need more sheep.
32.	Too much litter and unkept rental properties are an eyesore.
33.	Drugs
34.	Lack of modern entertainment. Young people spend money, but there's nothing for us to spend our money on here.
35.	The homeless and drug problem
36.	When the bypass was built our beautiful historic downtown area became lost. There is no sense in allowing our downtown die. We need more downtown business not junk stores!
37.	Need more options for restaurants
38.	Lack of industry/jobs. Need to be more attractive for retail stores and restaurants .
39.	The drug use and nothing for kids to do.
40.	attracting top employers with good paying jobs to our community so more of our community can move to the middle class
41.	Need new commissioners
42.	We need a chain restaurant. I think a Chili's would be great.
43.	Good neighborhoods going downhill because of unkept yards and junk in the yard.
44.	Lack of employment opportunities for young people that leads to drugs and crime.
45.	Revitalize main Street and Attract more entertainment like Rome broad Street
46.	DRUGS
47.	Run down/empty buildings make it look not so welcoming and dirty
48.	Good ole boy system
49.	Criminals are released after serving 1/4 of a light sentence

50.	Blight, Litter, Code Enforcement, industry and leadership
51.	Not enough residents paying taxes! Clean up ALL neighborhoods
52.	No growth, over run with drugs and poverty
53.	Homeless men on drugs
54.	Drugs, no activities for younger kids and teens
55.	Crime, lack of local business and industry development
56.	Bring more businesses
57.	Cedartown doesn't have good housing neighborhoods, not enough major retail stores. Not any good entertainment for us 18-28 year olds. Maybe a Starbucks would be nice or a retail square walk area
58.	Nothing can stay open. Why?
59.	If you live here, you need to speak English. This is America.
60.	Good ol boys club killing the town and county.
61.	Lack of activities for younger generations Amount of people on drugs
62.	Need to have better leadership! More open minds.
63.	Poor government leadership.
64.	The issues facing the Polk County Fire Department along with the shrinking budget for the Polk County Police Department
65.	Drugs and crime
66.	Need for more quality, affordable child care, more jobs, downtown beautification, additional local shops and restaurants.
67.	We need jobs stores run down houses code
68.	Cedartown needs to attract new industry or cultivate opportunities for younger adults (20's - 30's) to establish new local businesses.
69.	School system-academic success Park-dirty/broken/out of date
70.	Public safety fire service need another EMS 911 provider besides Redmond
71.	Investment in the accessibility and appeal of downtown CT is absolutely necessary to increase revenue.
72.	Parking on Main St. make it one way
73.	Roads repairs on county roads owners need to be made to clean up their property high overgrown grass is being dump sites in the county really bad people living in 18-wheel trailers on pine mountain enforcing the codes of cleaning
74.	not enough local support for local business.

75.	Meth heads, one door Polk, highland rivers, homeless people, Hispanics in schools that lead to drugs in schools.
76.	Get rid of city manager Matt Denton
77.	We need more development of all kinds here
78.	Fast & speeding traffic down residential streets
79.	Lack of restaurants & retail stores! The roads are in need of repair!
80.	Slum Lords, Neglected abandoned properties, lack of assistance offered to investors to redo our historic neighborhoods.
81.	Lack of industry and few housing developments
82.	Too much government housing, not enough industry, anyone who makes good money has to go out of town
83.	Lack of activity for our youth
84.	People walking the streets and doesn't seem safe at night. Need more housing available to meet the needs to families with children. Healthier organic options at grocery stores
85.	Cedartown is filthy. Streets and sidewalks are littered with trash and the City needs to clean them.
86.	Crime, primarily associated with narcotics.
87.	Corruption and meth, they make more than their salary involved in both, 75% of the law are crooked
88.	Litter, blight, non resident homeless population and quality of life opportunities.
89.	People renting or buying homes and having trash cars, lawn not cut and causing neighborhoods to go down.
90.	There's nothing for kids to do. Need something like stars and strikes or Chuck-E-Cheeses here.
91.	Not enough business around Main Street area establishments. There should be more attention made to historical buildings and creating more places for fun.
92.	At the core: Citizen mentality, lack of community pride, obsessed with narrative that local gov't is responsible.
93.	Public perception has not caught up to the reality of what's happening positively.
94.	The homeless. The poor need housing too! Stop zoning for the rich! Zone for everyone.
95.	No industry no retail no activity
96.	Illegal aliens need to be dealt with.
97.	No entertainment for children and young adults or families
98.	Need for County wide broadband access
99.	The good ole buddy system in leadership



100.	Not enough activities for children and teens, need more restaurants
101.	Not enough crosswalks on west avenue, violence in local parks and public places
102.	Need more facilities in support of youth. Youth civic center
103.	Infrastructure upgrades, Lack of promotion of tourism by city and county groups.

