Final Draft 6/22/17

PAULDING COUNTY, GEORGIA

2017 Comprehensive Plan

"Charting a Course"

BOOK THREE

REQUIRED COMPONENTS

Georgia Conservancy

Kay B. Lee,
Church Street Services, LLC.

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REQUIRED COMPONENTS

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BOOK ONE
THE PLAN

Executive Summary
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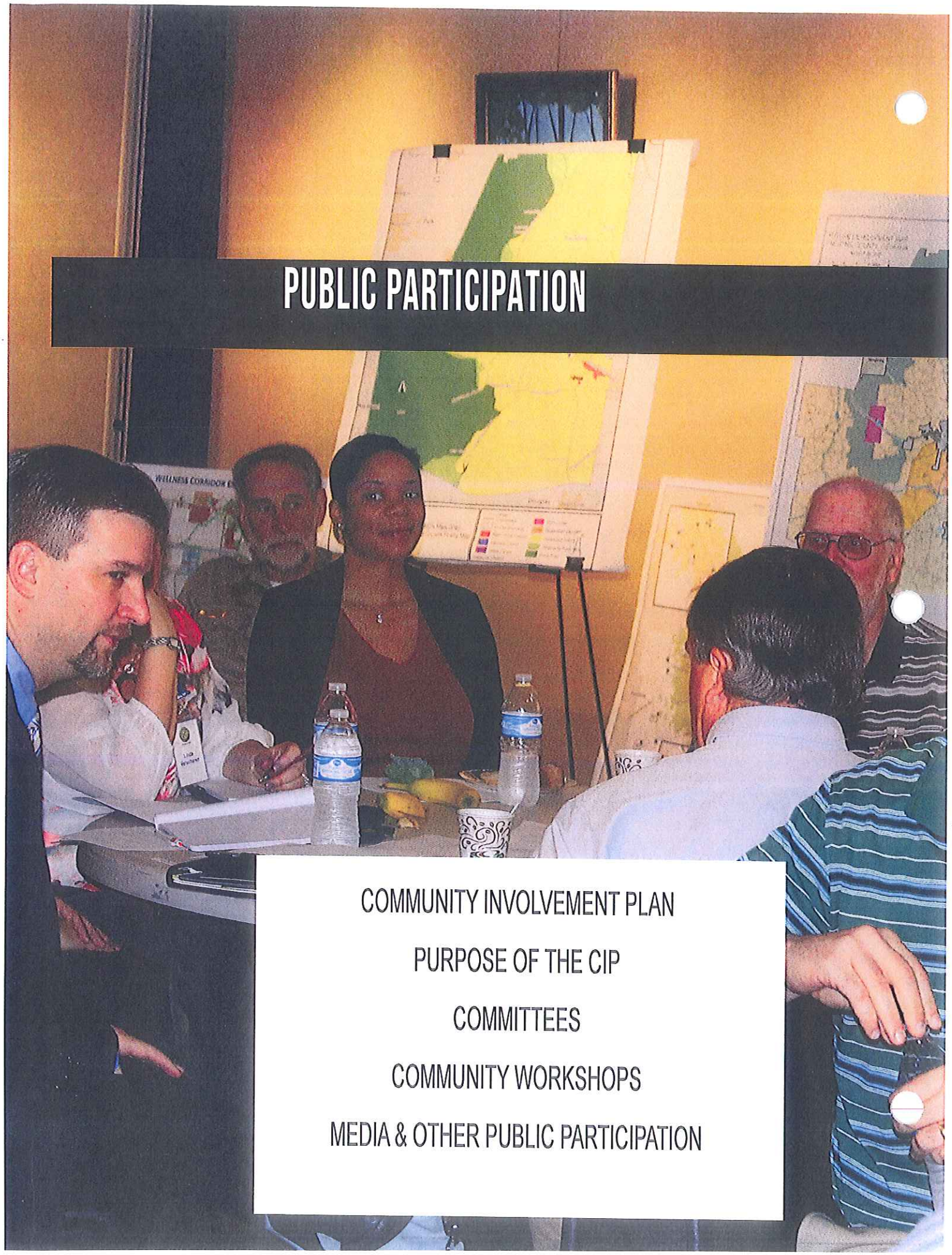
Overview

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



PUBLIC PARTICIPATION

COMMUNITY INVOLVEMENT PLAN

PURPOSE OF THE CIP

COMMITTEES

COMMUNITY WORKSHOPS

MEDIA & OTHER PUBLIC PARTICIPATION

COMMUNITY INVOLVEMENT PLAN

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

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

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

PURPOSE OF CIP

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

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

AGRICULTURE
LARGE LAND OWNERS
BUSINESS OWNERS
RESIDENTS
SERVICE ORGANIZATIONS
DEVELOPERS/ HOMEBUILDERS
DOWNTOWN BUSINESSES
ENVIRONMENTAL ORGANIZATIONS
GOVERNMENT
STUDENTS
NON-PROFITS
NEWS MEDIA
HOA'S
BOARD MEMBERS
PRESERVATION GROUPS
EDUCATION
UTILITIES
HEALTHCARE
PUBLIC SAFETY
REAL ESTATE
RECREATION

COMMITTEES

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

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

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

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

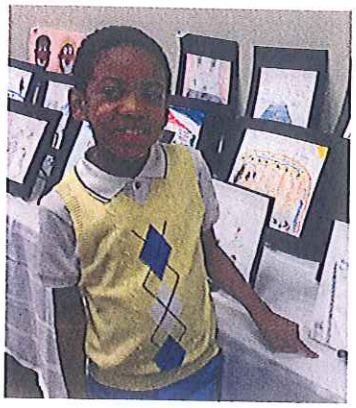
COMMUNITY WORKSHOPS

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

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

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

MEDIA & OTHER PUBLIC PARTICIPATION



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

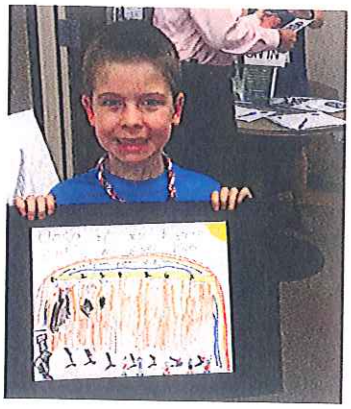
Information about the Plan and the public involvement was placed on the County's website and a Facebook page titled "Paulding Comprehensive Plan Update" was created to share information about Paulding County and Comprehensive Planning.

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

What do you want to be when you grow up?

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

What is your most favorite place in Paulding County?



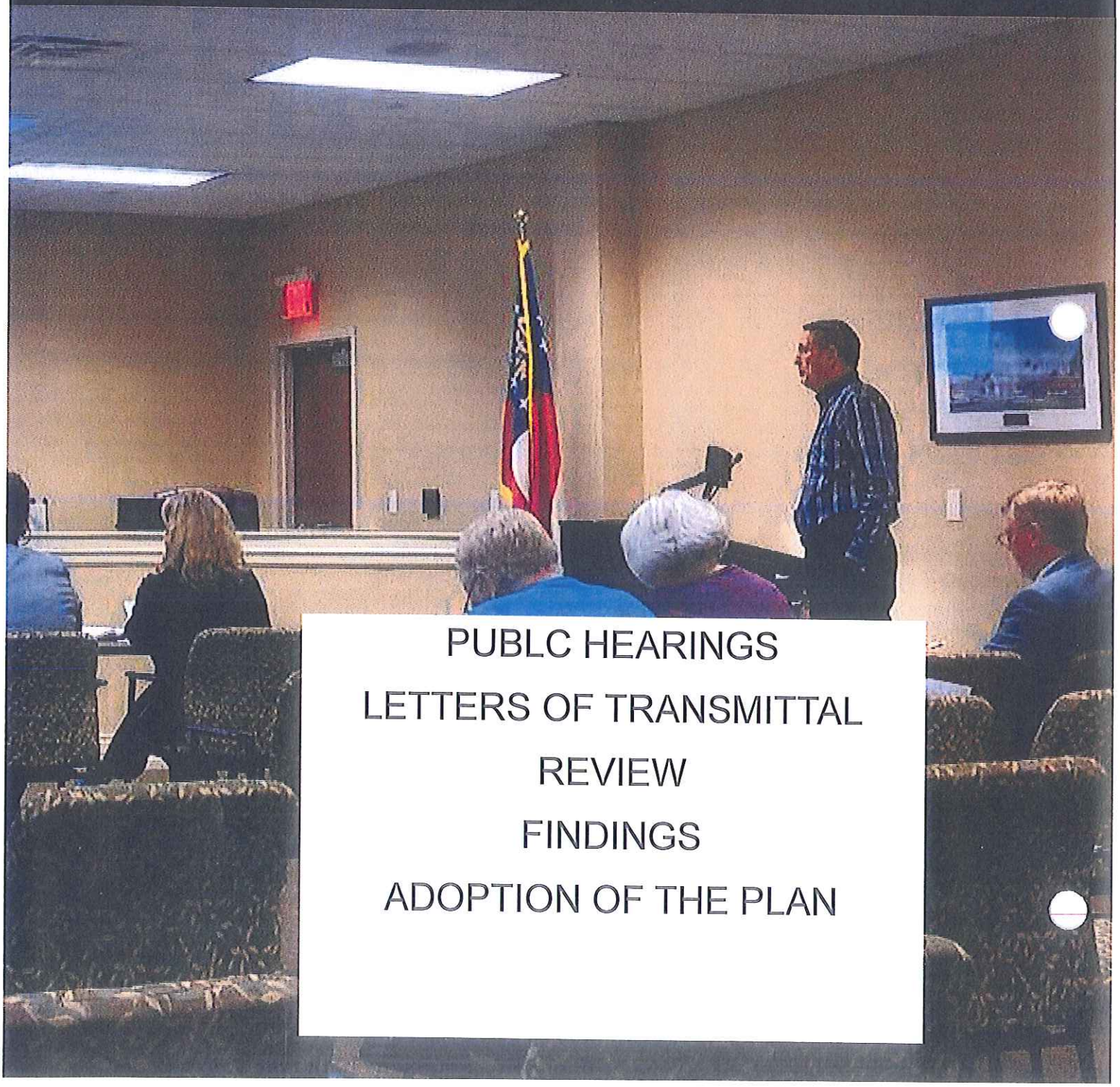
Prizes were awarded to the top three artists and the top 20 finalists received gift cards. All prizes were donated by local businesses.

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

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

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

PART TWO : PROCEDURAL



PUBLC HEARINGS

LETTERS OF TRANSMITTAL

REVIEW

FINDINGS

ADOPTION OF THE PLAN

PUBLIC HEARINGS

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

Two public hearings are required during the Comprehensive Plan Process

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

Details about each public hearing are included in the Appendix.

PLAN TIMELINE

WORKGROUP ASSEMBLED
MARCH 2015

OCTOBER 27, 2015
FIRST PUBLIC HEARING

STAKEHOLDERS MEET
MARCH 2016

COMMUNITY MEETINGS
SUMMER 2016

SECOND PUBLIC HEARING
MARCH 28, 2017

PLAN SUBMITTED
APRIL 26, 2017

PLAN APPROVIED
JUNE 2016

LETTERS OF TRANSMITTAL

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

REVIEW

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

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

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

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

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

FINDINGS AND RECOMMENDATIONS

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

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

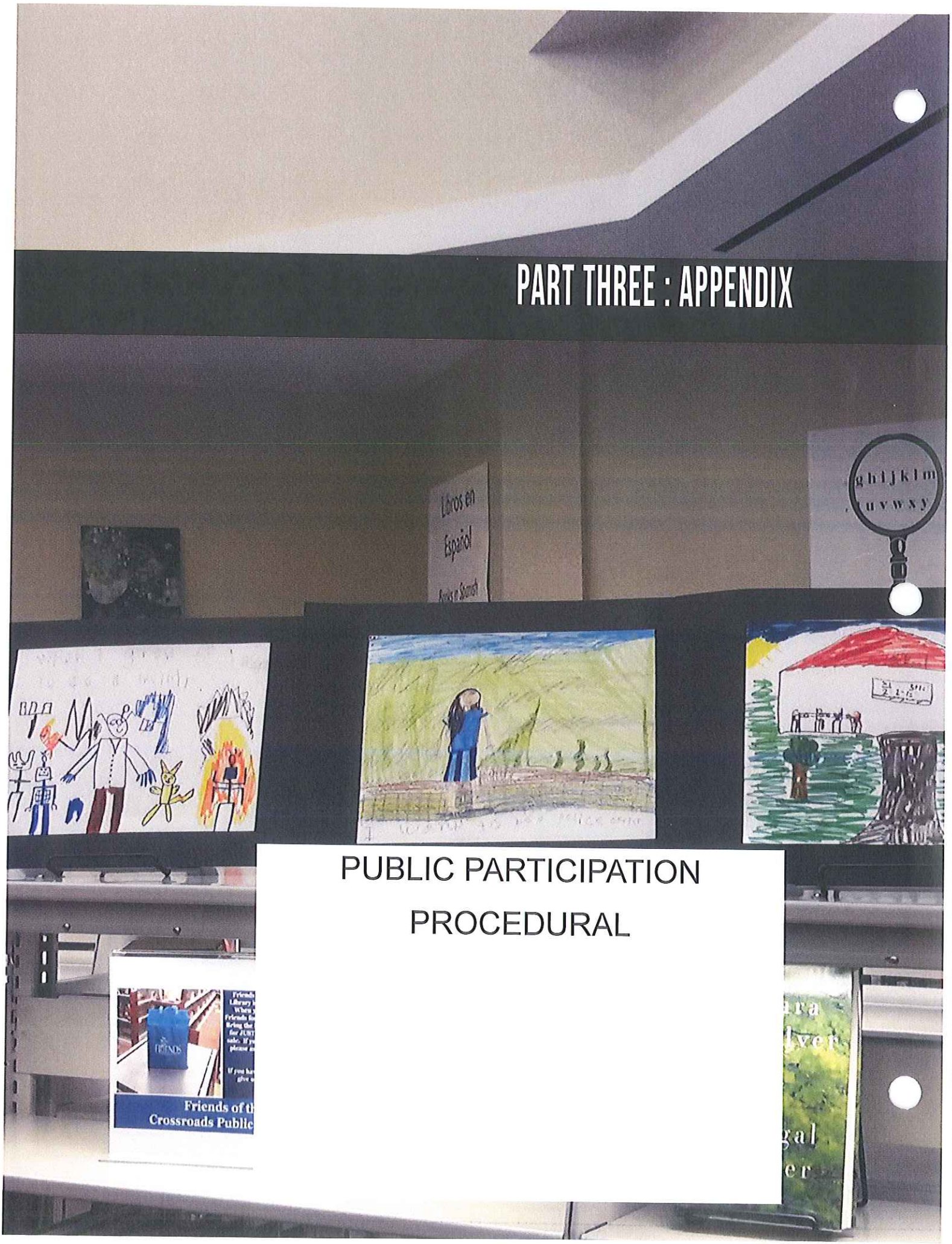
Any issues identified in the Report of Findings and Recommendations indicating that the plan is not in compliance with the Minimum Standards and Procedures will be addressed and the plan revised accordingly.

ADOPTION OF THE PLAN

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

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

PART THREE : APPENDIX



PUBLIC PARTICIPATION PROCEDURAL

PUBLIC PARTICIPATION

A. Community Involvement Plan

B. Steering Committee/Multi-jurisdictional Work Group

1. Members
2. Meeting Notes

C. Stakeholder Committee

1. Members
2. Meeting Details
   - March 15, 2016
   - August 4, 2016
   - February 2, 2017

D. Community Workshops

1. Workshop Components
2. Workshop Details
   - August 11, 2016
   - August 18, 2016
   - September 8, 2016
   - September 15, 2016
3. Summary

E. Media & Other Public Participation

1. Website and Social Media
2. Art Contest
3. Presentations
4. News Articles

PUBLIC PARTICIPATION

A. Community Involvement Plan

Charting a Course

Charting a Course

Community Involvement Plan

April 2016

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

1.0 Overview

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

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

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

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

2.0 Purpose of CIP

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

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

3.0 Committees

3.1 Steering Committee

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

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

3.2 Stakeholder Advisory Committee

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

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

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

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

- March 2016
- August 2016
- December 2016

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

4.0 Community Involvement

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

4.1 Public Meetings

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

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

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

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

4.2 Websites

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

4.3 Project Mailings

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

4.4 Media

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

4.5 Access To Information @ County Businesses and Gathering Places

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

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

4.6 School Art Contest (Based on sponsor)

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

5.0 Schedule

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

	2015 - 2016								2017						
	MAR	OCT	FEB	MAR	APR	MAY	AUG	DEC	J	F	M	A	M	J	J
Steering Committee Named	X														
Agency Coordination															
CIP Finalized			X												
Stakeholder Committee Named			X												
Stakeholder Meetings				X			X	X							
Website Info					X	X	X	X	X	X	X	X	X	X	
Public Meetings		X					X	X							
Media and Mailings					X		X	X							
Remote Kiosks and Info Display															
DRAFT Plan Available to Public								X	X						
Plan Submitted to NWGaRC											X				
Plan Adopted														X	
Plan Implementation Begins															X

6.0 Evaluation

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

	Measures of Success	
Involvement Technique	*Quantitative Measure*	*Qualitative Measure*
Steering Committee	• Collaboration of members • Involvement of members and their organizations • Attendance at meetings	• Influence on final Comp Plan • Feedback and comments given on project process • Organization involvement
Stakeholder Committee	• Number of members • Number of different organizations represented • Attendance at meetings	• Influence on final Comp Plan

	Measures of Success	
Involvement Technique	*Quantitative Measure*	*Qualitative Measure*
Public Meetings	• Number of attendees • Diversity of attendees • Amount of advertisement	• Public Awareness of Comp Plan • Influence of public comment and feedback on final Comp Plan
Websites	• Availability of Info on all Sites • Amount of feedback received	• Public Awareness of Comp Plan • Content of feedback and comments
Project Mailing List	• Number of new contacts • Amount of materials distributed • Amount of feedback received	• Public awareness of Comp Plan • Feedback on Comp Plan
Media	• Number of press releases sent • Amount of media coverage • Number of media organizations providing coverage	• Public awareness of Comp Plan • Attendance of media reps at meetings/ events • Public interest/participation created by coverage
Remote Access to Comp Plan Info	• Number of displays • Information distributed •	• Public awareness of Comp Plan • Public interest/involvement generated by information

APPENDIX – Agency Coordination

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

Figure A. Project Roles/Responsibilities

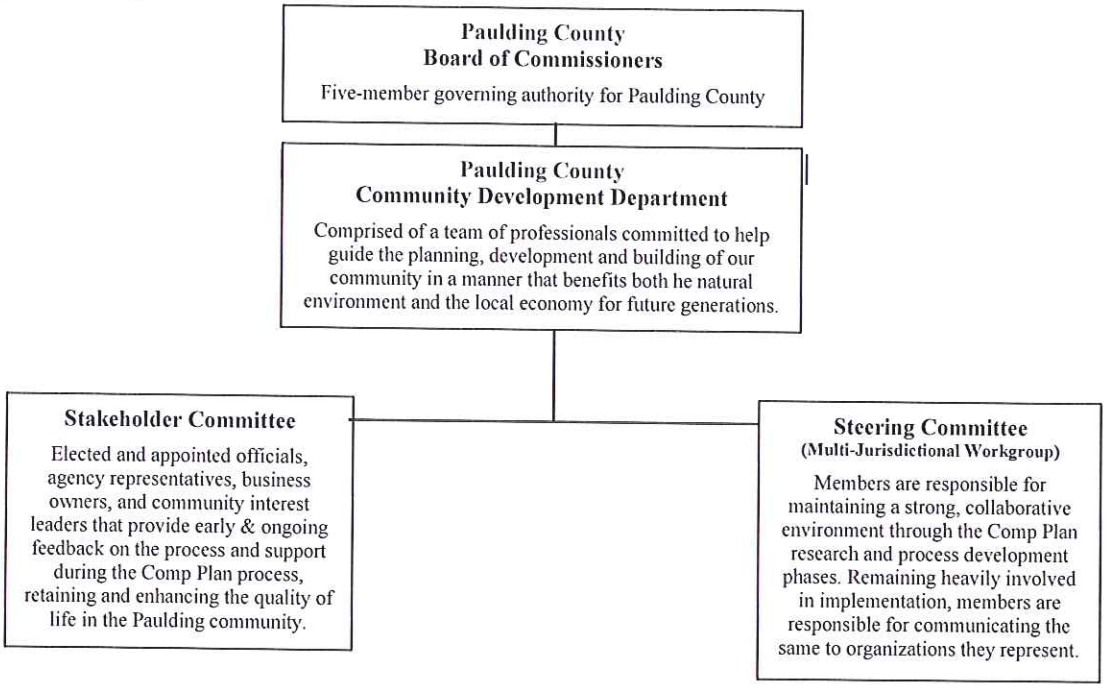
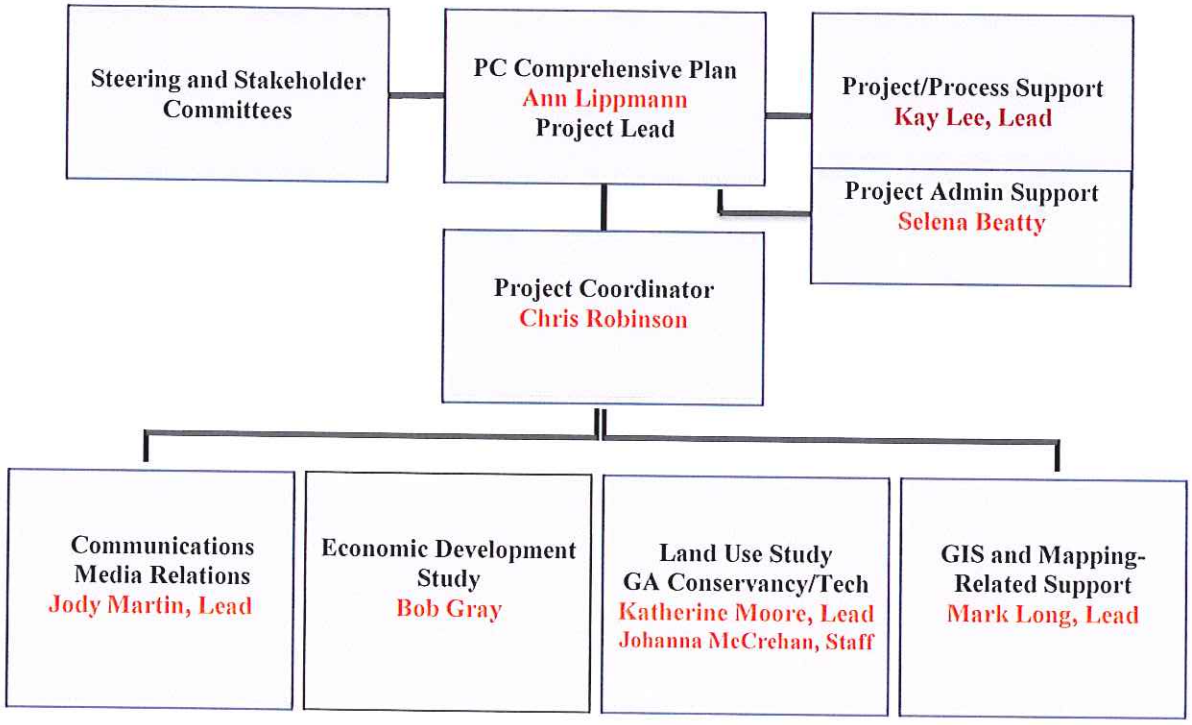