**11.If you are from Rockmart, describe the most important issue facing Rockmart in 10-15 words or less.**



Response	
1.	DRUGS
2.	Upkeep of housing/properties on main streets, Elm, Piedmont, etc.
3.	drugs, homeless
4.	Crime in the town.
5.	Drug use and the homeless need shelters
6.	The large number of homeless people and the amount of petty crime being committed in the city.
7.	Overdevelopment of general stores and churches occupying most retail space.
8.	Crime! Love arts & library. Hate the crime.
9.	The roads need to be repaved. Too many potholes. Help to reduce flooding on certain roads.
10.	Enforcing animal control, speed control in residential areas and sidewalk improvement.
11.	Crime...drugs Lack of public health care for vulnerable population within local city Lack of private health care professionals.

12.	Crime
13.	Limited tax base within the city limits and development land
14.	Until there is better control of drugs, there are a lot of young people with children not leading productive lives. Was
15.	Our educational system is not attracting the best educators to inspire our youth to challenge themselves!
16.	We need housing developments for the younger executive to live. Condo type housing
17.	The city itself is beautiful however the roads are horrible. The restaurants need to open and we need some sort of activity for all ages.
18.	Lack of entertainment services in area. There are plenty of sports/outdoors
19.	A growing drug and crime problem.
20.	Influx of the homeless All the extremely run down houses slumlords garbage in front of people houses. Furniture appliances broken down cars etc... dumping of garbage on empty lots. And all the burglaries and riff raff. Clean in the city. All there ever is talk talk talk and no action.
21.	Balanced growth, improved infrastructure, no real fire service outside City
22.	The blight on the entire county is the landfill. STOP TAKING OTHER COUNTIES WASTE. Close trash mountain, invest in an aggressive recycling program,
23.	Growing too big and too fast.
24.	Drugs and drug dealers are all over the county
25.	Crime reduction.
26.	Revenue. Allow food, entertainment, shopping options in. Fix roads. Raise for public safety.
27.	The residential area roads are HORRIBLE! City workers ride around doing little to nothing!
28.	Crime is the #1 problem in Rockmart. Too many people on drugs and low income housing not taken care of which makes town look bad.
29.	Crime. Everywhere there is crime. NO affordable housing.
30.	Enforce local zoning and land use laws. Hold Landlords accountable for condition of property.
31.	Drugs and nothing for kids to do
32.	Lots of opportunities for rehabilitation of old homes. More people need to clean up their living space!
33.	The lack of zoning in downtown that would allow increase retail businesses instead of office and church space that brings zero sales tax.
34.	New infrastructure

35.	Increase in PROPERTY TAXES discourages property improvement
36.	Code enforcement and ordinance compliance. Fewer cars parked on side of streets. More diverse restaurants.
37.	Things for young people to do other than destroy Walmart
38.	Trash on roads Trashy neighbors- Need a compliance officer who works!
39.	I want more agriculture facilities.
40.	Crime and safety
41.	It seems that crime is high for such a small town.
42.	Infrastructure, safety of streets at night, realistic property values
43.	The crime rate is outrageous. Police seem to not care to look into certain crimes that will be non-public. As soon as they think it will become a huge story they will work hard to get the job done
44.	People need jobs
45.	Lack of public transportation and Lack of affordable housing.
46.	Not enough adequate space to play or things to do for kids
47.	Downtown needs to be revamped and local business need a nice place to rent.
48.	Reduction in drug sales, crime and abandon properties. Historical downtown zoned retail, restaurant and lofts. No storefronts as storage
49.	The number of homeless and drugs in our community
50.	Home less. We need a place to provide help and shelter for them
51.	#1 Drugs!!!! 2.A homeless shelter 3 Stop the illegal gambling machines 4.Stop stores from selling drug paraphernalia like meth pipes. 5. Affordable places to rent 6. Public transportation
52.	Drugs
53.	Caroline carts in store. Special needs children's sports. Special needs friendly events.
54.	The small town shuts down so early. No activities to do.
55.	Taxes keep going up people had rather move to Alabama where they don't get taxed for everything and I also feel like if you bought your land and paid for it no you should be able to tell you what you can do with it
56.	Rental properties and their owners not being held accountable for terrible awful living conditions. Some of these landlords need to have houses brought up to code before being allowed to make money on them.
57.	Homeless Roads are in terrible condition. Trash mountain & the trash left behind on the roads from the huge trash trucks

58.	Drug use
59.	DRUGS and homeless
60.	Commercialization; loss of small town look; no neon signs
61.	Need of road repairs city/county, better flood drainage to eliminate excessive flooding to homes/property, water line repairs city/county.
62.	Litter, water quality
63.	Development of downtown area
64.	low paying jobs/offers
65.	Too much drug traffic and drug people hanging around. No clear revitalization plan to make the town cleaner and more safe.
66.	The access to drugs and paraphernalia in our local gas stations along with the "ding ding" machines. All of this is destroying our local families and causing drug addiction.
67.	A lot of drugs and crimes, desperately need taxis
68.	Too many homeless and addiction problems walking the streets
69.	Housing, retail, restaurants - higher quality, more options
70.	Drugs
71.	Planned growth, drug problem, attracting new industry, housing development catered to young executive

**12. If you are from Aragon, describe the most important issue facing Aragon in 10-15 words or less.**



Response	
1.	Lack of trained leadership and long-term vision for the city.
2.	Too many blighted properties and a lack of ordinance enforcement. Need to merge PD in with the County PD or Sheriff Dept. Our Firefighters who serve the City and County need to be paid
3.	Aragon should be unincorporated and absorbed by the county. End of story.
4.	City needs to combine public safety with the County and County needs a paid fire dept
5.	Aragon doesn't need to be a city.
6.	Not enough police and fire protection
7.	Lack of good playgrounds, lack of adequate sidewalks/crosswalks, drug problems
8.	City Government needs to be dismantled and city needs to be absorbed by the county.
9.	Lack of adequate public safety,
10.	Crime. Instead of fighting crime the police are sitting in 2 different spots waiting for speeders. No time is actually being spend serving and protecting
11.	More police watching for ppl that run stop signs.. bc my kids come across the road that the ppl don't stop at!!!!
12.	lack of proper communication and leadership
13.	Too many rough people with no respect for their neighbors. It would be easier to deal with if the police did something about it but they do not
14.	The run down houses, buildings and roadways that need to be fixed
15.	Lack in development