Figure B. Team Structure



PUBLIC PARTICIPATION

Steering Committee

List of Members

Meeting Notes

COMPREHENSIVE PLAN 2017 2027 Paulding County Ga

Charting a Course

PUBLIC PARTICIPATION

B. Steering Committee

1. Members
2. Meeting Details

Charting a Course

Multi-Jurisdictional Work Group/Steering Committee

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

Paulding County

Comprehensive Plan Project: Phase 1
2015 March 9 Meeting

BOTTOM UPS Planning Process Introduction Meeting

County:	Ann Lippmann, Community Development Director
	Chris Robinson, Planning and Zoning Division Manager
	David Austin, BOC Chair and Interim County Manager (TBD)
Dallas:	Micheal Cash, Community Development Director
	Kendall Smith, City Manager
Hiram:	Jody Palmer, Operations Manager
	Robbie Rokovitz, City Manager
Braswell:	TBD
BOE:	Cliff Cole, BOE Superintendent
	Brian Otat, Assistant Superintendent, Strategic Planning
Chamber:	Carolyn Wright

Target Meeting Dates:
March 31, April 2 or 3

Content:

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

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

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

CHRIS
Make Calls

Shoot for the 31st
1:30 – 5
Update Comp Plan and send info to them
TO DO: Chris is adding column and status and use the individual community's work program as homework prior to the meeting.
Short-term work program

ANN To Do
Send info to Kay re retail consultant
Orientation to Leadership Workshop outcomes for new commissioners

PAULDING COUNTY

Comprehensive Plan – Bottom Up Planning Approach: Brainstorming Session
April 2, 2015
Board of Commissioners Conference Room
Attendees:

County:	**Ann Lippmann, Community Development Director**
	Chris Robinson, Planning and Zoning Division Manager
	Denise Botts, Senior Administrative Assistant, County Administration Office
Dallas:	Michael Cash, Community Development Director
	Kendall Smith, City Manager
Hiram:	Unavailable
Braswell:	Richard Fennell, Mayor
BOE:	**Ken Elsberry, Construction Manager**
	Brian Otottt, Associate Superintendent
Chamber:	Carolyn Wright, President and CEO
	Kevin Kirby, Director of Member Services
Time:	1:00 – 5:00
Purpose:	To discuss how to approach developing the 2017 Comprehensive Plan
Outcomes:	Attendees have a fact-based understanding of Comprehensive Planning Process
	Sense of how to use facts to plan more intentionally for the future
	Partnerships for the planning process are defined

AGENDA

PURPOSE: COMPREHENSIVE STRATEGIC PLANNING — Chris Robinson

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

NEWTON MODEL

Introduction — Ann Lippman

Presentation: The Newton Model — Kay Lee

The Newton Model is an actual case where community leaders convened, created a vision for the future, bought into the vision and together created regulations for implementing the plan.
Their vision was created using facts, data, and a healthy dose of analysis as opposed to opinions and rhetoric.
Though small, insignificant and with few indigenous characteristics to suggest the vision could take root, but it did
Bottom line, it is the story of how courage, imagination and collaboration re-envisioned the mater planning model

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

TWENTY YEARS FROM TODAY: *What does Paulding County Look and Feel Like?*
What are people saying about those of you whose decisions brought that about?

PONDERING PAULDING

LEARNING LAB TEST:

Attendees individually answered questions particular to the community (meaning the whole of Paulding including all governments) Test is Attachment 2
Kay Lee shared an analysis she had developed that compared similar facts about the community from 1990 – 2010. Comparison is Attachment 3
The group discussed fact-based planning, looking at the number of people currently invited to the community based on a review of all the zoning ordinances in play in Paulding County.
There was consensus that fact-based planning can be a value added element in the Comprehensive Planning process

WORK PROGRAM UPDATE AND STATUS — Chris Robinson

Chris reviewed the Short Term Work Plans and asked each organization there to update their plan by the May meeting.
The BOE will forward their capital asset plan to Chris

THE GAME: REVIEW OF OUTCOME

Map + Exercise Details

Kay, Ann and Chris reviewed the outcome of population game with attendees
They shared the details for how the game was played, who played and results from the exercise
Overview of the Game and Its Results

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

COMPREHENSIVE PLAN PROCESS

Attendees talked a bit about the comprehensive planning process, including asking and answering questions such as:
Q.
What is the traditional approach to completing a comprehensive plan, a necessary activity if a community wishes to remain qualified for grants, loans and a plethora of state resources?
A.
Nothing wrong with the traditional approach, however, it is not something that is used – until now it has been finished by rote and put on a shelf, not used to guide development decisions as was intended
Q.
How can the comprehensive planning process be different and more useful?
What is the value to the community of a common vision?
A.
If we were all on the same page as far as the vision, our own individual plans would align with the vision. The cities, BOE would align with the county, the county with the region etc.
Q.
Who is responsible for ensuring a common vision is created?
A.
We are, if there is to be a change, we are the ones who have to kick start the process
Q.
How can we create a common vision together, keeping it flexible so that as inside and outside changes happen, the plan can be adapted?
A.
By collaborating and committing to that outcome. The compiling of the plan can enhance collaboration already in place to some degree in the community.

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

WHAT NEXT? Kay, Ann, Chris
Attendees agreed that they, personally, are bought in to working with Chris and Ann over the next 24 month
Attendees agreed to take the opportunity back to their agencies to get buy in for their participation in the project
Attendees were asked to review and complete short term work plans or supply any studies or analysis that may be going on in the agencies so that as the plan unfolds everything currently in play can be considered
The group decided it was important to continue getting more and more facts, keeping them front and center as a resource for decision-making
They also decided that there needed to be an answer to "What do we want to be?" but are not quite sure how to get that answer
Q.
How to approach the comp planning process?
A,
Begin regularly scheduled meetings for the second Thursday of each month from 9 – 11am.

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

NEXT MEETING
Thursday, May 14
9 am – 11 am
Place TBD

TO DO
KAY
~~Compose list of team members~~
~~Notes~~
~~Meeting Reminder~~
Hiram follow Up – See Attached
Braswell follow up

Good group
The meeting got them going

CHRIS
Collect school system 5-year capital study from Ken
Collect civic center study from Kevin
Complete contact list
Call and talk with organization about the next meeting, what they are to do to prepare
Stay in touch with partners coaxing them along and encouraging their involvement

PAULDING COUNTY
Comprehensive Plan – From the "Bottom Up"
May 14, 2015
Board of Commissioners Conference Room

ATTENDEES: (Bold italics indicates attendance)

Ann Lippmann (PC)
Chris Robinson (PC)
Michael Cash (DA)
Kendall Smith (DA)
~~Richard Fennell (BR) – No Response~~
~~Ken Elsberry (BOE) – RSVP No~~
~~Brian Otott)BOE) – RSVP No~~
Carolyn Wright (CH)
~~Kevin Kirby (CH) – RSVP No~~
Jody Palmer (HI/PC PL C)
Robbie Rokovitz (HI)
~~Dennis Botts (PC) – RSVP No~~

Time:	9:00 – 12:00
Purpose:	To discuss how the value of developing the 2017 Comprehensive Plan as a team
Outcomes:	Attendees have a fact-based understanding of Comprehensive Planning Process Sense of how to use facts to plan more intentionally for the future An increased awareness of the value of planning both separately and as a team A definition of the role of each partner in the process

AGENDA

PURPOSE: USING DATA TO MAKE BETTER DECISION — Kay Lee

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

Each jurisdiction reviewed data from ESRI:
Map: Jurisdictional area
Demographic community profile of the jurisdiction
Retail Marketplace Profile
Business Summary
Map: Business Locations
Map: Traffic

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

There is no economic development plan
There have been individual project relating to a variety of projects

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

Attendees confirmed the need for an Economic Development Plan

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

Yes

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

No

- ~~If you don't have one, do you need one?~~
- ~~Do visions for each town/the BOE need to jive with each other and the county?~~

Yes

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

THE FUTURE
Creating a Common Vision
QUESTION 1
In 20 years from today what do you think Paulding County will look and feel like?
QUESTION 2
In twenty years from today what are people saying about those of you whose decisions led to your answer to Question 1

OUTCOME
Question 1
In 20 years from today, what does Paulding County look and feel like?

Answers to Question 1
The PC community is working together
There are more people and more developments in the county
PC is a place where people can live and work
There are job opportunities and more mixed use communities
Paulding has become a bedroom community with lots of amenities and a strong economy that keeps people at home
Green space amenities are intact
Educational choices have grown
There is lots of traffic

Question 2
In 20 years from today what are people saying about those of you whose decisions led to your answer to Question 1?

Answers to Question 2
Paulding is a great place because leaders of yesterday
Glad they held to their guns
Paulding leaders planned for the future
Tough decisions were made

PLAN PROCESS and WORK PROGRAM UPDATE

- ~~Let's create a schedule (a "short term work plan") to complete the Comp Plan~~
- ~~Where to begin?~~
- ~~How about a CHEAT SHEET: Community Development tracking mechanism~~

Attendees reviewed a project tracking document and agreed to it as a starting point for project management

- ~~Review scoping section~~
- ~~Review research section: What do we know and what don't we know~~
  - ~~WHAT WE KNOW~~
    - ~~Inventory work programs to use a baseline for the plan~~
    - ~~Assess data and numbers against visions and goals~~
  - ~~WHAT WE DON'T KNOW~~
    - ~~What is our vision for the future~~

WHAT NEXT?

~~Are you till In/Out~~

Yes, I am in and Yes, I am still in

All attendees agreed with the collaborative approach being used by the Paulding County Community Development Department to develop the 2017 Comprehensive Plan

Attendees indicated they would commit a minimum of three hours each month to the project

~~Progress is good:~~

~~You have begun your thinking process~~
~~You have begun your planning process~~
~~You have reviewed a tracking tool~~
~~You have discussed the importance of schedule~~

~~To proceed, you simply follow the yellow brick road~~
~~For today, accept the tracking mechanism?~~
Yes

NOTE:
Ann Lippmann is identified as being ultimately responsible for developing a comprehensive development plan. Her role is to oversee each element of the project, ensuring milestones are set and met to ensure that Paulding County's 10-year Comprehensive Development Plan is submitted to the Northwest Georgia Regional Development Council, approved by the Georgia Department of Community Affairs, endorsed by the Paulding County Board of Education and Chamber of Commerce and adopted by Paulding County's four jurisdictions no later than June 30, 2017.

Chris Robinson is identified as the day-to-day "point of contact" for team members.

NEXT MEETING
Thursday, June 11
9am – 12pm

ADJOURN

Ann Lippmann

UPCOMING MEETINGS
Second Thursday, 9am – 12pm
June 11
July 9
August 13
September 10
October 8
November 12
December 10

PAULDING COUNTY
Comprehensive Plan – From the "Bottom Up"
June 11, 2015
Board of Commissioners Conference Room

ATTENDEES: (Bold italics indicates attendance)

Ann Lippman (PC)
Chris Robinson (PC)
Michael Cash (DA)
~~Kendall Smith (DA) - No~~
Richard Fennell (BR)
Helen Waters (BR)
~~Kens Elsberry (BOE) - No~~
~~Brian Otott (BOE) - No~~
Carolyn Wright (CH)
Kevin Kirby (CH) – TBD
Jody Palmer (HI/PC PL C)
~~Robbie Rokovitz (HI) - No~~
Dennis Botts (PC) - TBD
Julie Meadows - NWGaRC

Time:	9:00 – 12:00
Purpose:	To discuss how the value of developing the 2017 Comprehensive Plan as a team
Outcomes:	Attendees have a fact-based understanding of Comprehensive Planning Process Sense of how to use facts to plan more intentionally for the future An increased awareness of the value of planning both separately and as a team A definition of the role of each partner in the process

AGENDA

REVIEW
Meetings to date
County Workshop
Findings: Page 1-2/County Workshop

- Strong Team
- Analysis of Paulding's facts figures and trends nor the outcome of the workshop align with the current Comprehensive Plan
- No long-term vision for the community
- There is no multi-jurisdictional planning process

Challenges to planning for the future Page 2-3/County Workshop

- Prevalence of sprawl
- Zoning ordinance that promotes further sprawl
- Lack of permanent water supply
- No plan to protect or utilize the community's natural resources
- Absence of other jurisdictions in the planning process

Exercise Explanation:
LAND USE
Paulding Consolidated Map Page 5/County Workshop
List agreed-upon principles Page 4/County Workshop

PRINCIPLES
Protect/Preserve Natural Resources
Greenspace, Reservoir, Farms

Focus Development
Leverage existing infrastructure
Promote quality of life choices
Maintain wide open spaces

Leverage Existing Assets
Hospital, Reservoir, Airport, Natural Resources

Create Connection
Build corridors
(cars, people, bikes , moms with strollers, other)

Recommendations: Page 6/County Workshop
CREATE A COLLABORATIVE APPROACH TO PLANNING

1. Co-Op Paulding agencies into process
   Schools, Cities, Chamber of Commerce
2. Create a common vision
   Decide what you want to be
   Inventory assets
   Determine assets you most want to build upon
   Acknowledge strengths and weaknesses and understand their impact on what you want to be

3. Create a map that reflects the common vision
4. Create a long-term strategic plan (CDP)
   Dress is at a priorities/Development principles and a timeline to track progress
   Include an annual update all priorities
   Adjust timeline and budget family
5. Create a list of strategies for implementation
6. Develop short term work plans to implement each strategy

CREATE ASSET INVENTORY (concentrate on quality of life items)
TANGIBLE
Land Assets
Historic Assets
Recreational Assets
Other Assets

INTANGIBLE
Location/proximity to growth

Results: See attachment 1

PONDERING PAULDING
Data Exercise: County and Cities
Results: See attachment 2

What elements are needed to have a comprehensive economic development plan?
Industry – what types and where
Aerospace, technology, digital (data based vs water based)
Retail study - ditto
Housing study - ditto
Commercial study – ditto
Add education

OTHER
Questions you would pose to Newton County residents
Would you like to fly to destinations of your choice from Paulding County?
What type jobs would like to see come to Paulding County?

Would you like to work closer to home?
Did you grow up here?
Why do you live in Paulding County?

NEXT MEETING July 9

ADJOURN

BETWEEN JUNE AND JULY MEETINGS

JUNE – JULY

Team: Complete asset inventory DRAFT
Develop E and CD "scope of project"
Industry, Retail, Housing, Commercial and Land Use (add education)
ID potential team of experts
Create a potential schedule and pricing
Create monthly update report
Role up ESRI comparisons
Determine other ESRI info that is of value
Collect reports from NWGaRC

JULY MEETING CONTENT

JULY

Prioritize and finalize asset inventory
Review ED Study Scope of Work
Review assessment of experts (as created by the CD Team)
Discuss Land Use Study (as it relates to the ED Plan)

PAULDING COUNTY

Comprehensive Plan – From the "Bottom Up"
July 9, 2015
Board of Commissioners Conference Room

ATTENDEES: (Bold italics indicates attendance)

Ann Lippman (PC)
Chris Robinson (PC)
~~*Michael Cash (DA) - No*~~
~~*Kendall Smith (DA) - No*~~
Richard Fennell (BR)
~~*Helen Waters (BR) - No*~~
~~*Kens Elsberry (BOE) - No*~~
Brian Otott (BOE)
~~Carolyn Wright (CH) - No~~
Kevin Kirby (CH)
Jody Palmer (HI/PC PL C)
Robbie Rokovitz (HI)
~~*Dennis Botts (PC) - No*~~
Julie Meadows – NWGaRC
Ethan Calhoun - NWGaRC

Time:	9:00 – 12:00
Purpose:	To continue developing the 2017 Comprehensive Plan as a team
Outcomes:	Attendees maintain a fact-based understanding of Comprehensive Planning Process Attendees use facts to plan more intentionally for the future Attendees increase their awareness of planning both separately and as a team Attendees support the process by defining their role and carrying out their responsibilities

1. ~~Co-Op Paulding agencies into process~~
   ~~Schools, Cities, Chamber of Commerce~~
2. Create a common vision
   Decide what you want to be
   Inventory assets
   Determine assets you most want to build upon
   Acknowledge strengths and weaknesses and understand their impact on what you want to be
3. Create a map that reflects the common vision
4. Create a long-term strategic plan (CDP)
   Dress is at a priorities/Development principles and a timeline to track progress Include an annual update all priorities
   Adjust timeline and budget
5. Create a list of strategies for implementation
6. Develop short term work plans to implement each strategy

CREATE A COMMON VISION

1. Decide what you want to be (Principles)
2. Inventory assets (List Under Development)
3. Determine assets you most want to build upon
4. Acknowledge strengths and weaknesses
5. Understand the impact of each asset on what you want to be

Decide what you want to be
PRINCIPLES

Protect/Preserve Natural Resources
Greenspace, Reservoir, Farms

Leverage Existing Assets
Hospital, Reservoir, Airport, Natural Resources

Focus Development
Leverage existing infrastructure
Promote quality of life choices
Maintain wide open spaces

Create Connection
Build corridors
(cars, people, bikes , moms with strollers, other)

Inventory assets
ASSET INVENTORY (1st draft attached)

Determine assets you most want to build upon
Acknowledge strengths and weaknesses
Understand impact of each asset on what you want to be
JULY MEETING

AGENDA

Prioritize Asset Inventory
Determine assets you most want to build upon
Acknowledge strengths and weaknesses
Understand the impact of each asset on what you want to be
use PRINCIPLES as a start

Brainstorm Asset Inventory Map/Illustration
What is already available
Addresses, photos, description
Uses for the information

Resources
Kennesaw
Georgia Highlands College
West Georgia
Chattahoochee Tech

AUGUST AGENDA (DRAFT)

DRAFT Asset Map or Template
Land Use Proposal Detail from GA Conservancy
Project Schedule
Financial Assessment Tools (TBD)
E and CD "scope of project" (TBD)

JULY - SEPTEMBER

Develop E and CD "scope of project"
Industry, Retail, Housing, Commercial and Land Use (add education)
ID potential team of experts
Create a potential schedule and pricing
Create monthly update report
Develop DRAFT financial assessment tools outline
Develop GA Conservancy Proposal (Land Use Study)

TO DO

Create an asset map illustration for David Austin
Someone sites or id's the addresses for all assets
Kay provide asset inventory spreadsheet for gathering asset site information

PAULDING COUNTY

Comprehensive Plan – From the "Bottom Up"

DATE: *August 13, 2015*
TIME: *9:00 am – Noon*
LOCATION: *Board of Commissioners Conference Room*

ATTENDEES: (Bold italics indicates attendance)

Ann Lippman (PC)
Chris Robinson (PC)
Michael Cash (DA)
Kendall Smith (DA) - No
Richard Fennell (BR)
Helen Waters (BR) - No
Kens Elsberry (BOE)
Brian Otott (BOE) - No

Carolyn Wright (CH) - No
Kevin Kirby (CH)
Jody Palmer (HI/PC PL C)
Robbie Rokovitz (HI)
Julie Meadows – NWGaRC
Ethan Calhoun – NWGaRC
Robert Reynolds – Economic Develompent

Time:	9:00 – 12:00
Purpose:	Develop 2017 Comprehensive Plan as a team
	Maintain a fact-based Comprehensive Planning Process
	Use facts to plan more intentionally for the future
	Increase awareness of planning both separately and as a team
	Attendees support the process by defining their role and carrying out their responsibilities
Outcomes:	Map Priority Assets – What does it show?
	Review of Precedence Projects
	Create a Photo Repository

NOTES

Asset Inventory

Reviewed and approved the assets inventory and priorities

~~Match Assets to Principles~~

TO DO

Continue collecting addresses	Ann Lippman
Add in priority rankings from July MTG	Kay Lee

Asset Inventory Map/Illustration

Reviewed Asset Inventory Map

Brainstormed Outcome

DISCUSSION
Largest percentage of assets and historic markers are located mid-county along the major thoroughfares
TO DO
Mark, please standardize fonts used on the maps and put both maps in PDF format (in order that they may be reproduced in 8.5 X 11 format)

Schedule
Created DRAFT Project Schedule, including choosing a format for communicating the schedule and updates as they occur.
Use the "2016 format" and change to primary colors.

Public Hearing – October 27, 2015

Purpose:	Officially kick off for the comprehensive development planning process
Attendees:	All government agencies, Chamber of Commerce, Economic Development Agency General public via public notice (Notice to be published in September)
Location:	Hold in conjunction with the County Planning Commission Meetin
Content:	Q. What is the comprehensive planning process? A. A mandatory planning process Q. Why is important? A. 1)maintain qualified local government status 2)well planned communities are better prepared to meet current and future in highly competitive global market Q. How will the plan it be accomplished? A. Via a multi-agency process w/a robust community outreach component
Schedule:	Q. What is the schedule? A. Submittal Deadline = June 2017
Public Input:	Collect public comments as allowed in any public hearing

Community Meeting - November or December

Purpose:	To encourage the general public to engage in the planning process
Attendees:	All citizens via all multiple media outlets
Invitation:	Come participate in the comprehensive development planning process so that your vision is included
Content:	Show the progress to date Make display posters that reflect a variety of PC assets

Communications
To whom & how often are updates communicated? What is the best communications approach?