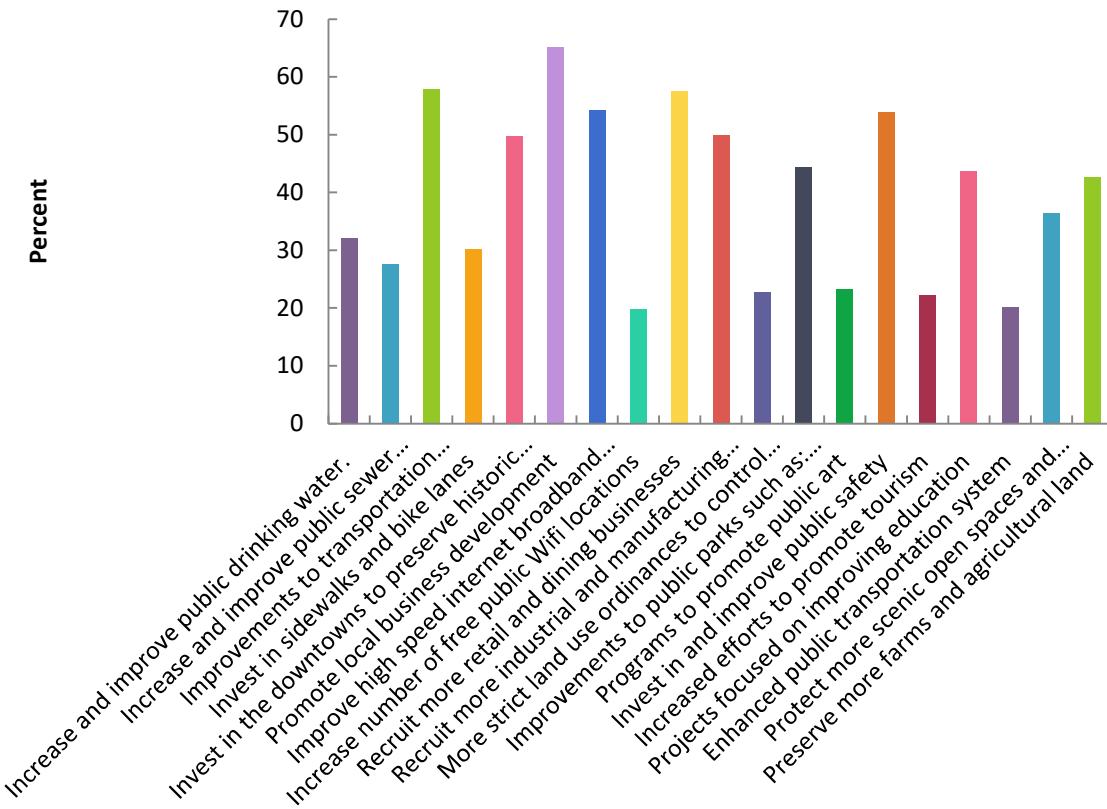
13.If you are from another County, comment on Polk County in 10-15 words or less.

nice paid playground  
development economic  
combination fire or  
polk enjoy areas findove  
pool kid county big friendly  
downtown department  
interest history fund  
rockmart pollution

Response

1. Polk County needs to find away to fund a Combination Paid/Vol. Fire Department.
2. You need to work most on economic development and visual pollution.
3. We love downtown Rockmart! We need more kid friendly areas like a nice playground, splashpad or pool.
4. I enjoy working in a small town with a big interest in history.

**14. What types of projects would you support in order to make Polk County a better place? (Select all that apply)**



Project:	Percent	Count
Increase and improve public drinking water.	32.1%	97
Increase and improve public sewer infrastructure	27.5%	83
Improvements to transportation infrastructure such as: roads, intersections, street lighting, etc.	57.9%	175
Invest in sidewalks and bike lanes	30.1%	91
Invest in the downtowns to preserve historic landmarks, improve walkability, improve parking, etc.	49.7%	150
Promote local business development	65.2%	197
Improve high speed internet broadband access throughout county.	54.3%	164
Increase number of free public Wifi locations	19.9%	60
Recruit more retail and dining businesses	57.6%	174

Recruit more industrial and manufacturing companies	50.0%	151
More strict land use ordinances to control future growth	22.8%	69
Improvements to public parks such as: parking, trails, signs, dog areas, and other amenities	44.4%	134
Programs to promote public art	23.2%	70
Invest in and improve public safety	54.0%	163
Increased efforts to promote tourism	22.2%	67
Projects focused on improving education	43.7%	132
Enhanced public transportation system	20.2%	61
Protect more scenic open spaces and woodlands	36.4%	110
Preserve more farms and agricultural land	42.7%	129



APPENDIX C: Newspaper and Social Media Coverage

This announcement of the First Stakeholder meeting appeared in April on the Rockmart Facebook page.



By Kevin Myrick

This announcement of the Second Stakeholder meeting appeared on the Rockmart Facebook page in May.

facebook.com/CityofRockmart/

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11

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Many thanks to everyone who turned out for the first stakeholder meeting of the Polk Comprehensive Plan Update in April. The second stakeholder meeting will be May 27, 6 pm at the Cedartown Performing Arts Center. Join us and let your voice be heard on issues like housing, community facilities and services, historic and natural resources, and economic development. We look forward to seeing you there!

The future is in your hands.

The following article featuring the first stakeholder meeting on April 22, 2021 ran in the Polk County Standard Journal on April 28, 2021.

THE POLK COUNTY  
**STANDARD JOURNAL**  
 A Combined edition of the Cedartown Standard and the Rockmart Journal

PROGRESSIVELY MEETING THE NEEDS OF POLK COUNTY SINCE 1869

Wednesday, April 28, 2021

CEDARTOWN ♦ ROCKMART ♦ ARAGON

Volume 152 ♦ Number 17 ♦ 75¢

# Leaders meet to start future planning

Northwest Georgia Regional Commission Senior Planner Gretchen Lughart speaks during the first stakeholder meeting for the five-year update of the Polk County Joint Comprehensive Plan on Thursday, April 22, in Cedartown.



Jeremy Stewart

Local governments take stock of recent projects while looking at what could be important down the road

By **Jeremy Stewart**  
 JStewart@PolkStandardJournal.com

Like any business or organization with goals and objectives, local governments have to have a plan in order to make improvements and keep up with progress.

Polk County, and the three municipalities that are found in it, began in earnest on Thursday, April 22, to take

a good look at updating their plan with the first stakeholder meeting for the required update of the Polk County Joint Comprehensive Plan.

With assistance from the Northwest Georgia Regional Commission, the county government along with the city governments of Cedartown, Rockmart and Aragon will make revisions to and

SEE **PLAN, A2**



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## PLAN

From A1

add to the overall work plan for what they hope to accomplish in the next five years.

The update is required by the state to maintain Qualified Local Government Status under the Georgia Department of Community Affairs planning standards.

Not just a road map for how local governments plan to utilize resources in the near future, the plan also gives governments an advantage when applying for various federal and state loan and grant programs to help pay for specific projects.

Last Thursday's public meeting at the Cedartown Performing Arts Center was the first of three stakeholder meetings that are set to be held as part of the planning process for the update to the overall work plan.

Local leaders and members of the public heard about statistics

for Polk County from NWGRC Senior Planner Gretchen Lughart before representatives from Polk County, Cedartown and Rockmart advised the crowd of what projects and goals they had accomplished since the last update.

Each government was then set up at different spots in the building with elected and appointed officials discussing with public citizens what they see as issues for the future and what they would like to see happen in the next few years.

"This work program is so important for our communities. Not just the city of Cedartown, but also Polk County, Aragon, Rockmart," Cedartown City Manager Edward Guzman said. "What we list in this work program will define what we do for the next five years, so it is important that when we go in there and talk about what we want to see in our communities in the next five years, we have it in here."

Among the categories discussed



Jeremy Stewart

Cedartown City Council member Jessica Payton (right) talks in a breakout session during the first stakeholder meeting for the five-year update of the Polk County Joint Comprehensive Plan on Thursday, April 22, in Cedartown.

by Lughart was Polk County's population. She gave projections from the Governor's Office of Planning and Budget based on past census data and other factors, including the worldwide trend of people moving from

rural areas into urban areas.

"According to the Governor's Office of Planning and Budget, in 2050, a large number of people will be in Paulding County, 330,000 people or more there. But according to that office,

Polk County will not go above 45,000," Guthart said.

Polk County's population was estimated at around 42,600 by the United States Census Bureau in 2019.

"You might say, 'well, what can we do to bring some of those people over?' ... Or maybe the idea is you don't want to look like Paulding County. Maybe that's great. Those are all things that are part of the planning process."

A second stakeholder meeting is tentatively scheduled for May 27 at the Cedartown Performing Arts Center to look over the ideas developed at last week's meeting. Another public meeting is set to take place in June before a draft plan is completed and subject to a public hearing in possibly November.

The update must then be filed with the Georgia Department of Community Affairs, who will review it and pass on any comments before the final plan is completed and approved by the end of February, 2022.

The following announcement of the second stakeholder meeting and Community Survey link appeared in the May 19 and May 26 editions of the Polk Standard Journal

THE POLK COUNTY  
**STANDARD JOURNAL**  
A Combined edition of the Cedartown Standard and the Rockmart Journal  
PROGRESSIVELY MEETING THE NEEDS OF POLK COUNTY SINCE 1869

Wednesday, May 26, 2021 — CEDARTOWN ♦ ROCKMART ♦ ARAGON — Volume 152 ♦ Number 21 ♦ 75¢

Liam Matthews, 6, and his mother, Sarita Henderson, have performed good deeds in the community through the charity Liam's Love.