DISCUSSION
Q. Pace of communication?
A. Most workgroup members felt that updates once each quarter would be adequate
For school board, updates are necessary only if there is change
Q. What type communication works best for workgroup members

A. Power Points and handouts work best for all
Q. Who gives updates?
A. Either the workgroup member from the agency or another workgroup member upon request

Next Steps
Land Use Study
Economic Study: Related Presentation
Why simultaneous land use and economic development planning?
Site Visits
Flat Rock, Hendersonville, and Traveler's Rest

Other Notes
Introduction of Robert Reynolds
Robert lives in Douglas County that is a key reason he came to Paulding in his current capacity
Robert has worked in planning and zoning in South Carolina, in economic and industrial development in Tennessee and in commercial development prior to accepting his current role as Executive Director of Paulding County Economic Development

Resources
Newspapers
Dallas New Era
Paulding Neighbor
Government Quarterly Bulletins
Hiram Herald
Paulding Post
Social Media
Access Paulding
Facebook/Twitter/Instagram/Email – All governments and Chamber Members
BOE: Suzanne Wooley
Public Access TV
Dallas
Paulding
Publications
Greystone EMC
Farm Bureau
Georgia Power
Carroll EMC
Other
One Call - BOE
Braswell Website – Braswell Mountain Tunnel

Note
Use common SWOT analysis for all studies – have stakeholder groups validate the SWOT content and add missing components

AUGUST - SEPTEMBER

Create monthly update report (monitor project schedule and milestones)
Create/adopt DCA presentation to explain CD process
Confirm community outreach approach and schedule
Chris: Get information from workgroup members as follows
1) Get contact information for various PR outlets above
2) Check current short and long term work programs for associated dollar amounts
3) Send out stakeholder list to workgroup members, requesting they offer names for the various stakeholder groups (have them include the contact information)

Kay: Send Chris spreadsheet for recording work program capital numbers
Create a stakeholder spreadsheet from DCA suggested stakeholder list. Include columns for contact information and attendance record.
DRAFT Land Use Study / Plan "scope of work"
Update the project schedule

Ann: Develop E and CD Study / Plan "scope of work"
Complete the asset inventory addresses

Engage potential team of experts for Land and Economy studies
Slot both studies into schedule

OCTOBER

Public Hearing – Official kick-off of Paulding County Comprehensive Planning Process
Prepare for community meeting in November or December
Create large visuals of PC assets
Identify public outreach opportunities
Identify stakeholders for the Economy and Land Use Studies
Complete RFP documentation for studies

NOVEMBER

Issue RFP for study
Consider Georgia Conservancy workshop re: Land Use Study

PAULDING COUNTY

Comprehensive Plan Multi-Jurisdictional Workgroup

Purpose of Workgroup: The Multi-Jurisdictional Workgroup will partner with the Community Development Department to develop the 2017 Comprehensive Plan Update.

Commitments:
- Maintain a fact-based comprehensive plan process
- Use collaboration to plan more intentionally for the present and the future
- Increase awareness of planning both separately and as a team
- Attendees support the process by defining their roles and carrying out their responsibilities

DATE: ***October 8, 2015***
TIME: ***9:00 am – Noon***
LOCATION: ***Board of Commissioners Conference Room***

ATTENDEES: (Bold italics indicates attendance)

Ann Lippmann (PC)
Chris Robinson (PC)
Michael Cash (DA)
Kendall Smith (DA)
Richard Fennell (BR)
Kens Elsberry (BOE)
Brian Otott (BOE)- NO
Carolyn Wright (CH)
Kevin Kirby (CH)
Jody Palmer (HI/PC PL C)
Julie Meadows – NWGaRC
Ethan Calhoun – NWGaRC
Robert Reynolds – Economic Development

Targeted Meeting Outcomes:
- All Members Up-to-Date on the Projects
- Stakeholder List DRAFT is Complete
- Public Hearing is Finalized and on Each Member's Calendar
- Community Meeting is Programmed and on Each Member's Calendar
- Communication's Strategy is Further Developed

NOTES

PROJECT UPDATE

OUTCOMES

Attendees considered and confirmed:

- V3 Master Schedule — Attachment 1
- Milestones for 4th QTR 2015 and 1st QTR 2016 — Attachment 2
- Public Hearing Date, Details and Program — Attachment 3
- Comp Plan Requirements (Elements) and Approach to Completion — Attachment 4

STAKEHOLDER COMMITTEE

OUTCOMES

Attendees identified stakeholder nominees in 20+ categories. Attachment 5

TO DO

- PCCD creates Stakeholder Committee master list
- Send master list to MJW for missing contact information
- PCCD Geo-Code stakeholders list to ensure representation across Paulding County
- Finalize Stakeholder Committee list in November Meeting
- Schedule first Stakeholder Committee Meeting (Jan or Feb)

OUTREACH

Creating a community plan "through a process of community involvement where individuals, every day citizens, have an opportunity to provide their input at every level of the planning process."

Source: State of Georgia Department of Community Affairs
PLANNING FOR COMMUNITY INVOLVEMENT
A guidebook for Citizens and Local Planners

Public Hearing: Official "kick-off" of Paulding County Comprehensive Plan Process

OUTCOMES

Workgroup finalized public hearing to "kick off" the comp plan process. Attachment 6

Community Meeting: Take the Comprehensive Planning Process to the public

OUTCOMES

Workgroup considered how to get the word out about comprehensive planning to the community. The following are possible approaches to be discussed further in the October meeting.

- One of the things to do is use visual aids
- Create a logo for the project
- Consider putting together a you tube presentation
- What about placing public service ads on:
    - Comcast, uverse, other providers
    - Water bills – how many people receive them via mail, via internet
    - Robocalls – what organizations do this and what type permission is needed to use
- Have multiple community meetings
    - Vary the schedule so that everyone has a chance to attend
    - Nights, days, and weekends
- Consider showing some images from the Past and the Present
    - Ask attendees: Do you "remember this"?
      Do you "like this"
      Do you like where it is now?
      What do you want to make sure is here in the future?

- Create a speaker's bureau with presentation that can be given by MJW members:
    - Chamber meeting
    - Civic organizations
    - Faith-based community
- Create surveys and place them where people can react to them
    - City Halls
    - Libraries
- Set up a kiosk at events or co-op students from high school leadership groups to poll people
    - At events
    - At gathering places around the county
    - At city halls and county offices
- Begin community meetings after the first Stakeholder meeting
    - January, February, March
- Advertise the meetings and continue communicating after the meetings are done
- Create visuals
    - Banners
    - Something that is portable
    - Organizations pay for their own to keep them following the Comp Plan process
- Use a community information approach as opposed to a one way presentation approach
- Have multiple people representing difference aspects of the plan on the outreach team
- Add student leaders to the outreach team
- MJW members commit to attend community outreach meetings
- Consider the Commission posts as a way to target meeting locations
- Make nametags for MJW members (as project steering committee) and stakeholders

COMMUNICATIONS STRATEGY

OUTCOME

A project monitoring tool was reviewed and approved. The monitor will updated and emailed MJW members after each meeting as something they can pass out to their council, commission or board members, should they choose.

The workgroup will be completing the communication's strategy in the November work session.

Multi-Jurisdictional Agencies

- Monthly project monitor Attachment 7

ADJOURN

NEXT MEETING

November 12, 2015

PAULDING COUNTY

Comprehensive Plan Multi-Jurisdictional Workgroup

Purpose of Workgroup: The Multi-Jurisdictional Workgroup will partner with the Community Development Department to develop the 2017 Comprehensive Plan Update.

Commitments: Maintain a fact-based comprehensive plan process
Use facts to plan more intentionally for the present and the future
Increase awareness of planning both separately and as a team
Attendees support the process by defining their roles and carrying out their responsibilities

DATE: ***November 12, 2015***
TIME: ***9:00 am – Noon***
LOCATION: ***Board of Commissioners Conference Room***

ATTENDEES: (Bold italics indicates attendance)

Ann Lippman (PC)
Chris Robinson (PC)
Michael Cash (DA)
Kendall Smith (DA)
Richard Fennell (BR)
Ken Elsberry (BOE)
Brian Otott (BOE)
Carolyn Wright (CH)
Kevin Kirby (CH)
Jody Palmer (HI/PC PL C)
Robert Reynolds – Economic Development
Julie Meadows – NWGaRC
Ethan Calhoun – NWGaRC

Targeted Outcomes: All Members Up-to-Date on the Project – Public Hearing, New Schedule, NWGRC Input
Stakeholder List DRAFT is Confirmed and First Meeting Scheduled
Develop Program for Stakeholder Meeting – Consider Workshop-Type Approach
Communications Strategy Program is DRAFTED
Community Meeting Program Set, Dates Confirmed, Locations Confirmed

NOTES

Latest Project Schedule: Approved

Land Use Study: Scheduled to begin in January 2016 with Georgia Conservancy in the lead

Economic Development Study:
1) RFP to be finalized by Ann Lippmann and Robert Reynolds
2) Ann Lippmann will discuss RFP release with finance
3) January is target date for assessing candidates

STAKEHOLDER COMMITTEE

Stakeholder List: Almost Complete: Target completion date is December 1, 2015

1) Mark Long and Ann Lippmann will partner to geocode stakeholder addresses
2) Ann Lippmann and Chris Robinson will review demographics of nominees
3) Names will be added to the list as necessary

Stakeholder Meetings:

1) Distribute invitations in January to join the committee and attend the first meeting
2) Conduct the first meeting sometime in February (TENTATIVE: February 11)
3) Confirm first meeting agenda, set up details, secure resources
4) Set up field trip to 2-3 locations on the asset list
5) Prepare brief presentation: What is the Comp Plan (use Chitwood brief points)
6) Develop exercise: SWOT, Community Goals, 2014 Workshop Map reconciliation

COMMUNICATIONS and OUTREACH STRATEGY

Creating a community plan "through a process of community involvement where individuals, every day citizens, have an opportunity to provide their input at every level of the planning process."

Communication's Methods (Priorities):

1) Use local resources already in place as much as possible
2) Local Access Channels 23 and 22: Work with them to create programs and content
3) Logo: Develop a logo for the project
4) Kiosks: Design and build movable kiosks to set up at events: sporting, other
5) Polls: Create polls that can be conducted at events by students
    a. Consider using Kennesaw State to conduct a scientific poll
6) Social Media - Existing: Provide content for social media outlets already in place
    a. Websites – link to information, calendars, fun facts, etc.
    b. Facebook Pages - Channel 23, School System, ?????
    c. Twitter Accounts - ???????
    d. Other
7) Social Media – New: Are there new social media options that should be developed
8) Utility Bill Inserts: Set up schedule, format and content
9) Business Cards – Create a small business card with information
    a. Content
    b. Design
    c. Print
    d. Distribute to MJworkgroup (steering committee), Stakeholders, Staff, Politicians, Others
10) Partnerships: Work with PC other departments doing similar activities (i.e. Reservoir MTGS)

DECEMBER: NO MEETING

ADJOURN

DETAILED NOTES

Economic Development RFP
Robert Reynolds offered a brief overview of the presentation he gave to the Board of Commissioners earlier in the week.

Why you do economic development?
Schools do not teach civics anymore, leading to a general lack of knowledge regarding what makes up a community's tax base
Economic Development is not just about creating jobs, it's all about money, wealth and generating wealth for the government to provide services
A community cannot balance the tax base on residential tax receipts alone
EXAMPLE:
Robert offered the results of a thumbnail calculation he created where he took one subdivision with over 200 homes valued at an average of 150k. He calculated the number of students and cost of providing government services and compared that to the estimated tax generated from taxes.

Robert pointed out that when he was in Douglas County, there was a period of time where the county was growing so fast that even though his group doubled the industrial tax base from 500 mill to 1bil, they fell behind as the residential tax base expanded from 1 – 2 bill.

He gave example of what happens when communities are open to doing economic development differently. (Provided fiber to Google).

Q. How involved should the school board be?
A. Peripherally*

*
It is important to align the school system's curriculum with targeted industries
The school system's involvement in the ED plan is more about staying in the information loop
The more information the better
The sooner the PCSS knows the needs, the sooner they can take action
It can take 3 – 5 years to get curriculum to the point that it matches need

Robert pointed out that he is focusing on entrepreneurship and related opportunities

RFP-Related Timing
Meet with finance
Issue RFP
Accept responses and decide how to assess
January (likely time for assessments)

Stakeholder Committee

LIST:

Is good to go when geocoding is complete and others added as necessary
The target date to complete the list is December 1
Schedule: Issue invitation at the first of the year – January 11 -15
Hold first meeting – February 11 (Tentative Date)

GEOCODING:

Mark will give Ann the format type that is needed to complete the map
Represent stakeholders who live outside the county where the stakeholder has interest
Determine color pallet

Communications and Outreach

Partner with others who have outreach going on
Recreation is a common denominator for citizens
Consider setting up a kiosk right next to the concession stand where people can get information
Have students conduct polls at sporting and other major events
Create legacy items where possible
Posters
Photo library
Videos (assets, other)
Film festival
Agreed-Upon Priorities for Community Outreach
Local access channels
Channel 23 + Facebook page
Channel 22:
Kiosk at the sporting events
Social media
Brochure in the utility bills
How could those who meet with individuals easily mention the planning process
Business cards – will help them – cheat sheet, major points,
Logo is needed
Figure out the proactive ways to attract input

PAULDING COUNTY

Comprehensive Plan Multi-Jurisdictional Workgroup

Purpose of Workgroup: The Multi-Jurisdictional Workgroup will partner with the Community Development Department to develop the 2017 Comprehensive Plan Update.

Commitments:
Maintain a fact-based comprehensive plan process
Use facts to plan more intentionally for the present and the future
Increase awareness of planning both separately and as a team
Attendees support the process by defining their roles and carrying out their responsibilities

DATE: ***January 14, 2016***
TIME: ***9:00 am – Noon***
LOCATION: ***Board of Commissioners Conference Room***

ATTENDEES: (Bold italics indicates attendance)

Ann Lippman (PC)
Chris Robinson (PC)
Michael Cash (DA)
Kendall Smith (DA)
Richard Fennell (BR)
Ken Elsberry (BOE)
Brian Otott (BOE)
Carolyn Wright (CH)
Jody Palmer (HI/PC PL C)
Robert Reynolds (ED)
Jody Martin (PC)
Mark Long (PC)
Julie Meadows – NWGaRC
Ethan Calhoun – NWGaRC

Targeted Outcomes:
All Members Up-to-Date on the Project – Schedule, ED and Land Use Studies
Stakeholder Committee List and Invitation Schedule is Finalized
Stakeholder Meeting is Scheduled, Workshop-Type Agenda is Finalized, Roles Understood
Community Involvement: Review and Approve
Workgroup Review: 2008 Goals and Status of Work Plans

NOTES

IN GENERAL
Ken Elsberry Daughter marrying this fall and wants the ceremony to be in Paris
New City of Dallas Sewer Treatment Facility open yesterday – WHOOOPPPEEEE
Carolyn Wright will be retiring in June

PROJECT UPDATE

UPDATES:
Reviewed Latest Schedule (Handout 1a and 1b)

- Q4 2015 Status – Actions complete, incomplete and carried over

- Q1 2016 Status – Actions scheduled January – March 2016

2007 Comp Plan: Report of Accomplishments 2012 – 2016 (Handout 2)
Chris Robinson presented a rough draft of the Report of Accomplishments for the 2007 Comprehensive Plan (Work Plan Update 2012 – 2016). Workgroup member Ethan Calhoun developed the template.

DISCUSSION
Ethan Calhoun, NWGaRC, counseled that work programs in the 2017 Comprehensive Plan update need to be more specific than what was included in the 2007 Plan. For example: instead of "maintain roads" point out specific road improvements that are necessary – even if not yet funded.
There is a value in that kind of specificity:
- attracts funding for projects
- has a positive impact on bond ratings
- creates a direct correlation between the community's needs and opportunities their goals and the associated work plans, thus building a solid case for funding
- creates transparency with the public

Comp Plan and SPLOST
How can the Comp Plan help with SPLOST?
Detailing projects on the community work program indicates a community's intent and is a precursor to funding by such local funding mechanisms as SPLOST. Instead of starting from scratch to complete a SPLOST project list, consider using projects on the community work program as a place to start the SPLOST planning process.
Example: Dallas CIVIL WAR project that is in the SPLOST needs to be in the Work Plan
Bottom Line: Align the community goals and work plans with SPLOST to create a direct correlation

NOTE
Current PC SPLOST list is due by month's end and will be voted on May 24
At one point, PC considered placing the jail on the SPLOST
At 95 million, the project would have consumed most of the 6-year SPLOST est. of 99 million
The service delivery agreement is due at the same time as the Comp Plan

ACTION
- Chris will complete the update for the County. He will coordinate the update for Hiram and Dallas with Jody Palmer and Kendall Smith. A report, in the form of a power point presentation, will be given to the MJWorkgroup in June.
- Add the SPLOST information to COMMUNITY MEETINGS held prior to May 24

OTHER
Adding More Detail to City Comprehensive Development Plans
How can the cities get a more detailed outcome from the Land Use and Economic Development Studies?

Though the cities are included in the Comprehensive Plan, the land use and economic development information included are not as extensive as for the county. Would the cities benefit from having more detailed land use and economic development analysis, findings and results from the two studies? If so, what is the additional cost to them for that?

ACTION
Kay Lee will discuss options with MJWorkgroup members from the three cities in the next few weeks.

In General
The MJWorkgroup discussed how to make the Comp Plan the true strategic strategy and go to document for future planning in the county. The 2007 Comp Plan Community Goals are not in alignment with current county policies and regulations (example: zoning).

It is of value to find practical ways to align policies, regulations and community goals to take advantage of community opportunities and meet the community's needs. The work program is the action plan for creating alignment.

Land Use Study – Georgia Conservancy, Georgia Tech (Handout 3)

- Georgia Conservancy agreement signed in December
- Programming begins immediately
- Chris Robinson is the on-site contact and Kay Lee point
- Jonathan Franklin is the GA Tech graduate student assigned to complete the study

Economic Development Study RFP (Handout 4)

- The RFP has been issued and responses are due February 5

ACTION
The MJWorkgroup will review responses in the February 11 meeting
A list of final candidates will be notified of their status
Final candidates will offer a verbal presentation during the week of February 15
A firm will be chosen by February 26

STAKEHOLDER COMMITTEE

Stakeholder List (Handout 5)

DISCUSSION
Geocoding of stakeholder nominees showed a few holes and they were filled

ACTION
MJWorkgroup approved the list of stakeholders

Program

What is the date and format of the first stakeholder meeting?

ACTION

Date:	March 15
Invitations Issued:	February 1
Location:	Dallas Civic Center
Format:	Information, Workshop and Field Trip/Tour

AGENDA

Food and Fellowship	Sponsored (Possible ED and Chamber)	8:00 – 8:30
Welcome and Introductions	TBD	8:30 – 8:45
Comprehensive Planning	NWGaRC	8:45 – 9:00
Workshop	Ann, Chris and Kay	9:00 – 11:00
	MJWorkgroup Facilitation	
	Pondering Paulding Quiz	
	Placing People (The Game)	
	Discuss and Confirm Community Goals, and Needs and Opportunities	
	Reconcile the Placing People Combined Group Map	
Tour	TBD	11:00 - Noon
	Downtown Dallas	
	Courthouse, Art Gallery	
	LCI Investments, College, Etc.	

TO DO

1. Create email and hard copy invitations
2. Invitation should be short and sweet with the following message: You have been selected to serve on the Paulding County 2017 Comprehensive Plan Update Stakeholders Committee. Brief statement about the value of planning. Request to attend the first meeting and a request for RSVP via email. Offer names of MJWorkgroup and their contact information in case of questions.
3. Consider using IDES of MARCH theme.
4. MJWorkgroup members choose a list of 10 or so names to call, offering a personal invitation as a follow up to the general invitation.
5. MJWorkgroup prepares for their facilitation role at the March 10 meeting

COMMUNICATIONS and OUTREACH STRATEGY

Creating a community plan "through a process of community involvement where individuals, every day citizens, have an opportunity to provide their input at every level of the planning process."

Reviewed the Community Involvement approach
The sandwich, The meal, The meal + other goodies
The Workgroup reviewed input a Comp Plan workshop with Paulding County School System high school students held by the Chamber of Commerce in November.
(see handouts for detail)

The MJWorkgroup determined that the first steps were to develop the message and identify the tools to use to deliver the message.

ACTION:
Create a brand to use during from February 2016 – June 2017 (KL)
Create a simple message: what is the comprehensive plan and why is it important (AL/CR)
Create a schedule: use the schedule to show the process PC is using to complete the plan (Team)
Create tools: handouts, an icon for MJWorkgroup websites with to message and schedule (Team)
Create community involvement program: Meetings to collect community input (All)

COMMUNITY INVOLVEMENT PROGRAM
Community Meetings

Date:	April or May (schedule meetings close together)
Invitations Issued:	No less than 2 weeks prior to first meeting
Locations:	4 – 5 locations throughout the county and cities
Format:	Displays, Information collection areas (tended by students and/or MJWorkgroup members)
Other:	Giveaways, Snacks, Handouts*

AGENDA

Food and Fellowship	Sponsored (TBD)
Welcome	Map where they can mark their home location in the county
Approach	Interactive and Informative
Results:	
Confirmation of Community Goals	
Answers to questions such as:	What do you like @ Paulding?
	What does PC need? Where should it go?
	Where should PC place people? Give a number (TBD)
Validate / add to asset list:	Color dots for priorities
Printable quotes and images	
Completed quality development survey	

*Giveaways: EXAMPLE - Local business gift cards
*Snacks: EXAMPLE – Cupcakes provided to promote small business
*Handouts: Magnet w/info

Information Kiosks/Exhibits
Create simple information kiosks that can be placed at sporting and other events
Team members attend large events with kiosks, offer handouts and collect input
Create movable kiosks/exhibits: MJWorkgroup orders and fund what is suitable for them
EXAMPLE: cities may have stationary kiosks in high traffic areas, chamber may move the kiosk around to various chamber member businesses

TO DO
Finalize Community Involvement approach, strategy and schedule during February

OTHER

NEXT MEETING

February 11
Review ED Submittals

March 10
Stakeholder Meeting Preparation

ADJOURN

NOTES
Communications in the county is terrible, no central communications organ
Let's hope we can energize folks to get involved in the Comp Plan process
Contentment vs complacency
"Contentment is good, complacency is evil"

Paulding has got to do something, the effects of what it does or does not do TODAY will shape the community - way out into the future
Some of the development happening currently is worrisome – especially housing
What does the new cultural demand mean to planning?
If the demand is for multi-family housing and good multi-family housing is not planned for and allowed, what happens? Developers, who act based upon demand, step in and build subdivisions (because they are allowed) that are intended for rental only
Large developers can do it because they are more flexible
Are historic data and traditional approaches to housing and growth applicable and valid anymore?