♦ Anna Lundy

## The heart of a child

One Cedartown boy works with his mother to try to help his community

**By Anna Lundy**  
*Correspondent*

When a Cedartown child saw the world reacting to a deadly pandemic, he had one thought. He wanted to help people. No matter how big or how small, he wanted to put a smile on someone's face.

So, as the COVID-19 pandemic gripped the nation, 6-year-old Liam Matthews worked with his mother, Sarita Henderson, to begin his own charity, Liam's Love. Henderson says that this charity has nothing to do with her. It's all about Matthews and the heart of a child. Even something as small as a pie for an elderly person is an abundance of love. Liam wants to make people happy and this is his way of doing that. "It's just the everyday heart of a child. The desire to help people," Henderson said. Matthews, who is just finishing up first grade at Westside Elementary School, says his goal is to make people smile, and he was inspired

See **CHARITY, A2**

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### AREA CALENDAR OF EVENTS

The second stakeholder meeting for gathering public input for Polk County's Comprehensive Plan will be at May 27 at 6 p.m. at the Cedartown Performing Arts Center, 205 East Ave. The group will discuss broadband internet, water issues, and continue identifying issues and opportunities important for the county and cities of Cedartown, Rockmart, and Aragon. The meeting is open to the public and all are welcome.

Join in helping to plan your county's future by completing the Polk County Community Vision Survey [www.nwgrc.org/polksurvey](http://www.nwgrc.org/polksurvey). Polk County and its cities are working on the 5-year update of the Polk Joint Comprehensive Plan and want everyone to get a chance to give their opinion on topics that matter all, including transportation, economic development, housing, and historic and natural resources. Your input will be used in deciding which improvements and projects to pursue in the next five years and beyond.

The following announcement of the third stakeholder meeting appeared in the June 16 and June 23, 2021 editions of the Polk Standard Journal

# THE POLK COUNTY STANDARD JOURNAL

A Combined edition of the Cedartown Standard and the Rockmart Journal

PROGRESSIVELY MEETING THE NEEDS OF POLK COUNTY SINCE 1869

Wednesday, June 23, 2021

— CEDARTOWN ♦ ROCKMART ♦ ARAGON —

Volume 152 ♦ Number 25 ♦ 75¢

## Cities prepare alcohol referendums



Aragon City Attorney Frank Beacham (left) listens as Mayor Debbie Pittman talks during Thursday's meeting of the Aragon City Council.

### Rockmart, Aragon plan to ask voters to weigh in on distilled spirits, Sunday sales

**By Jeremy Stewart**  
JStewart@PolkStandardJournal.com

The governing bodies of Rockmart and Aragon are moving forward with plans to ask voters on whether they should expand their alcohol ordinances in an effort to attract new businesses.

Both city councils are looking to place a question on the Nov. 2 ballot to ask

whether stores should be permitted to sell distilled spirits inside the city limits. Aragon's board is also proposing a referendum to ask voters if it should allow Sunday alcohol sales.

The sale of beer, wines, malt beverages, and other alcoholic drinks by the glass is already permitted in both cities.

SEE **ALCOHOL, A2**



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The Third Stakeholder Meeting for Polk County's Comprehensive Plan update will be a drop-in open house from 6-7:30 p.m., Thursday, June 24 at Cedartown Performing Arts Center (Auditorium), 205 East Ave., Cedartown. Come and review the public input so far. The meeting is open to the public and all are welcome.

The following short article on the final hearing appeared on the Polk Standard newspaper website on November 5, 2021.

[https://www.northwestgeorgianews.com/polk\\_standard\\_journal/news/cedartown/public-hearing-set-for-draft-of-joint-comprehensive-plan-update/article\\_24512df74-3db3-11ec-9af5-53840793cc43.html](https://www.northwestgeorgianews.com/polk_standard_journal/news/cedartown/public-hearing-set-for-draft-of-joint-comprehensive-plan-update/article_24512df74-3db3-11ec-9af5-53840793cc43.html)

### Public hearing set for draft of joint comprehensive plan update

From staff reports  
Nov 5, 2021

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ContributedThe logo for the Northwest Georgia Regional Commission.

The process of making sure Polk County and all of the cities within it comply with standards set by the Georgia Department of Community Affairs is entering its final months.

A public hearing to accept comments on the draft of the five-year update of the joint comprehensive plan for the county as well as the cities of Cedartown, Rockmart and Aragon will be held Monday, Nov. 15, at 5:30 p.m.

The meeting is scheduled to take place in the county commission meeting room in the Polk County Police Department Facility at 73 Clines Ingram Jackson Road in Cedartown.

County and city leaders, along with stakeholders, held input meetings organized by the Northwest Georgia Regional Commission in April and May to kickstart the update, along with guidance from a Steering Committee of public and private sector individuals.

A copy of the draft plan will be available for review on the Northwest Georgia Regional Commission website, [nwgrc.org](http://nwgrc.org).

After the public hearing and receipt of public comment, the draft plan will be submitted for review by the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs.

Plan approval by Feb. 28, 2022, is required to maintain Qualified Local Government status for each local government per the Georgia Planning Act of 1989, allowing continued eligibility for state loans, grants, and permits for 2022-2026.

APPENDIX D: Legal Notices

This legal advertisement of the First Public Hearing for the 2022 update of the Polk County Joint Comprehensive Plan appeared in the Polk County Standard Journal on Wednesday, February 3, 2022.

THE POLK COUNTY STANDARD JOURNAL ♦ WEDNESDAY, FEBRUARY 3, 2021 ♦ A3

**PUBLIC HEARING NOTICE  
POLK COUNTY, CEDARTOWN, ROCKMART, & ARAGON  
JOINT COMPREHENSIVE PLAN**

The above governments share a comprehensive plan, the Polk County Joint Comprehensive Plan, 2017-2027, Amended 2019. Under planning rules promulgated by the Georgia Department of Community Affairs effective on October 1, 2018, it is time for a five-year update of the Plan document. This first public hearing is intended to explain the process for the plan preparation and the opportunities for public participation in the development of the updated plan. These affected governments intend to appoint citizens to participate as part of a Stakeholder Committee to work with planners for the plan preparation. In addition, broad citizen participation at every meeting related to the plan preparation is desirable and recommended.

The plan document, estimated for completion in draft form by November 2021, will ultimately be submitted for review to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs. Plan approval by February 28, 2022 will allow the affected governments to extend their Qualified Local Government status, and each will therefore be eligible for State loans, grants, or permits for another five years.

This public hearing will be held in the Polk County Police Department Facility, Commissioners' Meeting Room, 73 Clines Ingram Jackson Road, Cedartown, Georgia 30125 at 5:30 p.m. on Thursday, February 18, 2021.

This legal advertisement of the Second Public Hearing for the update of the Polk County Joint Comprehensive Plan appeared in the Polk Standard Journal on October 27, 2021.

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**A8** ♦ WEDNESDAY, OCTOBER 27, 2021 ♦ THE POLK COUNTY STANDARD JOURNAL

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**PUBLIC HEARING NOTICE  
POLK COUNTY, CEDARTOWN, ROCKMART, AND ARAGON  
UPDATE OF JOINT COMPREHENSIVE PLAN**

Polk County and the Cities of Cedartown, Rockmart, and Aragon have prepared a draft Joint Comprehensive Plan Update for 2022-2026 according to the 2018 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989.

Accordingly, a joint public hearing is scheduled for the County and Cities to accept comments on the "Draft Joint Comprehensive Plan for Polk County and the Cities of Cedartown, Rockmart, and Aragon," for the period 2022-2026. This draft plan was prepared by Polk County, Cedartown, Rockmart and Aragon with broad public participation, and with guidance from a Steering Committee of public and private sector individuals. After the public hearing and receipt of public comment, the draft plan will be submitted for review by the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs. Plan approval by February 28, 2022 is required to maintain Qualified Local Government (QLG) status for each local government per the Georgia Planning Act of 1989, allowing continued eligibility for State loans, grants, and permits for another five years.

The public hearing on the draft plan will be held at the Polk County Police Department Facility, Commissioners' Meeting Room, 73 Clines Ingram Jackson Road, Cedartown, GA 30125 at 5:30 on Monday, November 15, 2021.

A copy of the draft plan will be available for review on the Northwest Georgia Regional Commission website, [nwgrc.org](http://nwgrc.org).