Q.
Banks can't do what they used to, who has a message that may be of value to leaders as it relates to what the facts say is happening in the county where housing is concerned.
A.
Robert and Kay recommended John Hunt, founder of Smart Numbers. Robert will talk with John about coming to Paulding to meet with a small group of individuals. The approach is as follows:

Housing: "Let's talk about the past and the future"
Presented by John Hunt, Smart Numbers
Target Time: March or April
Target Attendees: 20 - 50: ED, Chamber, MJ Workgroup, Who Else
To Do: Robert will contact John and work with Ann Lippmann to set up the meeting

SUMMARY

Government is responsible for infrastructure and services provided in a fiscally responsible way. The kind of infrastructure and services a government delivers is largely responsible for 1) how the county is viewed by those visiting or considering investment in the community and 2) the perceived quality of life offered to its citizens.

In other words, the government can't drive demand.

However, the government can stay focused on delivering what it can control (is responsible for), understanding that, according to how they do it (well or otherwise), the matching demand will follow.

PAULDING COUNTY

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Commitments:
- Maintain a fact-based comprehensive plan process
- Use facts to plan more intentionally for the present and the future
- Increase awareness of planning both separately and as a team
- Attendees support the process by defining their roles and carrying out their responsibilities

DATE: ***March 10, 2016***
TIME: ***9:00 am – Noon***
LOCATION: ***Board of Commissioners Conference Room***

ATTENDEES: (Bold italics indicates attendance)

Ann Lippman (PC)
Chris Robinson (PC)
Michael Cash (DA)
Kendall Smith (DA)
Richard Fennell (BR)
Ken Elsberry (BOE)
Brian Otott (BOE)
Jody Palmer (HI/PC PL C)
Robert Reynolds (Economic Development)
Jody Martin (PC)
Mark Long (PC)
Julie Meadows – NWGaRC
Ethan Calhoun – NWGaRC

Targeted Outcomes:
- Familiarity w/Logo and Collaterals
- Stakeholder Meeting Personal Phone Invitation Approach Confirmed
- Training for Stakeholder Meeting Complete
- Familiarity w/Community Involvement Plan
- Selection of Community Meeting Sites
- Selection of Community Meeting Dates
- Agreement on Community Meeting Programming
- Land Use Study Update
- Economic Development Study Update

NOTES

PROJECT UPDATE

- Logo and collaterals were reviewed and attendees approved. Those present agreed that the names of BOC members, Mayors and City Council members should be included on the poster.

COMMUNITY INVOLVEMENT PROGRAM

- CIP: A copy of the approved Community Involvement Program (CIP), created from decisions made by the Multi-Jurisdictional Workgroup during 2015, was distributed to MJW workgroup members for their review.

- Stakeholder Committee Meeting – March 15: Reviewed the agenda for the Stakeholder Kick Off Meeting. Attendees agreed to assignments as follows:

  - Assignments – 8:00 AM – 8:30 AM
    - Greeting — Michael Cash/Kendall Smith
    - Check In: — Chamber Staff
    - Site Map: — Ann Lippmann
      Attendees apply colored dot to PC map to ID the general location of home/business
    - Breakfast Host: — Robert Reynolds
  - Serve as Resource – 9:00 AM – 12:00 Noon
    - Quiz Exercise
    - Asset Exercise
    - Placing People Exercise
    - Community Goals
    - Needs and Opportunities
    - Tour

- Community Meetings: Attendees reviewed a map of possible meeting locations. The list was narrowed down. Dates and times were discussed but no decision was made.

LOCATIONS	DATES and TIMES
Crossroads Public Library	TBD
City of Dallas Civic Center	OUT: First Monday, Wednesday Evenings
City of Hiram The Events Place	
New Georgia Library	

ACTION:

1. Confirm space for four meetings
2. Communicate with Georgia Conservancy and Economic Development Study Leads to determine ideal time for them to participate in community meetings
3. Recommend dates and times for four meetings

UPCOMING MEETINGS

March 15	Stakeholder Committee:	Meeting 1
April 14	Multi-Jurisdictional Workgroup	

ADJOURN

NOTES, In General

NOTES

What happens at the table if there are individual objections? Best approach to have the place their input on a card and submit for consideration.

Dallas needs its own Placing People session
In the past governments were just letting things happen, now its important to do more planning
Governments worked together in the past, but this process takes that a step further

It is important to plan, create a map that reflects the outcome of the planning and then stick with it.

Ethan Calhoun
Problems arise when the community does not create sound and implementable Comprehensive Development Plans that they intend to follow.

Bottom line, if someone decides to take the community to court and litigate, they have the upper hand if the comprehensive plan, the land use map and the zoning ordinances are not aligned.

If the community can show that it has a land use plan and that it goes in conjunction with your comp plan you can defend it in court.

The community meetings are key to getting feedback and getting buy in. How do you prove that the final plan is representative of what the people want?

How about a survey? There is money now that can possibly be used to collect more input. In conjunction with a website, the survey process may mean more input.

Kendall and Robert talked about the fact that the Econ Dev office is changing. Robert sees Dallas as a big part of the change because of the City's position as a key economic feature for the county, both today and into the future.

Robert announced that the Office of Economic Development and the Chamber are being consolidated. Carolyn Wright has retired and Robert has been named interim President of the Chamber, adding to his responsibilities as Economic Development Director.

KS talked about how things are coming together – the stars aligning.

The ED Study is a countywide snapshot and sets a base for the entire county. Each community can then build upon that based on their unique assets and particular interests.

With the changes at the Chamber and ED, the organization can work with Dallas to move the next level of planning.

For instance: Do you want to let colleges that do not pay taxes to continue to grow in Dallas? Yes or No
What is the impact on the downtown?
What, on the surface, may look like a positive, may or may not be.
On the other hand, students in downtown spend money, listen to music, eat out, etc. What are the facts?

Robert sees his roll as slicing and dicing such issues as blending schools, job and work programs, and development to grow the economy, etc. in his new role.

Kendall feels that Dallas needs to go through the process/exercise the county did in 2014. Ann asked Kay if that is something she could do with them? Kay answered in the affirmative. If Kendall wishes to discuss this further, she is available.

ETHAN
Dallas can put something in its comprehensive plan work program that states that Dallas wishes to create a more detailed master plan – that then means the community can then qualify for funds for this purpose.

Herman Cain was singing praises to the City of Dallas – 400 people came to hear his program.
We are sorry Kendall has lost his status.

Community Meetings

1. District 4
Where is a neutral location that would draw the diverse and also the people who dominate the northeast corner of the county?

2. Dallas
Dallas Civic Center

3. Hiram
Discuss with Jody

4. New Georgia Library
For the south end of the county

Georgia Association of Zoning Administrators may be able to help Dallas
FOR INSTANCE: Sign ordinance must be removed from the zoning ordinance

Supreme Court decision about signs makes all sign ordinances illegal
Reed vs Town of Gilbert

Wanted to put out directional signs, the City said they could put out directional signs 48 hours before they had an activity
Arizona has a sign law where you cannot regulate political signs
A city should not enforce an illegal state law

Other
Desire for housing and retail downtown in Dallas. The work that was done by the Paulding leadership group had, at the heart of its workshop, an exercise where should people be placed in the future?

Is there an illustration or some drawing or map thing that represents densities?
Ann has something and will have it available at the meeting.

Kay will send logo to Ethan for placement on the "cheat sheet".

Dates and times for community meetings
Send out a calendar request
Kendall asked Ann to also check into dates that works for the Dallas Civic Center

Charting a Course

PAULDING COUNTY

Comprehensive Plan Multi-Jurisdictional Workgroup

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Commitments:
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- Use facts to plan more intentionally for the present and the future
- Increase awareness of planning both separately and as a team
- Attendees support the process by defining their roles and carrying out responsibilities

DATE: ***April 14, 2016***
TIME: ***9:00 am – Noon***
LOCATION: ***Board of Commissioners Conference Room***

ATTENDEES: (Bold italics indicates attendance)

Ann Lippman (PC)
Chris Robinson (PC)
Michael Cash (DA)
Kendall Smith (DA)
Richard Fennell (BR)
Ken Elsberry (BOE)
Brian Otott (BOE)
Jody Palmer (HI/PC PL C)
Barry Atkinson (HI)
Robert Reynolds (Economic Development)
Jody Martin (PC)
Mark Long (PC)
Julie Meadows – NWGaRC
Ethan Calhoun – NWGaRC
Katherine Moore – Georgia Conservancy
Johanna McCrehan

Targeted Outcomes:
- Community Involvement Plan – Update on Community Meeting Locations
- Review work from March 15 Stakeholder Committee Meeting
- Outcome of Map Reconciliation Exercise
- Marketing the 2017 Comprehensive Plan – ID Places for Collaterals, Determine Approach
- Land Use Study Update
- Economic Development Update

NOTES

COMP PLAN PROCESS/PROJECT

UPDATE

Reviewed the Master Schedule	H1
Reviewed the Detailed Monthly Schedule	H2

DISCUSSION

- Items on the detailed monthly project schedule were resolved and marked complete.
- Julie Meadows, NWGaRC offered clarification for fulfilling the following requirement:

Certify community's consideration of:

Regional Water Plan
Environmental Planning Criteria

- Ensure there is nothing in the 2017 Comprehensive Plan that is in conflict
- Review the Regional Water Plan and the Environmental Planning Criteria to determine if there is anything in either document that needs to be considered/included in the 2017 PC Comprehensive Plan
- The PC BOC as well as each of the cities must certify in their transmittal letter that the Regional Water Plan and the Environmental Planning Criteria has been considered in the planning process
- To adequately meet this criteria, the fact that certification has occurred must be is included in the final presentation

ACTION
1. Julie Meadows confirmed that the Comprehensive Plan Final Draft submittal dates in both schedules allowed adequate time for the DCA review prior to local approval.
2. Katherine Moore confirmed the Land Use Study will consider the Regional Water Plan and Environmental Planning Criteria, meeting the certification requirements.
3. NWGaRC will send a copy of the latest certification letter to Ann Lippmann.

LAND USE STUDY

UPDATE (More Details on Page 6)
Katherine Moore of the Georgia Conservancy presented the workgroup with the Georgia Conservancy's (Conservancy) approach to completing the Land Use Study.
THE APPROACH
Inventory and Research – 90% Complete
Analysis
Recommendations
Work Programs
If PC does not want the end results of the other counties that have grown more ahead of them, what must they do differently?

DISCUSSION (More Details beginning on Page 7)
- KS: Lots are being sold that are platted – not developed but sold outright, growth has returned. Now new green land is being considered for development.
- AL: PC Issued more permits in the first quarter of 2016 – 303 – than any other first quarter in the last 10 years.
- JP: Interested in regulations that address development – how to develop without clear cutting, Rather approach the development where some of the natural assets of the land can be integrated into the development.
- JM: Is there any way to get the subdivisions already platted to develop differently
- AL: Owners have a vested right to develop as permitted. Perhaps, if the Land Disturbance Permit (LDP) has expired, and if there is teeth to do something differently, it could happen

ACTION
1. Ann Lippmann, Chris Robinson and Katherine Moore will discuss other DCA Comp Plan elements to include in the Land Use Study.
2. Kay Lee will send an overview of the optional elements to Ann Lippmann and Chris Robinson to use in their conversations with Katherine on the subject.

ECONOMIC DEVELOPMENT STUDY

UPDATE

Ann Lippmann reported to the workgroup that the ED Study contract is complete and the consultant, Robert Gray, is accumulating data. She reported that Mr. Gray will be meeting with key project individuals during the week of April 25 in his first visit to Paulding County.

DISCUSSION

- What is the economic development value of the trail?
- If there are 600,000 + people that pass through Paulding County on the trail, PC has to have faith in the fact that some of those people will spend money in Paulding County if PC will invest:
    - In infrastructure that connects 600k spenders to places where they can spend (money and time)
    - In services and amenities related to the 600k
    - In a compelling means of inviting the 600k to get off the trail and come into the community (signage and wayfinding)
    - EXAMPLE: Hiram is considering its first overlay district
- The city targeted the LCI for the overlay but there was opposition from those in the broader area. The city decided to concentrate on downtown overlay, believing that when other businesses see the value of the overlay they will be interested. (example: outside dining and consumption of alcohol will only be allowed in the overlay).

ACTION

1. Ann Lippmann will set up meetings for Mr. Gray.

COMMUNITY INVOLVEMENT PROGRAM

March 15 Stakeholder Committee Kick-Off Meeting

UPDATE

MJW offered feedback from the March 15 Stakeholder Committee Kick-Off Meeting

DISCUSSION/FEEDBACK

- Attendees were enthusiastic
- When CR runs into the attendees, they are positive
- Really good mix of people who brought a variety of perspectives
- There were long termers, short termers, variety of ages, demographics and experience
- New info that can be included in the Comp Plan came to light
    - EXAMPLE: The PC Forestry group is finishing up a canopy study
      The City of Dallas is conducting a tree inventory along its corridors
- KM noted that the state wildlife action plan is considered in Land Use Study

ACTION

1. CR will contact the Stakeholder Committee member from the forestry commission and connect him with Katherine to ensure the conservancy receives a copy of the Canopy Study

MJW members consolidated the 6 Stakeholder Committee Kick-Off Mtg "Placing People" Maps

UPDATE
MJW members rolled up the results from the Stakeholder Committee map reconciliation exercise. They found that the stakeholder committee teams reconciled approximately 60% of the areas of conflict that existed on the consolidated map.

DISCUSSION
MJW used the following approach in their roll up:
- Where a majority of stakeholder teams chose a certain density for an area of disparity, that density was applied and the disparity (indicated by a white square) was reconciled
- If no majority existed, the disparity (white square) was left intact.
- It is clear that the map may change as the Conservancy applies its research findings

ACTION
1. Mark Long will digitize all maps.
2. Mark Long will send the roll up map from the MJW workgroup session to the Conservancy and to the Core Group.
3. The map will be used as a tool for further reconciliation at the Community Meetings

<u>ID Stakeholder Sub-Committees for Land Use and ED Studies</u>

DISCUSSION
<u>Land Use Study STAKEHOLDER COMMITTEE</u>
- Katherine Moore recommended that it was not necessary to set up a separate stakeholder committee for the Land Use Study. Rather, use the existing process as is.
    - Multi-Jurisdictional Workgroup (Comp Plan Steering Committee) as the vetting group
    - Stakeholder Committee, as a whole, as the Land Use Study Stakeholder Committee
- The Stakeholder Committee is scheduled to meet for its second meeting in in August
- Ann Lippmann reminded the Conservancy they are scheduled to speak at August 4 Chamber lunch meeting and asked if that date could be figured into the equation.

FIRST
Can the Conservancy be ready to present findings to the MJW at a July 28 called meeting?
IF NOT
What then? Answer to this question dictates remaining schedule items.
IF SO,
The Chamber luncheon allows for a 20-minute presentation, is that adequate?
IF NOT:
Can the stakeholder meeting be scheduled for before or after the luncheon, allowing time for a detailed presentation to stakeholders and ample time to discuss findings and gather meaningful feedback from members of the stakeholder committee.
NOTE: (Not discussed in the meeting but added by Kay Lee afterward, if the longer session is scheduled for before or after, then perhaps the ED consultant might have an opportunity to offer an update as well).

ACTION
1. Katherine Moore will consider the Conservancy's internal schedule to determine if they can be ready by July 28.
2. Core project team works with Conservancy to identify DRAFT schedule based on KM consideration of internal schedule.
3. MJW scheduled a called meeting for July 28, should it be necessary.

Economic Development Study STAKEHOLDER COMMITTEE

ACTION

1. Ann Lippmann, along with Kay Lee, developed a DRAFT Economic Development Study Stakeholder Committee after the April 14 MJW meeting.
2. KL will transmit cleaned up list to Ann Lippmann to discuss with appropriate others to finalize.

Marketing the 2017 Comprehensive Plan

UPDATE

MJW reviewed a list of high traffic locations, rolled up from past meetings, to place informational material about the 2017 Comprehensive Planning materials

DISCUSSION

- There is a logo and collaterals for marketing the plan
- The cost of each banner is $275
- Dallas and Hiram both requested displays
- Dallas (12) will place the displays in their offices, recreation facilities and at large events
- Hiram (2) will place the displays in their offices
- Dallas will call FLGraphics to order a banner
- Dallas and Hiram agreed to place posters on bulletin boards
- PCCD will place displays in high volume locations:
    - PC libraries that hosted over 257,000 people in FY 2015
    - PC parks and recreation facilities

ACTION

1. AL will send final banner artwork (noting date change for Community Meetings) to Fgraphics
2. AL to send PDF of posters to Dallas, Hiram
3. AL to discuss opportunities with the Recreation Department Director
4. MJW will review upcoming events and create strategy to market the Comp Plan
5. AL will talk to Ken Elsberry about the approach to marketing the Comp Plan in school system

Community Meetings

UPDATE

Ann Lippmann updated the workgroup with a list of the locations for the Summer 2016 meetings
Hiram Event Center
Dallas Civic Center
Crossroads Library
School in the lower quadrant

DISCUSSION

- The group discussed holding Community Meetings on Thursday nights @ 7pm instead of the variety of dates and times originally considered.

ACTION

1. AL will confirm location of final site for community meetings
2. MJW will confirm locations, dates and times at May meeting

UPCOMING MEETINGS

April 25 – 28	ED Study Consultant Interviews
May 12	Multi-Jurisdictional Workgroup

ADDITIONAL NOTES

LAND USE UPDATE
The Georgia Conservancy, founded in 1967, is the second oldest conservation nonprofit in the State of Georgia. Facts about the organization:

The Conservancy is a statewide conservation organization
The Conservancy is not a state chapter of a national organization
The Conservancy came about because of concern for toxic dumping
Early Conservancy projects included the protection of Cumberland Island
Jim McKay, along with other prominent Georgians, founded The Conservancy

Natural resources are complicated. Over the years The Conservancy has evolved. For instance: The Conservancy has been heavily involved in Panola Mtn, Sweet Water, Arabia Mtn.

Johanna and Katherine are planners. Their responsibility is to look at the built environment, approaching projects from an environmental perspective.

Mrs. Moore complemented Paulding County leader on their decision to set aside 6,000 acres years ago to ensure the history of the community can mean something to the economic development of the community.

She pointed out that the means that Paulding County took action to plan in a way that others have not and are not.

THE APPROACH
Inventory and Research
Analysis
Recommendations
Work Programs

THE TEAM
TEAM
Richard Dagenhart – Advisor
Jonathan Franklin – Workhorse
Katherine Moore, and Johanna McCrehan – Planners, Landscape Architect and Master of Landscape Design and Masters of Architecture

INVENTORY and RESEARCH
<u>Maps</u>
Draining basins and Watersheds
Land Use

Transportation networks – current and planned
Existing development
Infill opportunities
Opportunities to add or expand businesses that currently exists

They have completed 99% of their GIS research

Information and Data
Where the Paulding County Land Use Study is concerned, The Conservancy team will take a look at the watershed, asking and answering such questions as 1) what are the watersheds, 2) what is going on in them and 3) what type development aligns with the capabilities of the individual watersheds.
What kinds of new businesses best suit
Where to locate businesses
What opportunities exist for the school system
The reservoir – how do recommendations for growth fit into the county's investment schedules AND are there appropriate and complimentary land uses around the reservoir land mass
What about wastewater and stormwater
Mobility of people
Demographics
Availability of services in proximity to those who are aging or young
Trends – does PC meet the demands that are now trending for the future
Increasing densities in areas that are already platted and in proximity to services/infrastructure Going beyond that ,what does it look like as far as cost and availability of capacity
Looking at environmental and historic assets – PC has a lot to offer
Capture the answer from PC about what is it they love about Paulding County
And, consider options for how to enhance the items that people love, make them stronger, connect them
How is the above accomplished while accommodating growth?
For instance: Look at underdeveloped parcels as assets
WMA and Silver Comet are great opportunities – how to capitalize

If PC does not want the end results of the other counties that have grown more ahead of them, what must they do differently?

DISCUSSION
KENDALL
This is happening in Dallas
Lots are now being sold that are platted – not developed but sold outright, growth has returned
Now new green land is being considered for development
EXAMPLE: A deal that includes a huge track of land that could be developed using a quality growth approach – conserving land while accommodating density
Some of our creeks are dangerously close to being D listed
If PC creates regulations that don't allow clear cutting, then we can avoid that happening with new development
PC has a very young sewerage system and Dallas has a new 3 million gal per day plant
In the hay day, PC could not keep up with regulating the development – even to meet the current regulations
Now, they are in a different position, we have a chance now to get it right

ANN
PC Issued more permits in the first quarter of 2016 – 303 – than any other first quarter in the last 10 years

JODY
Interested in regulations that address development – how to develop without clear cutting, rather approach development with a commitment to integrating some of the natural assets of the land
PC is a septic tank community with no more than 15% -20% on sewer, what are the ramifications

JULIE
Is there any way to get the subdivisions already platted to develop differently

ANN
They have a vested right to develop as they were permitted
Perhaps, if the Land Disturbance Permit (LDP) has expanded, and if there is teeth to do something differently, it could happen

KAY
Septic quality in the region? Does the Conservancy have feedback on where that stands?

NEXT STEPS
Analysis: What have the inventory and research findings told us
Interviews: Cities, School System - ensure alignments and identify resolutions where necessary
Note: Some decisions may have been made with yesterday's data, can new data be used to bring the decision up to date, reconciling areas where there is misalignment?
Recommendations: Craft early thoughts and recommendations

IN SUMMARY
After inventory, research and analysis, determine the following:
What to conserve and preserve?
Where can growth continue to occur?
Where and what does added growth look like?
Layer the above with the economic development study.

OTHER CONSERVANCY WORK
School Siting: How location/placement of schools can affect the achievement of community goals
Conservancy works with school systems to help them plan for the siting and development of new schools, taking the multiple layers of complexity into account.

Small Towns Work: 92% of the state of Georgia are classified as rural or "NOT" urban. The Conservancy offers multiple services, including downtown redevelopment.

NOTES

May MJW Work Session

PAULDING COUNTY

Comprehensive Plan Multi-Jurisdictional Workgroup

Purpose of Workgroup: The Multi-Jurisdictional Workgroup will partner with the Community Development Department to develop the 2017 Comprehensive Plan Update.

Commitments:
Maintain a fact-based comprehensive planning process
Use facts to plan more intentionally for the present and the future
Increase awareness of planning both separately and as a team
Attendees support the process by defining their roles and carrying out responsibilities

DATE: ***May 12, 2016***
TIME: ***9:00 am – Noon***
LOCATION: ***Board of Commissioners Conference Room***

ATTENDEES: (Bold italics indicates attendance)

Ann Lippmann (PC)
Chris Robinson (PC)
Michael Cash (DA)
Kendall Smith (DA)
Richard Fennell (BR)
Ken Elsberry (BOE)
Brian Otott (BOE)
Jody Palmer (HI/PC PL C)
Barry Atkison (HI)
Robert Reynolds (Economic Development)
Jody Martin (PC)
Mark Long (PC)
Julie Meadows – NWGaRC
Ethan Calhoun – NWGaRC
Brice Wood - NWGaRC
Katherine Moore – Georgia Conservancy
Johanna McCrehan – Georgia Conservancy

Targeted Outcomes:
~~Land Use Study Updated~~
~~Economic Development Study Updated~~
Stakeholder Committee Approach Identified
Community Involvement Program Updated
~~Stakeholder Committee – Communications Schedule and Content~~
General Public – Community Meeting Programming is Confirmed
Meeting Locations, Dates, Times, Marketing and Announcements

PLANNING PROCESS

UPDATE — Kay Lee

- The project is on schedule
- The Master schedule will be reviewed when there are changes
- A detailed monthly schedule is available upon request

ACTION

1. A called work session for the MJW workgroup is confirmed for Thursday, July 28

LAND USE STUDY

UPDATE Katherine Moore

- Data collected and analyzed so far is in the attached document

NOTE: The Comprehensive Planning group has been great about providing information and data. Because of the quality of existing data, the Land Use team won't necessarily build new maps, rather they will use existing data, maps and information in their research and assessment

- Phone interviews held or in progress are identified in the attached document
  Additional details on the phone interviews is below.

DNR: Conversation with Steve Friendman
The Conservancy is trying to understand the character of the county
DNR manages land that is not protected but important, long term, to the county's water quality

City of Atlanta: Conversation with Stephanie Stuckey Benfield
Ms. Benfield indicated she would share information from the City of Atlanta assessment, conducted in 2015, of property the City holds in Paulding County

ARC: Chris Faulkner
Mr. Faulkner applauds anything that includes water conservation and indicated it will be looked upon favorably - not only hardscape investments but also thoughtful land use regulations
He recommended Paulding County officials take a look at the Douglas County Dog River Reservoir protection regulations
Katherine Moore will secure that information
KM asked if anything had been done to protect the Paulding County reservoir property.
Chris responded that what has been done is not official – meaning regulatory actions have not been officially put in place

PATH Foundation: Ed McBrayer
McBrayer relayed there are no regulations regarding directional signage on the Silver Comet
He added that:
Rockmart is the precedence for kiosk signage
There is not a formal agreement between GDOT and PATH
The relationship between GDOT and PATH is strong
If a community submits signage to GDOT for consideration, GDOT is likely to involve PATH
Should a community be considering signage, it may want to bring ideas to PATH in advance

- In Summary
  - The Land Use Study team is reviewing all available information and data available
  - The team is layering the data and information via GIS
  - They are diving more deeply into areas that are key to eventual findings such as:
    - How do governments provide infrastructure and pay for it?
    - The WMA land that is important to water quality

DISCUSSION

- Kendall told the group how important the key areas above are to the City of Dallas, especially given the request they have received from Sheffield Highlands/Sheffield Park (Pine Hill

Investment) to sign a guarantee to supply sewer to a very big development that was not taken into consideration with the latest sewer system upgrade.

ACTION

1. KM confirmed that the Land Use Study team will present the preliminary findings and recommendations to the MJW at a called meeting on July 28
2. Hold a Stakeholder Committee Update after July 28 and prior to the Chamber Forum
3. Set up a work session between the Land Use Study team, the ED team and the core group to achieve the following:
    a. Identify findings and recommendations
    b. Overlay recommendations with the CTP
    c. Identify alignments, issues and conflicts
    d. Determine approach for resolving issues and conflicts

NOTE: Kay Lee will discuss the work session with Ann Lippmann

4. Kay Lee requested the following items be added to the Land Use Study "Work Products":
    a. Work Program based on findings and recommendations (using an agreed-upon template)
    b. A statement noting that the study's findings and recommendations are consistent with the Regional Water Plan and Environmental Planning Criteria

ECONOMIC DEVELOPMENT STUDY

UPDATE — Chris Robinson

- Reviewed Bob Gray's work and meeting schedule while in Paulding County
- Summarized the presentation given by Mr. Gray to the PC Board of Commissioners and noted that commissioners indicated they were committed to putting the ultimate recommendations into place
- The cities gave an overview of their meeting with Bob Gray
  HIRAM – Jody Palmer
  Good meeting and especially appreciated the discussion related to zoning around the hospital
  DALLAS – Kendall Smith
  The conversation revolved around the Downtown area, especially housing and how the reanimation of the DDA can be of help in that

DISCUSSION

- Jody Palmer suggested that immediately after the 2017 Comp Plan is confirmed, it would make sense for Hiram to move into development of a 25 master plan and corresponding work program that could be added to the Comprehensive Plan during the 2022 update

ACTION

1. Decide on a Stakeholder Committee approach for the ED Study (will it be the same model as the Land Use Study)

COMMUNITY INVOLVEMENT PROGRAM

UPDATE – Stakeholder Committee

- Ann Lippmann sent the Stakeholder Committee a March Kick Off meeting follow up email

- Other emails will be sent with general updates, surveys and related information

DISCUSSION – Stakeholder Committee
- Its time to schedule the next Stakeholder Committee update
- MJW members agreed the next Stakeholder Committee meeting should occur prior to the Georgia Conservancy's August 4 Chamber Forum presentation about the Land Use Study
- Members want to make sure banners and poster displays are at the Stakeholder meetings

ACTION – Stakeholder Committee
1. AL contact Michael Justus to see if the Stakeholder Committee Update meeting can be held from 8:15 AM – 10:15 AM prior to and at the same location as the August 4 Chamber forum.
2. If not, AL to decide whether to hold the meeting elsewhere, ending the meeting in time for stakeholders to attend the Chamber Forum (KS offered the Civic Center and needs to know as soon as possible)

UPDATE – Marketing the Comprehensive Planning Process
- A set of marketing tools with the Comp Plan logo has been designed to market the process
- A PDF file to use to print posters is available via email
- The banners are available at FL Graphix
- PC Community Development has the information cards

ACTION – Marketing the Comprehensive Planning Process
1. Information cards were distributed to Hiram and Dallas along with a sample poster display
2. Kay Lee sent the poster template to Kendall Smith and Jody Palmer
3. Kendall and Jody will purchase plastic displays and add the poster and info cards
4. Kendall and Jody will distribute the displays to their locations, refreshing displays regularly
5. Kendall Smith is ordering a banner to use at City Hall and places such as Food Truck Friday
6. PCCD will deliver 2 displays to Ken Elsberry for the Board Office and Central Registration
7. Ann Lippmann will coordinate other BOE marketing support through Suzanne Wooley

UPDATE – Community Meetings
- Ann Lippmann has identified 3 of the 4 locations for the meetings
- The Community Meeting dates and times is TBD (likely to be held in August and September)
- The DCA requires that the public be heavily involved in creating the Community Goals Element and Needs and Opportunities Element

ACTION – Community Meetings
1. The MJW to receive dates, times, locations for community meetings when they are available
2. The agenda for the Community Meetings will be finalized at the June MJW meeting

UPCOMING MEETINGS

June 9	Multi-Jurisdictional Workgroup

ADJOURN

NOTES

June MJW Work Session

Charting a Course

PAULDING COUNTY

Comprehensive Plan Multi-Jurisdictional Workgroup

Purpose of Workgroup: The Multi-Jurisdictional Workgroup will partner with the Community Development Department to develop the 2017 Comprehensive Plan Update.

Commitments:
- Maintain a fact-based comprehensive planning process
- Use facts to plan more intentionally for the present and the future
- Increase awareness of planning both separately and as a team
- Attendees support the process by defining their roles and carrying out responsibilities

DATE: ***June 9, 2016***
TIME: ***9:00 am – Noon***
LOCATION: ***Board of Commissioners Meeting Room***

ATTENDEES: (Bold italics indicates attendance)

Ann Lippmann (PC)
Chris Robinson (PC)
Michael Cash (DA)
Kendall Smith (DA)
Richard Fennell (BR)
Ken Elsberry (BOE)
Brian Otott (BOE)
Jody Palmer (HI/PC PL C)
Barry Atkison (HI)
Robert Reynolds (Economic Development)
Jody Martin (PC)
Mark Long (PC)
Julie Meadows – NWGaRC
Ethan Calhoun – NWGaRC
Brice Wood - NWGaRC
Katherine Moore – Land Use Study
Jonathan Franklin – Land Use Study
Johanna McCrehan – Land Use Study
Bob Gray – Economic Development Study

Targeted Outcomes:
- ~~Land Use Study Updated~~
- ~~Economic Development Study Updated~~
- ~~Stakeholder Committee Approach Finalized~~
- ~~Community Involvement Program Updated~~
- ~~Stakeholder Committee – August 4 Update Meeting Finalized~~
- ~~General Public – Community Meeting Programming Finalized~~
- ~~Meeting Locations, Dates, Times, Marketing and Announcements~~

PROJECT

UPDATE

Kay Lee reviewed the master schedule, explain that, from now on, the schedule would be handed out only if there was a change and the change would be highlighted for easy identification and discussion.

LAND USE STUDY

UPDATE
Katherine Moore reviewed the steps the Conservancy is taking to complete the study and the status of each.

She made the point that the Conservancy is looking at all requirements and nuances around the use of land in Paulding County.

Katherine asked for help from the MJW as follows:
Boundaries around the DEEP DIVE areas
In particularly around cities and access points to the Silver Comet
WMA
Airport
Hospital

Jonathan Franklin, Georgia Tech student working with the Conservancy on the Land Use Study, asked the workgroup to review a series of maps to answer questions and offer needed input:
MAPS
1. Top 13 Property Owners
2. Existing and Proposed Fiber Network
3. Dallas
4. Hiram
5. Braswell
6. Hospital District
7. Dallas Trailhead
8. Tara Drummond Trailhead
9. Rambo Road Trailhead
10. Hiram Trailhead
11. Raccoon Creek
12. Reservoir and Drainage Basin, Proposed Dam and Preliminary Plant

TOP 13 PROPERTY OWNERS MAP
ACTION
AL/CR to KM:
Owner legend for the "Top 13 Property Owners" Map

CITY MAPS
MJW members gave input to Land Use study team on the following:
Visually ID each city's areas of concentration on the respective city maps
Report anything about the areas the Conservancy should know as they develop the study

HIRAM MAP
Need the study to point out appropriate connection points between Silver Comet and Hiram
Access is a limitation to the industrial park

BG
In his PC ED interviews, he is hearing "green" in two contexts
1. Green = environmental
2. Green = undeveloped but likely to be developed land

KM
There are a couple of items that are trending big
1. Health
2. Authenticity of place

Taking advantage of your lowest hanging fruit is a tool to leverage the community

HOSPITAL DISTRICT MAP
BG
Medical is the fastest growing economic growth engine in the US
How to use the Comp Plan process to support that current industry in Paulding

BG
Wellstar Data
Opening 2 more floors with 56 beds this year
Adding 3 more floors _____
The complex has approached expansion in an environmentally astute way:
Geothermal: complete complex
Life cycle water system
Run the whole thing at the same cost of the old hospital
Current breakdown of those being served by the hospital:
60% Local
30% W Cobb
10% Other

ALL
Set up a medical district
Associated issues:
Need a key piece of property south of the hospital to complete the district area
Given the land can't be purchased, consider getting an overlay in place ASAP

ACTION
R Reynolds: Contact hospital owners to secure a digital copy of the hospital's master plan
K Moore: Call Perkins + Will @ possibility of developing a document from the master plan
To Consider: Appalachian Regional Commission: $300,000 planning grant (50% match
Pre-application round is coming up
Consider application for PC projects today or in the future

BG
Data is showing growth trends
Two growth nodes now
Deep urban – like around beltline – empty nesters and millennials
Suburban is coming back
Paulding is growing and will continue to grow, how does it grow in the right way?

RACCOON CREEK MAP
There is a rail line, is there developable land = Aerotropolis

ACTION:
AL/CR to KM:
Gas line map

ECONOMIC DEVELOPMENT STUDY

UPDATE
Bob Gray summarized is conducting a SWOT analysis via data analysis, surveys with targeted stakeholders and one-on-one interviews.

The following is a list of points BG shared from his analysis:

- Picking up two distinct groups using a similar term for opposite purposes
    - Green = environmental
    - Green = undeveloped but likely to be developed land
- PC has no interstate access and transportation will increasingly become a problem
- PC, on the other hand, has lots of corridors
    - Highway 92 to an area
    - ED Dallas and east
- Dallas needs signage
    - Can't find your way to Downtown Dallas if you don't know where to go
    - Hiram has a sign, Dallas is invisible
- Parks as Economic Development Engines
    - County has gone through the development of a Park System = Park in each district
    - Current parks, when summed, do not attract tourism
    - Needed for ED: A 500 acre park specifically for soccer and lacrosse (both growing in popularity)
    - A 500 acre park is a different animal. It does attract tourism by offering enough volume to host large events
        - EXAMPLE: Bartow has Lakepoint
        - Designed for baseball and will be heavily baseball in the future
        - Currently hosts multiple sports as they grow
        - Bartow has agreements to use Paulding parks as overflow sites for large events
    - PC can capture soccer market from Bartow facility as it migrates to baseball
    - There may be limited areas of flat land, limiting potential

- No Recreation Master Plan is the bigger comp plan issue
- PC has existing cultural capability for tourism, especially tying to Silver Comet Trail
- Downtown Dallas is phenomenal
    - When you get to the "dive deeper" area be mindful of educational institutions siting in downtown
    - Consider how colleges and churches can work together to address downtown parking issues
    - Look for additional funding, such as what can be raised through a Tax Allocation District (TAD)
    - Number 1 use of TAD funds in the US is parking
    - The TAD dollars can be used to bond
    - Educational institutions can be in partnership, even fiscally, with the government where there are mutual needs

COMMUNITY INVOLVEMENT PROGRAM

UPDATE

Stakeholder Committee

Communications:	Community Development sends out 1 email per month
Next Update Meeting:	Confirmed for August 4 @ the Senior Center Topic: Land Use Study

ACTION

Ann Lippmann to send out Stakeholder Email w/Conservancy Newsletter Article

SAVE THE DATE: August 4

General Public

Community Meeting Announcements

In July and August water bills

Send to Jody Martin for distribution to media

Paulding County Library system

Art contest for students K-Grade 5 August 15-26.

Winners will be recognized at the last Community Meeting at the Crossroads Library

Community Meetings Program (Locations, Dates, Times and Content)

Locations/Dates and Times

• Hiram Event Center	August 11	4 - 7
• Dallas Civic Center	August 18	4 - 7
• New Georgia Library	September 8	4 - 7
• Crossroads Library	September 15	4 - 7

Content

DISPLAY 1
Where do you live?
Large county map used at Kick-Off meeting of the Stakeholder Committee

Community Meeting 1	Blue Dots
Community Meeting 2	Red Dots
Community Meeting 3	Yellow Dots
Community Meeting 4	Green Dots

DISPLAY 2
What do you know about your community?
Schoolroom set up
Take test, 10 questions on cards, Submit answers
Add name and email, place answers in box
Draw winner from box
Notify winners, send prize

DISPLAY 3
What do you love about Paulding County?
Large asset map with specific assets and added photos
Ballot of places – check favorites, add others and submit with name and email
Drawing from submittals
Notify winners

DISPLAY 4
What are Paulding's greatest needs and opportunities?
Large list of Needs and Opportunities – mark favorites with dots
Add others on a card and submit
Drawing for prizes from the submittals with names and emails

DISPLAY 5
Do you see any community goals you can support?
What other community goals would you propose?
Large list of community goals – mark favorites with dots
Add others on a card and submit
Drawing for prizes from the submittals with names and emails

UPCOMING MEETINGS

July 28	Multi-Jurisdictional Workgroup Land Use Study Presentation
August 4	Stakeholder Committee Update Chamber Forum

ADJOURN

NOTES

July MJW Work Session

Charting a Course

PAULDING COUNTY

Comprehensive Plan Multi-Jurisdictional Workgroup

Purpose of Workgroup: The Multi-Jurisdictional Workgroup will partner with the Community Development Department to develop the 2017 Comprehensive Plan Update.

Commitments:
- Maintain a fact-based comprehensive planning process
- Use facts to plan more intentionally for the present and the future
- Increase awareness of planning both separately and as a team
- Attendees support the process by defining their roles and carrying out responsibilities

DATE: ***July 28, 2016***
TIME: ***9:00 am – Noon***
LOCATION: ***Board of Commissioners Meeting Room***

ATTENDEES: (Bold italics indicates attendance)

Ann Lippmann (PC)
Chris Robinson (PC)
Michael Cash (DA)
Kendall Smith (DA)
Richard Fennell (BR)
Ken Elsberry (BOE)
Brian Otott (BOE)
Jody Palmer (HI/PC PL C)
Barry Atkinson (HI)
Robert Reynolds (Economic Development)
Jody Martin (PC)
Mark Long (PC)
Julianne Meadows – NWGaRC
Ethan Calhoun – NWGaRC
Brice Wood - NWGaRC
Katherine Moore – Land Use Study
Jonathan Franklin – Land Use Study
Johanna McCrehan – Land Use Study
Bob Gray – Economic Development Study
Richard Dagenhart – Land Use Study

Special Guest: Chairman David Austin

Targeted Outcomes:
- ~~Public Outreach~~
  - ~~RSVP of MJW Members~~
  - ~~Offer Personal Invitations~~
  - ~~Update on Meeting Programming~~
- ~~Land Use Study – Initial Recommendations and MJW Feedback~~
- ~~Stakeholder Committee – August 4 Update Meeting Program~~

LAND USE STUDY

UPDATE

Katherine Moore and Richard Dagenhart presented the Land Use Study update – additional notes are below and attached.

ECONOMIC DEVELOPMENT STUDY

UPDATE
Ann Lippmann let the group know that Bob Gray would be in Paulding County at some point in the next 2-3 weeks.

Katherine Moore reported that the Land Use Study workgroup has worked closely with Bob Gray as they compiled their conclusions and recommendations.

COMMUNITY INVOLVEMENT PROGRAM

UPDATE
Stakeholder Committee
Kay Lee reminded the workgroup that t next stakeholder meeting is scheduled for August 4 at the Senior Center from 8am – 10 am, followed by a presentation at the Paulding County Chamber of Commerce Georgia Power luncheon.

General Public
The workgroup discussed the upcoming community meetings schedule for August and September.

Announcements and Publicity: July and August water bills
Media: Jody Martin is handling
Art Contest: Paulding County Library system is sponsoring a related art contest on August 15 – 26 with winners of the contest to be announced during the community meeting at Crossroads Library on September 15 at 6:30PM

Locations/Dates and Times

• Dallas Civic Center	August 11	4 - 7
• Hiram Community Center	August 18	4 – 7 (Confirmed for the Hiram Event Place)
• New Georgia Library	September 8	4 - 7
• Crossroads Library	September 15	4 - 7

ACTION
Add Conservancy/Land Use Study to the Community Meeting Interactive Displays
Add Richland Creek Reservoir to the Community Meeting Interactive Displays

UPCOMING MEETINGS

August 4	Stakeholder Committee Update &Chamber Forum
August 11	Community Meeting - Dallas
August 18	Community Meeting - Hiram
September 8	Community Meeting – New Georgia Library
September 15	Community Meeting – Crossroads Library

ADJOURN

MORE DETAILED NOTES FROM THE JULY 28 MEETING

COMMUNITY INVOLVMENT PROGRAM

RSVP
MJW members indicated they would be attending all meetings with the exception of Robert Reynolds who is only available for the August 11 meeting at the New Georgia Library.

DISPLAYS
Richland Creek Reservoir requested a display for the reservoir to community meeting
Conservancy requested a display at each meeting and will get back to Kay with details
August 11 may be a tough date for the Conservancy

INVITATIONS
So far, invitations and information about the community meeting have been included in the following:
Water bill
Schools – at the main office and at the office where students register for school
Libraries
Website – Paulding County
TV Channels – Jody Martin will supply the details

ACTION
Cards – Kay will provide a one-page handout that includes the community meeting dates
Individual MJW member Prep – Kay will prepare information for MJW member volunteers to prep them for the community meetings

LAND USE STUDY

NOTE: Below is what Kay Lee was able to capture in the meeting. The Georgia Conservancy provided a more detailed review of each slide that was compiled for the updated presentation given at the Stakeholder Committee Update Meeting on August 4. Those more complete notes are attached.

BACKGROUND
RD
All bodies of water have a designated use
EPA does monitoring to assure the quality of the water meets designated use requirements
If testing results indicate the quality is compliant with its designated use, all is well
If not, the body of water is assigned an "impaired streams" designation and a restoration plan must be created, the nonpoint source pollution identified and repair undertaken

KM
The recommendations will keep the county on a financial and environmentally sustainable track

RD
Paulding's subdivision ordinance setback requirements exceed those of the state of Georgia today
The consideration may include expanding those setbacks where there is a need
Just based on the facts related to water – ½ the county is conservation and ½ is development

Road network
Road network needs intense consideration in the transition from rural to urban
How to look more carefully at the network of roads
Consider reversing the map to determine what is controlled by the non-private owner
Public rights of way and land

Silver Comet Trail
US Bike Route tie in through the NWGaRC is in place

Fiber Network
Of major importance to real estate development is the availability of fiber
The State of Alabama has a map of fiber network, Georgia does not
As a matter of fact , in Georgia, the information is closely held and that needs to change
Robert Reynolds let the group know that the West Georgia Development Authority through Carroll EMC is doing a Broadband Study – Robert is attending the first meeting July 28 after the MJW workgroup meeting

Sanitary Sewer and Suburban Development
Small plants
Small one at Bakers Bridge
Big issue in Paulding is how scattered the development is currently
What is the mismatch between development and sewer?
Demand for sewer by individual development requests is a problem and needs to be addressed because the cost of supplying sewer based on what developers want and what the community can afford may not align
This is especially necessary in a county that is to remain residential such as Paulding will because of the likelihood of limited likelihood of traditional large ED and potential for ED based on the community's assets
Cannot sustain* sprawling development with residential
On the flip side compactness and some higher density is more sustainable
There is a real threat on the horizon from the above
*Sustain – afford

Schools
Influence growth in a big way

Co-planning between the county and the school system will lead to wise decisions by all

Infrastructure Assessment
A Black line on the map identified, roughly, where sewer currently exists
Question: Where sewer is concerned, why extend it south in the near term when there is so much available sewer and developable land north

ACTION
Add airport trunk line addition to the sewer map

SUMMARY
Character Area Identification
Question is how to satisfy DCA character area requirements with the above information
Answer is to match character areas logically with the idea of infrastructure and natural resources
These different character areas would have different regulations to match
Conservation 1
Conservation 2
Rural Residential
Community Residential
Crossroads Centers

Conservation 1, Conservation 2 and Rural Residential
These CHARACTER AREAS are not currently served by sewer, rather septic tanks
IE: Regulate toward larger lot sizes

KS
This is really what we have needed all along

KM
Position of power: Helping counties determine for themselves the character that is important to their future development and how to maintain and enhance that so that it is attractive to a segment of the population
It is not necessary to be the place that supplies all things to all people
Think of your community as a product. What is the Paulding product? (lifestyle that is livable and sustainable)

Community Residential
Sewer is available
May add municipal boundaries as a place that may allow for more interconnectivity
It is very good that the current subdivision ordinances now have roads abutting boundaries to connect to future development

Crossroad Centers
Concentrate development at designated and planned crossroads center will limit strip development
Can't happen overnight and won't be easy
Consider finance rationale: Developers can write down their investment for 15 years, after that, what might the county do to offer incentives - in other words, create the crossroad center regulations to encourage the outcome the community wishes to develop over time
Elastic land subdivision process – currently a hunk is bought and then sold off to create multiple owners – change that with crossroad center regulations

Corridors
Could have more recommendations than the Area A and Area B outlined on SLIDE 30
There may be certain roadways; because of the land disturbance consequences to water that need special attention
The goal: NO MORE STRIP DEVELOPMENT
Goal is to find an approach to a theme of "redevelopment" vs. "discard and move to the next"
Though hard to achieve, it is worth the effort
Challenge: How to do the above and preserve retail that is an important tax source

DISCUSSION
Going west from Dallas is very scenic – what can be done to preserve the view shed
Driving development is a The \\financial change from depreciating buildings over 40 years changed that was changed to 15 years drives development decisions

Target Areas
2 things that are the worst enemies of good development
Churches and Hospitals

Reservoir
Protect the land around it

Cities
Plan for walkability

Hospital area
Particularly needs a sub area plan that organizes what is inevitable development

Trailheads
Design attention is important for each of the trailhead sites in Paulding County, paying attention to connecting the trail to the resources that bikers may wish to access in Paulding

Airport
What is going to happen, to do nothing leaves the decision to others

Opportunities
Four directions to go
Conservation is the biggest economic development driver in Paulding County
Historic downtowns are PRIME revitalization opportunities
If they are built out and made into attractive places, there is economic development benefit
Small business development is more likely to occur in Dallas and Hiram than along the highway – that is good for tax purposes for the town
Again, fiscal sustainability is an important consideration

Needs
1 Biggest threat and problem is the subdivision of land in Paulding County
Zoning should be done by district – district = character or target area
Desired results can be achieved via zoning – not subdivision regulations applying across the county
Therefore, recommend taking up the changes bit by bit rather than across the entire jurisdiction

2 Hospital Area
Create regulations for the hospital area
Incent those who follow the regulations by approving their development request quickly
Require a longer approval time to those who wish not follow the plan
Communities "**cannot regulate it to work well, must be designed to work well**"

DISCUSSION
Current demand is very intense in places that are identified in the Land Use Study as key/important

ACTION
Consider targeting areas to apply a moratorium area.
Take immediate action to resolve issues in the targeted moratorium area to limit the time of the moratorium.

3 Historic Areas
Good urbanism 101 is a way to communicate the value of the preservation of historic areas
Public education on how to design well
Get those involved in the public education that is stakeholders
Historic people
DDA
Property owners
Business owners
Consider using the Woodstock model where there has been a positive surprise as to what has happened there with retail

4 Reservoir
There is a drafted requirement to preserve the land adjacent to the reservoir, however the draft requirement have not been adopted and but in place

5 Silver Comet Trail
Wrap into downtown plans – connect the trail to the downtowns and to services
Address trailhead designs and quality and add signage

6 Airport
Create a framework that will be logical for any number of uses

7 Schools
Whole school issue needs to be thought about
The Conservancy is a very good resource for schools

More detail will unfold as agreement to the components in the presentation are confirmed

JM
Basic components are there
Start with one character area
Steps
Part 1
Adopt
Part 2
Change

KS
Continuing the meetings between all entities could perhaps bring about results that take all entities into consideration and where all entities take each other into account versus the individual outcomes that have happened in the past

AL
As an example of how meeting, planning and working together can be beneficial and can come, Ann offered the following:
Ann compiled a report on residential building permits. She was curious how the information matched up with the various school districts. Once complete, she supplied the information to the BOE– they were very grateful.

ACTION
JM recommendation
Place the MJW meetings into the 2017 Comprehensive Plan work program to ensure they happen because planning and monitoring together and at the same time is key to success and fiscal sustainability.

PRESENTATION INPUT
Character area names
Change the emblem at the airport

NOTES

October MJW Work Session

Charting a Course

PAULDING COUNTY

Comprehensive Plan Multi-Jurisdictional Workgroup

Purpose of Workgroup: The Multi-Jurisdictional Workgroup will partner with the Community Development Department to develop the 2017 Comprehensive Plan Update.

Commitments:
- Maintain a fact-based comprehensive planning process
- Use facts to plan more intentionally for the present and the future
- Increase awareness of planning both separately and as a team
- Attendees support the process by defining their roles and carrying out responsibilities

DATE: ***October 13, 2016***
TIME: ***9:00 am – Noon***
LOCATION: ***Board of Commissioners Meeting Room***

ATTENDEES: (Bold italics indicates attendance)

Ann Lippmann (PC)
Chris Robinson (PC)
Michael Cash (DA)
Kendall Smith (DA)
Richard Fennell (BR)
Ken Elsberry (BOE)
Brian Otott (BOE)
Jody Palmer (HI/PC PL C)
Barry Atkinson (HI)
Robert Reynolds (Economic Development)

Jody Martin (PC)
Mark Long (PC)
Julianne Meadows – NWGaRC
Ethan Calhoun – NWGaRC
Brice Wood - NWGaRC
Katherine Moore – Land Use Study
Jonathan Franklin – Land Use Study
Johanna McCrehan – Land Use Study
Bob Gray – ED Study (via phone)
Richard Dagenhart – Land Use Study

Guest: Cherry Waddell

Targeted Outcomes:
- ~~Community Involvement Program~~
- ~~Land Use Study and Economic Development Study~~
  - ~~Findings and Recommendations~~
  - ~~Reconciliation of Outstanding Issues~~
- Input From MJW Members
  - Community Goals, Needs and Opportunities, Work Programs

PROJECT

UPDATE

Schedule

Handout 1

Kay Lee reviewed the master schedule noting that, for the most part, the project is on schedule.
She noted that The Report of Accomplishments (ROA) due in the second quarter, is nearing completion.

Document Preparation

Version 1 of the document outline has been reviewed and will be modified based on input to date.
The Jekyll Island Master Plan was presented as an example of a potential design standard.

STUDIES

UPDATE
Economic Development Study
Findings and Recommendations (SWOT Analysis) Handout 2

Bob Gray reviewed the SWOT analysis results.

In General: Growth will continue. What type of growth do you wish to have in Paulding?

Bob will create a list of "Themes" from his research and the SWOT analysis from which findings and recommendations will be compiled.

EXAMPLES:
1. Medical
    a. Continue expansion of medical
2. Employment Centers
    a. Targeted to product development
3. Geo-thermal technology
    a. A possible niche market
4. Tourism
    a. Sports and Recreation
    b. Silver Comet
        i. Redevelopment of Dallas and Hiram
    c. Natural Resource and Historic Tourism
5. Post-Secondary Education
    a. In particularly in Dallas
6. Branding
    a. The need to define the Paulding "product"
    b. Creating a welcome mat, perhaps in area of the County, for Dallas
7. Connecting People to Places
    a. Continuation of 92
    b. Completion of the Third Army Interchange
        i. Imperative for connecting people to jobs

Land Use Study
Reconciliation Meeting Outcome Handout 3

Katherine Moore reviewed the outcome of the Studies' Reconciliation Meeting, held October 4 at the Georgia Conservancy.

Purpose: To assess the ED and Land Use Studies' findings and recommendations
To identify alignments
To identify and resolve disparities

Results: Alignment: The studies were, in large part, aligned
Disparity: No critical disparities

What's Next: Challenge: Creating clarity of nomenclature, recommendations and detail
Example: Developing character area boundaries that respect the environmental and current land use realities

Collect MJW Input

RR
QUESTION
How does Bob recommend handling the business of economic development in PC, seeing as how "overall organizational structure" is pointed to as a top threat by both the SWOT interviewees and community outreach meeting attendees?

BG
ANSWER
At a Macro Level
Paulding County is being hurt by perception of divisiveness – primarily by the airport but actually goes further
At a Micro Level
There is no clarity about who and how Economic Development is managed in any of the areas most important to compete – policy, governance, funding

RR
1. Where do you have infrastructure and access
2. Where do you have people
3. Where do you have land

BG
Southeast quadrant of the county is under pressure as the higher growth area
A Master Plan for the hospital is necessary

RR
QUESTIONS
Does BG agree that, for the purpose of ED, these transportation access points are key?
Thornton Road
Highway 92
Seven Hills – Service Industrial
Third Army Interchange

BG
ANSWER

Yes
Bottom Line: Part of the responsibility of the 2017 Comp Plan is to look beyond the current expansion of highways (such as 92) to what will need to be next, based on the land use plan.

QUESTION
How will the Land Use and Economic Development Studies be aligned with the CTP?

ANSWER
Following the MJW meeting was another working session to begin assessing the alignment between the CTP (developed in 2015) and the Water and Sewer Master Plan (underway).

QUESTION
Should the east boundary line in the Conservancy Character Area map be moved west from where it is to Highway 62
ANSWER
Still under consideration

QUESTION
KL to BG
Will the ED Study offer a fiscal rationale for adopting tourism as a key priority for economic development? In other words, everyone understands or has a perception of traditional ED (building industrial parks and buildings to attract manufacturing etc.). Will you be offering information about the validity and value of other industry types – such as medical and tourism?

ANSWER
BG
Yes
Example: What is ED? ED is, basically, bringing money from the outside in
From that rationale – tourism and medical are ED

JP to BG and KM
The council in Hiram is very interested in a theme of enhanced quality of life

Create Partnerships
<u>Infrastructure, Land Use and ED</u>
Now that recommendations are in development it is key to align the goals of infrastructure, land use and ED between organizations with responsibility for each

Develop Inventories
<u>Fiber Network</u>
Fiber is key to competing. There is no definitive understanding of the current availability of fiber nor is there a published fiber network strategic plan.
Who has fiber in the ground, where is it, what is the potential
Where are permits for what is there now? Is that the DOT

Key users: Schools, Hospital, Industry, Library System (via Parker through West Ga Regional)
SG: Would you be willing to request the easements
TO DO: Create a "Fiber Case Study" from the Development Authority of Douglas (in partnership with Greystone Power)
Inventory the fiber in the state
NOTE: Regarding experience of supplying fiber to the libraries: "It gets a little muddy, the relationship between the state and the county" Cherry Waddell
Scott Greene is doing the road and fiber work and will be in the afternoon's infrastructure meeting
Fiber network expansion is funded in both in the last and current SPLOST

Develop Master Plans
WMA
Dallas
Hiram
Hospital Area
Parks & Rec

Align Existing Master Plans
Water System
Sewer System
Transportation Plan
Library
OTHERS

COMMUNITY INVOLVEMENT PROGRAM

Handout 4

UPDATE
General Public
Community Meetings – Highlights

Handouts 5, 6a, 6b

Kay Lee reported on the outcome of the Community Meetings

- Attendees have a sense of what is happening in their community
  - Exceptions: Education (perceived to be lower than it is)
    Household Income (perceived to be less that it is)

- Citizens are most interested and most emphatic about Quality of Life, in particularly
  - The Silver Comet Trail and related land masses
  - County's Park System
  -

Art Contest

Handouts Additional

Cherry Waddell, Paulding County Library System Coordinator gave an overview of the art contest, sponsored jointly by the library and the Community Development Department. More than 75 entries, reflecting future hopes and dreams of students age 5 through grade 5, were judged. Over 150 students and parents attended and participated in the final Comprehensive Plan Community Meeting held at Crossroads Library. Commissioner Tony Crowe presented awards to 23 winning entries (20 honorable mention and 1,st, 2nd and 3rd place winners).

UPCOMING MEETINGS

November 10 MJW Meeting
ADJOURN

AGENDA

December MJW Work Session

Charting a Course

PAULDING COUNTY

Comprehensive Plan Multi-Jurisdictional Workgroup

Purpose of Workgroup: The Multi-Jurisdictional Workgroup will partner with the Community Development Department to develop the 2017 Comprehensive Plan Update.

Commitments:
- Maintain a fact-based comprehensive planning process
- Use facts to plan more intentionally for the present and the future
- Increase awareness of planning both separately and as a team
- Attendees support the process by defining their roles and carrying out responsibilities

DATE: ***December 8, 2016***
TIME: ***9:00 am – Noon***
LOCATION: ***Board of Commissioners Meeting Room***

ATTENDEES: (Bold italics indicates attendance)

Ann Lippmann (PC)
Chris Robinson (PC)
Michael Cash (DA)
Kendall Smith (DA)
Richard Fennell (BR)
Ken Elsberry (BOE)
Brian Otott (BOE)
Jody Palmer (HI/PC PL C)
Barry Atkinson (HI)
Robert Reynolds (Economic Development)
Jody Martin (PC)
Mark Long (PC)
Julianne Meadows – NWGaRC
Ethan Calhoun – NWGaRC
Brice Wood - NWGaRC
Katherine Moore – Land Use Study
Jonathan Franklin – Land Use Study
Johanna McCrehan – Land Use Study
Bob Gray – Economic Development Study
Richard Dagenhart – Land Use Study

Targeted Outcomes:
- Status of a Vision Statement
- MJW Member Work Program Content: "Musts" / "Druthers"
- Master Schedule Confirmed:
  - Presentations/Final Public Hearing
  - Comp Plan Approval
  - Production of Submittal Letters
  - Adoption of the Comprehensive Plan
- Presentation Format Finalized:
  - Individual Agency Presentations
  - Joint, Presentation
  - Format: Content and Speakers
- Submittal Letter Approach Finalized
- Final Document Design Confirmed

PROJECT

STRATEGIES and SCHEDULE to COMPLETE PROJECT
Discuss and finalize strategy for the following:

Final Presentation – By Agency or Jointly?
Presenters and Locations?

DISCUSSION
Consider taping the presentation so that it can be played on the TV

The group discussed whether the agencies want to hear the presentation individually or jointly and decided on the following:

ACTION
- Presentation of the 2017 Comprehensive Plan will be made at a Public Hearing to be held at the February 28 Planning Commission meeting.
- Presentation Outline and presenters will be considered in further detail, general outline as follows:

INTRO of process	Ann Lippmann, Chris Robinson
Land Use	Katherine Moore
ED	Bob Gray
Summary	Ann Lippmann, Chris Robinson
• Length of Time	45 minutes

They also discussed the details of the letters of transmittal that must accompany 2017 Paulding County Comprehensive Plan.
Transmittal letters requirements are as follows:
Printed on official letterhead of each City and the County
Signed by Chief elected official in each of the four submitting governments
Submitted to Julieanne Meadows at the NWGaRC electronically

ACTION
- After the February 28 Public Hearing, each government will manage its individual approach to collecting the appropriate signature for the transmittal letter and submit the completed transmittal letter to Ann Lippmann.
- Julianne Meadows will send a copy of the transmittal letter following today's meeting.

SCHEDULE Handouts 1a, 1b, 1c
Confirm realistic dates for the following:

DISCUSSION
Various items related to the schedule and items that may effect it were discussed:
30 days review period for NWGaRC and DCA
Should there be a Resolution of Adoption
May want the governments to vote on transmitting it
Regional Commission in-house review
Would you not want tepid endorsement by each government body before submittal
Public Hearing and the presentation

ANN: 2017 presentation
Presentation and Public Hearing – Joint – February 28
Each government signs separate transmittal letters signed by their chief elected officer
What form to transmit – electronic
Transmitted to RC approximately March 15
To DCA April 1
May 1
On to Adoption
Resolution of Adoption based on each government's own approach to such actions
Once resolutions are complete, transmit the resolution to Ann Lippmann who will transmit to Julianne Meadows.

ACTION
- Julianne Meadows to send a check list

STUDIES

UPDATE
Land Use Study Handout 2

Katherine Moore
The story of Paulding told itself
Assets
Interest
Development
Multi-hour alignment session with Bob in October
Very nice synergy between the Land Use and ED Study findings and recommendations (work program items)
They are nuances of what is in ED in addition to the specifics of the
Nomenclature will be hashed out in war room session between team members
Format, look, clean, award-winning
Want to have a "FEW" themes that align with Bob's that will naturally translate to COMMUINTY GOALS
Cross referencing with ED

GREENSPACE
Have some
Protect it – Watershed management, Character and quality of the county, Differentiation for PC
Silver Comet Trail
ED Opp, Quality of Life, Marketing (difference maker)
Tremendous opportunity for Hiram and Dallas downtown by tying their businesses to a highly visited and known asset
JM – Input: Refer to the asset as many times as is necessary

Shoujld the document work program be put into order by heading, by community goal, how?
To track progress – use community goals
To assign responsibilities – use departmental divisions, such as land use, transportation

NOTE: During presentation KM will, PERHAPS, hit hard on the points made in ED where there is REAL economic impact in drawing people from outside – people who spend money but do not require on-going infrastructure (therefore each dollar spent is higher margin of profit for the county)

POSSIBILITY: Get tourist here – they will spend money and then head home
UPCOMING FROM ANN: Silver Comet Trail crossings

Bike racks and physical items that should be considered
Signage on the trail, including sketches
Advertise for you on the trail
PATH to say yes, JF will provide potential design
Joint use – Lots of things being done but not necessarily in a formal way
EXAMPLE: BOE involve city and county leadership in school planning to compare opportunities for partnership
To identify places where a single facility may meet multiple needs across MJW member organizations and others
EXAMPLE: Parks may be a prototype
Gently introduce these concepts
PRECEDENCE: These exist for projects such as these

Wildlife Management
WMA talks to some of the community agencies but doesn't seem to talk to Community Development
<u>What type recommendation would get a WMA collaboration started and maintained – be specific</u>
<u>Point out that community input gathered during the public outreach process substantiates the recommendations</u>

ACTION

- Consider transportation opportunities that may tie into joint use of facilities – connect a school to a library, for instance
- Create action items in the work program that are specific such as: Schedule Georgia Conservancy workshop on small town development
- Share information more specifically between organizations to ensure implementation – <u>PUT THE IMLEMENTATION PROCESS SPECIFICALLY IN THE WORK PROGRAM in order to ensure it is budgeted (see below in italics)</u>
- Ann will search the airport study that was done in the past and provide that information to KM and BG

- What kind of study was it? Should as statement be included that says "implement the plan" (CHECK CONTENT FIRST)

- Include language in the work programs that emphasizes the need for Community Development to be integrated into planning for water and sewerage decisions and vice versa
- KL – Send the REPORT OF ACCOMPLISHMENTS TO Julianne and then to CONSERVANCY
- Consider OTHER partners who need to be added to the MJW to ensure implementation of the 2017 Comprehensive Plan. Determine whether the additions should be full time or on a targeted bases.

A good way to ensure that collaboration continues is to PUT IT INTO THE WORK PROGRAM:

1) *Include collaboration as the means to implementation in the WORK PROGRAM*
2) *Use the MJW approach, beefed up to best meet the potential outlined in the 2017 Comprehensive Plan (MJW recommended in the past few months continuing interacting in some formal and with a consistent schedule – may just use this approach, beefed up to meet the*
    a. *Same schedule with content that is pre-determined based on subject area, hot topic, etc.*
    b. *Plan well, Inviting a disparate group to the table based upon the specific projects to be implemented*
    c. *Consider adding the transportation and water and sewerage leads to the MJW implementation process*
3) *Consider writing collaboration into the job descriptions of those who are key to continuing the process and who are responsible for implementing the Comprehensive Plan*

Economic Development Study Handout 3

Review Final Report

DISCUSSION

ED looks good

KL: In the spreadsheets there is no cost figure assigned. It is required.

AL: Do not want to ask the consultant to alter their study which will be an appendix. So, is cost information necessary?

JM: Yes. There are 5 criteria that must be in the work program document

1 Description of the activity (including a reference to the rationale for the work program)

2 Legal authorization for the activity (if applicable) – Is that the reference back to Comp Plan work program? If there is a state laws but is rate

3 Timeframe for initiating and completing the activity

4 Estimated cost (if any) of implementing the activity

5 Funding sources (s), if applicable

ACTION

- Ann will provide FEEDBACK to Bob and request that cost estimates be assigned by him for the projects in his spreadsheets

- JM/KL: Create a thumbnail of the value to the economy of recreation tourism using NWGaRC #s
- Determine how much money is being left on the table by not aggressively marketing the trail and tying the trail to the local assets that are added value – Use Silver Comet as an example
- Ask NWGaRC if visitor numbers available for any other asset
- Create a clear link between the quantifiable value of the asset that is recreation tourism and the investment in asset revitalization
- Collect numbers From NWGaRC 2013 numbers
- Create an equation
- Riders on the trail expended X: Distribute this mathematically over some agreed-upon measure (miles, counties, etc).
- Point out that this is left on the table each year by Paulding County

DOCUMENT PREPARATION

VISION STATEMENT
Have One? Greenspace, Development, Infrastructure, Health, WHAT

DISCUSSION
Does it make sense to have a vision statement.
The group decided that it did.

ACTION
- The new chairman has been working on one and Julianne and Ann are meeting with him this afternoon and will bring back information for use in considering how to proceed

OUTLINE AND DESIGN
Review DRAFT Outline Handout 4

DISCUSSION
AL: Break out Transportation from Land Use
LAND TRANSPORTATION ECONOMY

JULIANNE: Approve the work program template

JM – Pull out Character areas as a chapter
AL – Transportation should be separated from Land Use
JM – Report of Accomplishments need to be called out
KM – Could be a Segway to the new needs, opportunities etc.

Review Design Elements Handout 5

CONTENT
MJW Members: Approach to Work Program Document (See Handout 6 – Page 24)

In the past, each government has a separate work program document
What is the approach for the 2017 Comprehensive Plan Document
What is the list of "Musts" the agencies currently see including the work program?

DISCUSSION
Each government will have a separate work program that should, if possible, be aligned as closely as possible to the ED and Land Use Study and Transportation

ACTION
- In Table of Contents, ensure the following are broken out:
    - Transportation
    - Report of Accomplishments
    - Character Areas
- Kay will send out request to each government for a list of items they wish to ensure are included in their work programs
- Kay will provide work program DRAFT once approved by NWGaRC

COMMUNITY INVOLVEMENT PROGRAM

Stakeholder Committee
Next Update Meeting: Confirm date and location for next meeting

DSICUSSION
Would be good to get them together one more time
February 2 Chamber meeting speaker may be Bob Gray. If so, use the Land Use Study approach to hold the final Stakeholder Meeting.

ANN
Confirm Bob for February 2 meeting

General Public
Final Public Hearing: Confirm date, location and content

ACTION
- Determine possibility of a final Stakeholder update for February 2
- Finalize Public Hearing for February 28 Planning Session
- Julianne will send Public Notice Template to Ann Lippmann

UPCOMING MEETINGS

January 12 MJW Meeting

ADJOURN

QUOTES
Ann named her cat after Roger Federer, calling him Roger Furrier
First time we have looked at WHAT THE COUNTY IS
"This process has been an educational process for everyone involved and I feel like it accomplished something that will benefit all" J Palmer
It's all about the kids

AGENDA

January MJW Work Session

Charting a Course

PAULDING COUNTY

Comprehensive Plan Multi-Jurisdictional Workgroup

Purpose of Workgroup: The Multi-Jurisdictional Workgroup will partner with the Community Development Department to develop the 2017 Comprehensive Plan Update.

Commitments:
- Maintain a fact-based comprehensive planning process
- Use facts to plan more intentionally for the present and the future
- Increase awareness of planning both separately and as a team
- Attendees support the process by defining their roles and carrying out responsibilities

DATE: ***January 12, 2017***
TIME: ***9:00 am – Noon***
LOCATION: ***Board of Commissioners Meeting Room***

ATTENDEES: (Bold italics indicates attendance)

Ann Lippmann (PC)
Chris Robinson (PC)
Michael Cash (DA)
Kendall Smith (DA)
Richard Fennell (BR)
Ken Elsberry (BOE)
Brian Otott (BOE)
Jody Palmer (HI/PC PL C)
Barry Atkinson (HI)
Robert Reynolds (Economic Development)
Jody Martin (PC)
Mark Long (PC)
Julianne Meadows – NWGaRC
Ethan Calhoun – NWGaRC
Brice Wood - NWGaRC
Katherine Moore – Land Use Study
Jonathan Franklin – Land Use Study
Johanna McCrehan – Land Use Study
Bob Gray – Economic Development Study
Richard Dagenhart – Land Use Study

Targeted Outcomes:
- Schedule: Actions and Deadlines for MJW Members Clarified and Agreed
- Vision Statement: Status and Course of Action Determined
- Document: Status is Clear
- 2017 MJW Member Work Programs: FIRST Draft Complete

PROJECT

SCHEDULE

Confirm the MASTER Schedule		Handout 1
February 2	Stakeholder Meeting	
	Economic Development Chamber Presentation	
February 28	Final Public Hearing @ Planning Commission Meeting	
February 28 – March 15	MJW Agencies Prepare Transmittal Letters	Handout 2
March 15 – 30	2017 Comp Plan Submitted to NWGaRC	
April 1	2017 Comp Plan Submitted to DCA	

May 1-May 15	2017 Comp Plan Approved
May 15 – June 15	MJW Agencies Adopt Plan via Resolution
Jun 15 – June 30	Resolutions Submitted to NWGaRC
July 1	Implementation Begins

Review and Confirm the DETAILED Schedule — Handout 3
(including responsibilities and deadlines of MJW members)

STUDIES

UPDATE
Economic Development Study
Status of Work Program Details

DOCUMENT PREPARATION

VISION STATEMENT
Status and Course of Action — Handout 4

OUTLINE AND DESIGN
Review UPDATE — Handout 5

WORK PROGRAM
Create FIRST DRAFT of Work Programs – Dallas, Hiram, Braswell — Handouts 6a, 6b
Confirm BOE and Economic Development Organization Work Program Elements

Divide into teams with facilitators for each team

1) Dallas	Facilitator: Johanna McCrehan
2) Hiram	Facilitator: Kay Lee
3) Braswell	Facilitator: Julie Meadows
3) BOE	Facilitator: Katherine Moore
4) Economic Development	Facilitator: Ann Lippmann

UPCOMING MEETINGS

February 2	Stakeholder Meeting Chamber Presentation Economic Development Study Bob Gray
February 9	MJW Meeting
February 28	Public Hearing

ADJOURN

PUBLIC PARTICIPATION

C. Stakeholder Committee

1. Members
2. Meeting Details

Charting a Course

STAKEHOLDERS

Agriculture

1	Mary Carol Sheffield	Paulding County UGA Cooperative Extension
2	Susan Pullen	Rolling Hills Resource Conservation & Development Council
3	Nora Goodman	Paulding County Farm Bureau
4	Sam Rambo	Rambo Nursery
5	Sam Elrod	Elrod Garden Center
6	Ken McMichen	Paulding Woodyard
7	Joe Burgess	Georgia Forestry Commission
8	Tom Liles	Paulding County Future Farmers of America

Large Land Owners/Land Trusts

1	Judd Alden	Inland
2	Josh Baxter	Forestar Group
3	Barrett Howell	Pinehill Investments, LLC
4	Justin Park	Georgia Land Trust
5	Scott Leonard	Ironstob LLC

Business: Bankers, Business Owners, Business Managers, Entrepreneurs, Insurance Companies, Mayor Employers

1	Ford Thigpen	Westside Bank
2	Matt Buzzelli	Interstate Battery
3	Brian Stovall	BLD Rolloffs
4	Genevieve Cole	Georgia Heritage Bank
5	Art Ragsdale	Ragsdale Heating & Air
6	Justin Fuller	Hardy Family Automotive Group
7	Adam Grizzle	Aerospace Fabrications of Georgia
8	Charles Brock	Brock Investments, Inc.
9	Greg Perry	American Family Insurance
10	Devan Seabaugh	Metro Atlanta Ambulance Service
11	Judy Bagby	Bagby Law Office
12	Donnie Glass	ALL Print Marketing and Media Solutions, LLC

Residents

1	Josh Lawson	Paulding County resident
2	Angelia Farries	Paulding County resident
3	Jade Parker	Paulding County resident
4	Daniel Nguyen	Paulding County resident
5	Harold Linnenkohl	Paulding County resident

6	John Hyden	Paulding County resident
7	Loran Wills	Paulding County resident

Churches, Service Organizations, Non-Profits

1	Nina Lauter	Paulding Family Connection Children's Cabinet
2	Jeffrey Morris	Rotary Club of Paulding County
3	Teri Chambers	Paulding County Lion's Club
4	Linda Vercharen	Family Alliance Paulding
5	Beverly Casstevens	Bethel Methodist Church
6	Johnny McBurrows	Shiloh Missionary Baptist Church
7	Charles Rachal	World Ministry Christian Church
8	Jamie Benson	Benson Funeral Home
9	Terrance Coursey	United Way of Paulding County
10	Melodie Smith	CASA of Paulding County
11	Brian Kase	West Ridge Church
12	Ruby Griffith	Holiness Church

Developers and Home Builders

1	Mark Taglieber	Realtor and Developer
2	Griffin White	Griffin White Development Co
3	Jerry Bullock	
4	Jeff Stevens	United Development
5	Jerry Johnson	Perspective Engineering

Downtown Business Owners

1	David Wilkes	
2	Alan Bullock	Bullock Mannelly Parters, Inc
3	Teresa Atsilas	Olive Tree Restaurant
4	Jackie Crum	The Ragsdale Inn

Environmental Organizations

1	Brent Womack	Georgia DNR
2	Katie Owens	Nature Conservancy
3	James Touchton	Council for Quality Growth
4	Johanna McCreehan	Georgia Conservancy

Government

1	Scott Greene	Paulding County Department of Transportation
2	Patrick Vickers	DCA Region One
3	Stephanie Scearce	GA Department of Economic Development
4	Laurie Ashmore	Paulding County Water System
5	Cherry Waddell	Paulding County Library System
6	Bruce Coyle	Paulding County Engineer

News Media

1	Richard Grant	Dallas New Era
2	Tom Spigolon	Paulding Neighbor
3	Chris Barker	Hiram Herald
4	Jody Martin	Channel 23 PC/Paulding Post
5	Tina Clark	Channel 22 Dallas
6	Suzanne Wooley	Paulding County School System Director of Communications
7	Jason James	City of Hiram Website/Facebook/Twitter
8	Stormy Curtis	Paulding Uncensored

Homeowners' Associations

1	Tom Morris	The Georgian HOA
2	Terry Johnson	Vista Lake HOA

Historic Preservation Organizations

1	Joan Battle	Rosenwald School Board
2	Jon Tripcony	Surveyor/Historian

Education: Public, Private, College

1	Connie Watjen	Georgia Highlands College
2	Anita VanBrackle	Kennesaw State University

Utilities: Board Members, Local Representatives

1	Rosa Marroquin	Georgia Power Company
2	Christine Mullinax	Cobb EMC
3	Nadia Faucette	Georgia Power Company
4	Ed Cahill	Greystone EMC

Health: Public and Community Health Officials

1	Chris Collier	PC Health Department
2	Mark Haney	Wellstar Paulding Hospital
3	Guy Scull	Carelink of Northwest Georgia

Public Safety Officials

1	Gary Gulledge	Paulding County Sheriff
2	Joey Pelfry	Paulding County Fire Chief
3	Wayne Barron	Paulding County Fire Inspections Division
5	David Mumford	Paulding County E 9-1-1 Director
6	Scott Halter	City of Dallas Police Chief
7	Todd VandeZande	City of Hiram Police Chief
8	Chad Hunton	Paulding County Sheriff's Office
9	Christina Cooper	Paulding County E 9-1-1

Real Estate Professionals

1	Wendy Turnbill	The Realty Group
2	Brenda Leslie	Paulding County Board of Realtors

Recreation

1	Michael Justus	Paulding County Parks & Recreation
2	Kathy Stancil	Hiram Ruritan
3	Kevie Dixon	Paulding County Boys and Girls Club

PUBLIC PARTICIPATION

C. Stakeholder Committee

2. Meeting Details

Meeting #1 – March 15, 2016

Dallas Civic Center

Charting a Course

STAKEHOLDER COMMITTEE

Kick-Off Meeting
March 15
8:00 AM – 12 Noon
Dallas Civic Center
208 Main Street
Dallas, GA 30132

Charting a Course

AGENDA

Food and Fellowship Sponsored by the Paulding County Office of Economic Development		8:00 – 8:30
Welcome Introductions	Ann Lippman	8:30 – 8:55
Legalities	NWGaRC	8:55 – 9:05
Why should we plan?	Ann Lippmann	9:05 –9:15
How should we plan?	Chris Robinson	9:15 – 9:30
Workshop	Kay Lee	9:30 – 11:00
Tour	Boyd Austin	11:00 AM

PARKING
From Main Street, turn onto Griffin Street,

- Turn onto E Griffin (adjacent to theater)
- Parking is on the right and behind Dallas First Methodist Church

Sign-In Sheet

Stakholder Committee
Kick-Off Metting

March 15, 2016 at 8:00 am
Dallas Civic Center

Charting a Course

	Name	Address	E-Mail	Phone/Fax
1	Cherry Waddell	683 Crimson Dr. Dallas, GA 30132	waddell.cherry@gmail.com	770-596-1836
2	Loran Wills	360 Westminster Way Dallas 30132	loranwills@comcast.net	770-445-3811
3	Wayne Barron	@235 Seaboard Ave. Hiram Ga. 30141	Wayne.Barron@Paulding.gov	678-383-3426
4	Tom Liles	51 Summit Crest Court Rockmart GA 30153	tliles@paulding.[illegible].ga.us	205-757-6705
5	Dina Clark	374 Lane Rd Dallas, Ga 30157	tclark@dallas-ga.gov	678-449-5474
6	TOMMY MORRIS	16 DORCHESTER WAY VILLA RICA 30180	tommymorris@msn.com	6786979275
7	Chris Robinson	240 Constitution Blvd Dallas, Ga	crobinson@paulding.gov	770-443-7601
8	Scott Halter	120 Main St Dallas, Ga	shalter@dallas-ga.gov	4-446-8464
9	Joey Pelfrey	535 Seaboard Ave. Hiram GA 30141	jpelfrey@paulding.gov	678 383-3428

Sign-In Sheet

Stakholder Committee
Kick-Off Metting

March 15, 2016 at 8:00 am
Dallas Civic Center

Charting a Course

	Name	Address	E-Mail	Phone/Fax
10	John Hyden	413 Powder Mill St Dallas 30157	MOJO413@ATT.NET	7)366-1552
11	Brice Wood	204 Hood Drive Rome GA	bwood@nwgrc.org	706 676-0817
12	Robert Reynolds	166 Confederate Ave Dallas, GA	Reynolds@paulding.development.org	770-3713894
13	Devan Scarbaugh	530 Townesdale Lane Marietta 30064	devan-scarbaugh@maas911.com	678-7948232
14	Anita S Kenbrache	506 Cedarstone Park Dallas GA 30157	aranbrac@kennesaw.edu	678-946-1097
15	Nina Lauter	3236 Atlanta Hwy Dallas, GA	nlauter@paulding.k12.gaus	770-443-8003 x10211
16	Bruce Coyle	240 Constitution Blvd	bcoyle@pauldmas.ga	7 463-7571
17	Jason James	1022 Old Mill Rd Dallas, GA	jjames@hiram-ga.gov	678-414-9869
18	Patrick Vickers	PO Box 670 Emerson, GA 30137	patrick.vickers@dca.ga.gov	404 695 2093

Sign-In Sheet

Stakholder Committee
Kick-Off Metting

March 15, 2016 at 8:00 am
Dallas Civic Center

Charting a Course

	Name	Address	E-Mail	Phone/Fax
19	Stormy Curtis	407 Heritage Club Circle Dallas, GA 30132	pauldingcountyuncensored@gmail.com	7702628575
20	Guy Scull	504 W. Memorial Dr. Dallas	GuyScull@bellsouth.net	7/597-4540
21	Chad Hunton	247 Ind. Way N. Dallas GA	chunton@paulding.gov	7/443-3017
22	David Mumford	25 Industrial Way Dallas 30132	dmunton@paulding.gov	7/443-7625
23	Jerry Johnson	31 Westbrook Dr Acworth 30101	jljohnson@perspectiveeng.com	678 567 1203
24	Mark Long	104 Lighthouse Dr.	mark.long@paulding.gov	7/445-8392
25	Joan Battle	33 King Rd Hiram Ga.	joanbattle@bellsouth.net	7/943-7473
26	Ruby Griffith	27 Williams Ct	RBYGRIFFITH@yahoo.com	770-546-3391
27	Wy Carol Mufferton	530 W. Memorial Dr Dallas GA 30132	msheff@uga.edu	770-530-3117

Sign-in Sheet

Stakholder Committee
Kick-Off Metting

March 15, 2016 at 8:00 am
Dallas Civic Center

Charting a Course

	Name	Address	E-Mail	Phone/Fax
28	Jack Alden	Dallas 255 W Memorial Dr.	ironstob@bellsouth.net	770 445 4521
29	Scott Greene	240 Constitution Blvd Dallas 30132	sgreene@paulding.gov	678-224-4060
30	Suzanne Wooley	3036 Atlanta Hwy. Dallas, GA 30132	swooley@paulding.k12.ga.us	770-443-8000
31	Christina Kelly	25 Industrial Way N Suite 10 Dallas, GA 30132	christina.kelly@paulding.gov	770 443 7629
32	Mark Hanes	751 Stone Bridge Run Marietta GA 30064	mark.hanes@wellstar.org	470 644 5012
33	Michael Justus	775 Industrial Blvd N. Dallas GA 30132	mjustus@paulding.gov	7145-8065
34	Jade Parker	44 Leyland Crossing Dallas, GA 30132	Jadey.parks@yahoo.com	678-215-4327
35	Beverly Casteen	1430 Bethel Church Rd Hiram GA 30141	beverly.casteen@verizon.net	770-853-8245
36	Johanna McCrehan	500 Pine St. NE 5912 Atlanta, GA 30308	jmccrehan@queensenvironmental	240 999 0650

Sign-In Sheet

Stakholder Committee
Kick-Off Metting

March 15, 2016 at 8:00 am
Dallas Civic Center

Charting a Course

	Name	Address	E-Mail	Phone/Fax
37	Laurie Ashmore	240 Constitution	LAshmore@paulding.gov	404 433 4468
38	Josh Lawson	89 Pine Trail	joshua10978@yahoo.com	678-313-9397
39	Rosa Marroquin	165 Confederate	RJmarroq@southernco.com	
40	Michael Cash	8199 Cartersville Hwy	mcash@dallas-ga.gov	
41	[illegible]	817 W. P'tree St. Suite 200 Atlanta	Kmoore@gaconservancy.org	
42	Joe Burgess	678 South Cobb Dr 30066	JBurgess@GFC.Sec.Ck.us	770-528-3195
43	Ethan Calhoun	1 Johnson Hill Drive Rome	ecalhoun@[illegible].org	
44	Greg Perry	132 Legacy Point Dallas GA	gperry@amfam	678 622 6620
45	Linda Verscharen	P.O. Box 1088 Hiram 30141	lindaV883@comcast.net	770 842-4786

Sign-In Sheet

Stakholder Committee
Kick-Off Metting

March 15, 2016 at 8:00 am
Dallas Civic Center

Charting a Course

	Name	Address	E-Mail	Phone/Fax
46	Tom Spigolon	4471 J.L. Smith Pkwy. Ste. 201, Hiram	tspigolon@neighbornewspapers.com	770-428-9411 x-760
47	Jackie Crow	103 Rapdale Pl. W	theragsdaleinn@aol.com	(7) 443.3440
48	Barnett Chitwood	NWGRC	bchitwood@nwgrc.org	706-272-2300
49				
50				
51				
52				
53				
54				

Sign-In Sheet

Stakholder Committee
Kick-Off Metting

March 15, 2016 at 8:00 am
Dallas Civic Center

Charting a Course

	Name	Address	E-Mail	Phone/Fax
55	Erica Parish	207 Postell Rd Dallas Ga 30157	eparish@paulding.gov	(770) 445-4759
56	James Toughton	204 Ashley Lane Smyrna Ga 30080	JT@cornerstonequalitygrowth.org	7822-0741
57	Brian Ostiff	3236 Atlanta Hwy - Dallas, GA	bostiff@paulding.k12.ga.us	7-443 8000
58	MARK TAGLIEBER	238 MAGNOLIA PATH HIRAM, GA 30141	MARKTAGLIEBER@ME.COM	7-880-4576
59	JODY PALMER	217 MAIN ST HIRAM GA 30141	jpalmer@hiram-ga.gov	7-443-3726
60				
61				
62				
63				

STAKEHOLDER COMMITTEE

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STAKEHOLDER COMMITTEE

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Charting a Course

DETAILED AGENDA

Format: Introduction, Workshop, Walk About

Food and Fellowship 8:00 – 8:30
Sponsored by the Paulding County Office of Economic Development

Welcome and Thank You Ann Lippmann 8:30 – 8:40

- Thank you to the Paulding County Office of Economic Development for Breakfast
  - Introduce Robert Reynolds
- Thank you to the Host City, Dallas
  - Introduce Boyd Austin or Kendall Smith

Introductions 8:40 – 8:55

- Have all attendees stand, give name, affiliation
- 1 sentence description "What I love about Paulding County"

INTRO BARNETT

I would like to thank the Northwest Georgia Regional Commission for working with Paulding County on this project to ensure we dot every I and cross every T. Perhaps point out the members who are in the audience once again.

Legalities Barnett 8:55 – 9:05
Handout: *Provided by NWGRC*
Ethan is formatting with PC 2017 Comp Plan Logo

BACK TO ANN

QUOTE: "You miss 100% of the shots you don't take"

Why should we plan? Ann Lippmann 9:05 –9:10

Before I offer answers to the question "Why should we plan?"
I want to pose a question for you to consider. A question that may best be answered at the end of the day today.

QUESTION: Do we want to continue to grow the way we have grown the last 20 Years?
If YES, raise your hand
If NO, raise your hand

Why should we plan?

First

We benefit from planning that is required. Meeting those requirements means Paulding County retains Qualified Local Government status (QLG).

Currently and in the recent past, funding available because of Paulding County's Qualified (QLG) status has totaled over $111,500,00.

$111,876,860
Reservoir, Downtown Dallas revitalization and new sewer treatment plant

Second

We benefit from the planning process itself – based on HOW we plan and WHAT we learn as we go through the planning process.

Community Planning is not just about legalities. It's about.... YOUR WORDS, ANN)

Preparing for the future and bringing a quality of life to our residents requires we look outside our day to day world – seeking to understand what is going on around us so that the plans we create are relevant to what is happening today AND what is likely to happen tomorrow.

Today, you will have some of the experience we have had in our planning thus far and my hope is that you see learn some interesting facts about your county that will be of benefit.

Specifically, I would like to offer you a few realities that set the stage for the environment in which the 2017 Comprehensive Plan is begin developed.

QUESTION TO THE AUDIENCE

- When Nathan Deal became governor in 2011, where did Georgia rank amongst all other states by population?

SHOW RESPONSE

- 2011
  10th

QUESTION TO THE AUDIENCE

- Where does Georgia rank today?
- 2016
  8th

QUESTION TO THE AUDIENCE

- Where is projected to rank in 2040?
- 2040
  5th
- How many new Georgians is that?
- 4,000,000

Third

We benefit from doing our own planning, a goal for the new planning format, implemented by the Georgia Department of Community Affairs (DCA) in 2014.

The new format offers communities flexibility, thus encouraging them to think for themselves while creating implementable, relevant plans for their unique and special community.

For more about the planning process , I would like to turn it over to Chris Robinson.

INTRO CHRIS

Chris developed the 2007 Comprehensive Plan and has a unique perspective when comparing the way the plan was completed in the past vs how it will be completed for submission in 2017.

QUOTE: "Alone we can do so little, together we can do much."
Helen Keller

How should we plan? Chris Robinson 9:10 – 9:30

The goal, as you can see on the logo created for the 2017 Comprehensive Planning process, is to chart a course.

How, EXACTLY, do we do that? How do we create a quality, implementable Comprehensive Plan?

I can tell you some of the ways we **DON'T WANT** to do it.

- YOUR WORDS HERE CHRIS BASED ON YOUR EXPERIENCE IN 2007

AND

I can tell you some of the beliefs that led us to how we **DO WANT** to do it.

- Growth is upon us
- You can't have a great county without great cities, and you can't have great cities without a great county
- Knowledge and teamwork will make for a better plan

The approach that seemed to cover the bases is, I guess, best described as
A collaborative, data and fact-driven, planning process

Who is collaborating? We all are.

Go through the Planning Process Organization Chart

Government Agencies:
BOC, PCSS, Cities of Dallas, Hiram, and Braswell, Regional Commission
Business Agencies:
Chamber of Commerce and Office of Economic Development

Ask members of the Multi-Jurisdictional Workgroup to stand

Why collaborate? We all have something in common, though our roles are diverse

AND, that includes you. Citizens: Stakeholder Committee and the Community at Large

SO

What is a collaborative, data and fact-driven process? How about we show you, rather than tell you, the answer.

INTRO KAY

Kay Lee was asked in March 2014 to develop a 2-day workshop for PC BOC Leadership. It was 2 days of learning, negotiating and compromising. The findings were blunt and eye-opening. The recommendations were rational and achievable.

QUOTE:
Workshop

Kay Lee
MJ Workgroup Facilitators

9:30 – 11:00

How does planning really work and why are you here?

10 minutes

Step 1: Great planning begins with decision makers

Government agencies who collect and spend a common tax dollar for infrastructure, services and a quality environment for the citizens of the community
AND before you ask, yes, there are state and federal dollars directed to particular governments for particular projects. But, don't the decisions by government agency affect all other government agencies?
Business agencies who represent current and recruit potential businesses who are or may make investments in the community based on infrastructure, services and quality of life

Their purpose is to agree upon a common process
After all, QLG is important, as was discussed before.
Just to confirm again, QLG is .....

Step 2: Once there is agreement and commitment to the process, decision makers spend time researching data, information, realities and trends that guide them as they develop schedules, roles and responsibilities, resource requirements, action steps, and milestones.

Step 3: Decision makers create a framework designed to involve and inform citizens – citizens whose input frames the outcome of the comprehensive planning process. After all, isn't that the way it should be for those who pay the bill and enjoy the results?

My thoughts: These people, decision makers need you, the Stakeholders. Many communities take the easy route – check the box, post the notices, conduct the cattle call, etc. This community, these decision makers want to do it right and BELIEVE ME, it is hard.

That's where you come in.

So, let's see if we can't give you a dose of collaborative data and information-driven planning. These folks want to know what you think of what they have discovered so far. They want to show you're their discoveries, the results of their research and activities so far and get your input.
What is left out?
Where do you agree and disagree?
What are your solutions and suggestions?
How to get citizens at large to offer their input, running over complacency?
How to receive and record and communicate input?
How to end up with a successful implementable plan built within a transparent, collaborative data and information-driven process?

QUOTE
Pondering Paulding
Format: QUIZ
Content: All sorts of facts and figures related to Paulding County
Individual attendees take test
Divide into teams,
Discuss individual answers
Collaborate to create team answers
Share collective answers
Discuss the outcome

Format: Asset List and Map
Content: Paulding County Assets created by the MJ Workgroup
Teams review asset list
Add to and modify list
Share team work

Point out importance of 1) knowledge based decision making and 2) building a future on current unique assets

NEEDED:
Quote
~~Quiz—#-TBD~~
~~Quiz-Answer-Key—1~~
Flip Charts and Markers
~~Asset-List~~
~~Asset-Map—Complete~~
Colored Pens

PICTURES: Of people in the room when they were young
Placing People
Format: The Game
Content:
Reconcile the WHITE squares on the Reconciled map

BACKGROUND
2014 Leadership Work Session
Outcomes: Needs and Opportunities (SWOT Analysis), Community Goals
2015 MJ Workgroup
Outcomes: Needs and Opportunities (SWOT Analysis), Community Goals
Intro Zoning Calculations
Explain Game Rules
Divide into teams
Complete the Game
Report Findings
ID Progress Toward Reconciliation
Discuss, Expand/Revise, Confirm "Needs and Opportunities"
Discuss, Expand/Revise, Confirm "Community Goals"

NEEDED:
~~MAPS-FOR-EACH-TEAM—reconcile-map~~
Squares to fill in the white squares
Reconcile and then review
Photos of people in the room as youngsters
~~Zoning-calculations~~
~~Community-Goals-Worksheet—Mark-Large-Scale-Illustration~~
~~Needs-and-Opportunities-Worksheet—Mark-Large-Scale-Illustratation~~

QUOTE: Wayne Gretsky
What is your role
Format: Flip Chart
Content: Q and A
Ask them: Why they think they were chosen
What, after today's work session, they feel is their role
Stress to them: Who they are and why they are important?
Conscious of the community

Ask commitment:

Collectively they represent the community
Leaders in the community
Give Input and Advice
Invite friends and neighbors to Learn and Participate
Promote – And here is how
List ways

QUOTE: When you plan.....

Boyd Austin 11:00 AM

Tour

Format: Slides Before and After
Content: Downtown Dallas
Before and After
Tie to QLG funding and commitment to quality living environment

LARGE SCALE ILLUSTRATIONS

PROCESS

~~1. Project Logo~~
~~2. Map for marking where live or work~~
~~3. PC Comp Plan Process~~
4. PC Comprehensive Plan Stakeholder Committee – Geocoded by location
~~5. Community Goals~~
~~6. Needs and Opportunities~~
~~7. Schedule~~
~~8. PC Consolidated Map—2014 Reconciled~~

ASSETS

~~9. Asset and Attractions Map~~

INFRASTRUCTURE

Land
~~10. PC Civic Buildings Map—DATE of Map~~
~~11. PC Future Land Use Map—8.2007~~
~~12. Dallas, Hiram and Braswell Future Land Use Maps—8.2007~~
~~13. PC Zoning Map—2008~~

Education
~~14. PC Education System Building Map—3.2014~~

Auto, Bicycle and Pedestrian Corridors
~~15. PC 2015 CTP New Roadways 2015~~
~~16. PC Bicycle and Pedestrian Facilities—Existing 2015~~
~~17. PC Bicycle and Pedestrian Facilities—Recommended 2015~~

~~18. PC Trails and Greenways Master Plan 2007~~

Water and Sewer
~~19. PC Existing Service Areas – 2006~~

SPLOST
~~20. SPLOST Project List~~
21. SPLOST Projects Map

HISTORY
~~22. Historical Markers Map~~

POLITICS
~~23. Paulding County District Commissioner Map w/cities~~

COMMUNITY
24. Comp Plan Community Meetings
    a. Update, plot and mount – Mark Long
~~25. PC Tapestry Map~~

OTHER: Mark out what is already included and add what has not.

Ann and Chris More Detail
What has been done to date?
1
Leadership Workshop: March 2014
in anticipation of an update of the 2008 Comprehensive Plan
Findings: SWOT, Community Goals
Recommendations: Collaborative planning approach
Resources: March 2014 report and DCA presentation

2
Multi Jurisdictional Workgroup: March 2015
to ensure a collaborative planning approach
SWOT and Community Goals: Reviewed, updated, confirmed

3
Schedule

4
Community Involvement Plan
Will they help – sponsor kiosks and displays

Handouts at their place of work
Attendance at community meetings
Input and wisdom to ensure the planners are informed
EXPECTATIONS OF THE STAKEHOLDERS
Honest input
Promote the Public Policy Process

5

OTHER
NOISEMAKERS

EXPECTATIONS OF THE STAKEHOLDERS
Honest input
Promote the Public Policy Process

MAGNETS – Price

Door prizes – handful – AL ask Carolyn of Wednesday March 1

Recognition of TEAM effort
COMMUNITY MEETINGS - TBD

"Atlanta will be truly swamped if some of the growth doesn't go elsewhere."

Paulding will get its share.

EXAMPLE:
Current generation is moving out of city back to the burbs. What!!!!?
Yes, they are.
Do they want to? No!
Why are they moving?
Big cities are not affordable for young families
Where are they moving?
To affordable suburban communities
Which suburban communities?
The suburban communities with urban amenities

Illustrations
Terms DCA

PAULDING COUNTY & CITIES JOINT COMPREHENSIVE PLAN 10-YEAR FULL PLAN UPDATE

DUE DATE: JUNE 30, 2017

Charting a Course

A fundamental responsibility of local government is the preparation of plans to guide growth and development. Under the Georgia Planning Act of 1989, local governments must prepare and update the local comprehensive plan to maintain Qualified Local Government Status (QLG) by following Department of Community Affairs planning standards.

Required Elements

1) Community Goals

2) Needs & Opportunities

3) Community Work Program

4) Land Use Element

5.) Transportation Element

6.) Report of Accomplishments (Previous 5-year work program)

Optional Elements

A) Econ. Develop. Element (Tax Credit-Tier 4)

B) Housing Element

C) Others (Natural Resources, Public Facilities, Target Areas, etc.)

The Process

A) The First Required Public Hearing talks about the process and timeline – *October 27, 2015.*

B) Each Element of the Plan is Developed with Public Participation. Paulding County and the participating cities are creating a Stakeholder Committee that meets as often as needed; each meeting is open to the public. The planning staff works with the Steering/Stakeholder Committee and the public to prepare the plan elements.

C) Once the Draft is Complete, a Second Required Public Hearing is Held.

D) Local Governments Prepare a Transmittal Letter to Send the DRAFT to the Regional Commission.
   1) must certify that the Regional Water Plan was considered;
   2) must certify that Rules for Environmental Planning Criteria (water supply watershed protection; wetland protection; groundwater recharge area protection; river corridor protection; and mountain protection).

E) RC notifies Interested Parties
   1) Surrounding governments;
   2) Local Authorities, special districts or others involved with govt. coordination;
   3) Regional Commissions which are contiguous to or likely to be affected by the plan.
   4) Affected state agencies – GDOT; DNR; Ga Env. Facil. Auth.; & DCA.

F) RC Reviews all Paperwork for Compliance with Planning Rules.

G) DCA Reviews all Paperwork for Compliance with Planning Rules.

H) RC prepares a Findings and Recommendation Report and sends to local government.

I) Adoption Resolution is Executed By the Local Governments; the Plan is Publicized- *June 30, 2017.*

2014 PAULDING COUNTY ZONING ALLOWABLE DENSITY BREAKDOWN				
	Max DU*/ acre	Total Acres Zoned	Total DU's Allowed	Total Population Allowed **
A-1	0.2	11,424.29	2,284.86	6,717
R-2 ****	2	130,421.63	260,843.26	766,879
R-2 W/ SEWER	2.9	147.33	427.26	1,256
R-3	2.9	91.39	265.03	779
R-4	5	435.39	2,176.95	6,400
R-5	2	43.05	86.10	253
R-6	6	0.00	0.00	0
R-7	4	115.50	462.00	1,358
PRD	3	15,297.15	45,891.45	134,921
OSRD	3	0.00	0.00	0
LDQRD	2.6	42.56	110.66	325
MH	2	0.55	1.10	3
LRO	N/A	33.20	0.00	0
O-1	N/A	85.48	0.00	0
NB	N/A	60.38	0.00	0
B-1	N/A	1,612.98	0.00	0
PSC	N/A	102.55	0.00	0
B-2	N/A	1,787.25	0.00	0
I-1	N/A	2,004.60	0.00	0
I-2	N/A	144.19	0.00	0
SUP	N/A	1,096.25	0.00	0
Sub-Total		164,945.72	312,548.66	918,893
Gov.Owned + City Limits Sub-Total		37,097.05		
TOTAL ACRES IN COUNTY ***		202,042.77		

PAULDING COUNTY GOVERNMENT OWNED PARCELS	
Owner	Acres
Assoc of Co Commissioners of GA	3.15
City of Atlanta	9,753.78
City of Braswell	1.06
City of Dallas	267.25
City of Hiram	35.08
Cobb Co	3.97
GDOT	65.24
Paulding Child Advocacy Center	2.69
Paulding Co Airport Authority	587.50
Paulding Co BOC	5,590.34
Paulding Co BOE	1,285.89
Paulding Co IBA	401.27
Paulding Co Sherriff Office	55.28
Polk Co	0.05
State of GA	9,805.91
University Sytem Board of Regents	32.59
US Government	81.41
USPS	11.13
COUNTY TOTAL	27,983.59
COUNTY TOTAL LAND MASS	202,042.77
COUNTY OWNED % OF TOTAL LAND MASS	13.9%

*DU - Dwelling Unit

** Population multiplier came from average house size (2.94) from 2010 Census

*** From GIS County Boundary (may or may not include Right of Way)

**** Acreage is total R-2 minus Government Owned Parcels and City Limits Acreage

NOTE: Paulding County 2010 Census Population is 126,855 (without Dallas (11,544), Hiram (3,546), Braswell (379))

1	Land Mass in square miles?	a.	298.7 square miles	c.	315.06 square miles
		b.	345.9 square miles	d.	450.00 square miles
2	Land Mass rank in Georgia (1-159)?	a.	83rd	c.	112th
		b.	108th	d.	95th
3	Population in 2014?	a.	120,325	c.	156,723
		b.	148,987	d.	176,342
4	Population Rank in Georgia 2014?	a.	10th	c.	15th
		b.	19th	d.	7th
5	Population Growth Rank since 2000?	a.	2nd	c.	6th
		b.	10th	d.	12th
6	Demographics in 2014? (nonwhite = NW) (White = w)	a.	46.5% NW and 53.5% W	c.	42.6% NW and 47.4% W
		b.	31.5% NW and 68.5% W	d.	21.6% NW and 78.4% W
7	PC Educational Attainment? (HS=High School) (AD = Associate Degree)	a.	87.6% HS+ / 30% AD +	c.	60% HS+ / 10% AD+
		b.	80% HS+ / 20% AD+	d.	94.9% HS+ / 27% AD+
8	Number of Housing Units in 2014?	a.	45,678	c.	39,121
		b.	53,105	d.	65,760
9	Owner Occupied Housing Rate?	a.	50%	c.	80%
		b.	40.00%	d.	90%
10	Median Value Owner-Occupied Housing Units (2010 - 2014)?	a.	$156,434	c.	$135,242
		b.	$124,323	d.	$131,800

11	Median Household Income (2010 - 2014)?	a.	$62,010	c.	$61,153
		b.	$44,800	d.	$55,600
12	Per Capita Income (2010 - 2014)?	a.	$20,700	c.	$26,300
		b.	$24,868	d.	$32,200
13	PC Industry Employing the Most Workers as of 2014?	a.	manufacturing	c.	construction
		b.	services	d.	healthcare
14	Occupation That Employs the Most PC Residents?	a.	construction	c.	white collar: professional
		b.	services	d.	healthcare
15	Percent of Paulding Workers Employed Outside Paulding County - Commuting	a.	62%	c.	54%
		b.	75%	d.	34%
16	Avg # of Hours Annually Spent by a Commuting Paulding Resident?	a.	160+ hours	c.	96 hours
		b.	120+ hours	d.	180 hours
17	County Median Disposable Income?	a.	$28,800	c.	$39,900
		b.	$34,100	d	$44,857
18	Total Retail Demand vs Supply (PC resident spending / PC resident spending in PC)	a.	$1.3 bil / $1.1 bil	c.	$1.9 bil / $2.3 bil
		b.	$900 mil / $600 mil	d.	$1.9 bil / $1.5 bil
19	2 Highest Categories of Consumer Spending for PC Residents	a.	retail goods	c.	shelter
		b.	food at home	d.	health care

20	Annual: Users of Silver Comet Trail / Users of Silver Comet Trail in Paulding County	a.	300k / 50k	c.	1.2 mil / 300k
		b	1.9 mil / 665k	d.	4 mil / 2 mil
21	Annual number of Visitors: Atlanta Zoo?	a.	800k	c.	400k
		b.	1.5 mil	d.	650k
22	Economic Impact: Silver Comet Trail (Direct + Indirect economic benefit for every $1 in capital investment)	a.	$1/$2.15	c.	$1/$3.01
		b.	$1/$1.56	d.	$1/$4.64
23	Number of students in the PC School System	a.	35,387	c.	28,847
		b.	22,432	d.	40,126
24	Population of Dallas (1990/2013)	a.	6,630 / 11,546	c.	8,321 / 12,445
		b.	4,321 / 8,445	d.	11,554 / 13,123
25	Population of Hiram (1990/2013)	a.	4,001 / 7,663	c.	2,031 / 3,843
		b.	1,009 / 2,679	d.	6,912 / 9,332
26	Population Braswell (1990/2013)	a.	160 / 376	c.	327 / 668
		b.	237 / 442	d.	290 / 356
27	Median Household Income Paulding, Dallas, Hiram, Braswell (Circle correct answer for each city)	a.	$56,202	c.	$37,388
		b.	$47,316	d.	$61,153

Paulding County Assets

Charting a Course

ASSET NAME	LOC	RNK
LAND		
Topography		
Trees		
Resevoir		
Silver Comet Trail		
Park System		
Agricultural Land		
Trout Streams		
Pumpkinvine Creek		
Racoon Creek		
Sweetwater Creek		
HISTORIC		
Pickett's Mill Battlefield Historic Site	Dallas	
New Hope Church	Dallas	
Orphan's Brigade		
Trenches at Sara Babb Park	Dallas	
The Little Red Schoolhouse	Dallas	
Old Paulding County Courthouse	Dallas	
First Sears Roebuck Manufactured House (Built in 1920)	Dallas	
JF Welch & Son		
Dallas New Era	Dallas	
Dallas Hosiery Mill ????		
Rosenwald School Museum	Hiram	
Hiram Railroad Depot	Hiram	
Faith-Based Historic Buildings		
Confederate Tomb of the Unknown Soldier		
Judge Bartlett's Mausoleum		
Allgood Methodist Church (first church in PC est 1833)	Temple	
Bullock's Department Store	Dallas	

Paulding County Assets

Charting a Course

ASSET NAME	LOC	RNK
RECREATION AND CULTURE		
Burnt Hickory N Paulding - Active	Dallas	
Earl Duncan Park @ Paulding Meadows -- Passive (Site of SORBA mountain bike trail)	Dallas	
Mt Tabor -- Active (Site of SORBA mountain bike trail)	Dallas	
Samuel Braly Sports Complex - Active	Dallas	
Silver Comet Trail -- Passive (Chamber, Rambo Nursery, Tara Drummond Park, Homer Leggett Park)		
Tara Drummond -- Passive (Silver Comet Trailhead)	Dallas	
Taylor Farm Park - Active	Pwdr Sprgs	
Veteran's Park - Passive	Dallas	
White Oak -- Passive	Dallas	
Elizabeth McKoon Memorial Park -- Passive	Dallas	
Sara Babb Park -- Active	Dallas	
Ben Hill Strickland Park --Passive	Hiram	
Homer Leggett Park --Passive: Site of Hiram Silver Comet Trailhead and SORBA mountain bike	Hiram	
The Frog Golf Course (Hotel and Conference Center -Planned not yet constructed)	Villa Rica	
Creekside Golf and Country Club	Hiram	
Bentwater Golf Club	Acworth	
Burnt Hickory Youth Association	Dallas	
Dallas Youth Association	Dallas	
East Paulding Your Association -- California Park Cowboys	Dallas	
Hiram Ruratan	Hiram	
New Georgia Youth Association	Dallas	
New Hope Youth Association	Dallas	
Ridge Road Youth Association	Hiram	
Union Youth Association	Temple	
Yorkville Youth Association	Rockmart	
Senior Citizen's Center	Dallas	
655 West	Hiram	
Bullock Springs Manor	Dallas	
Indigo Falls Events	Dallas	
The McGarity House	Temple	
Che'ne Rouge	Hiram	
Rose Hall	Dallas	
High Shoals Water Fall -- Passive	Dallas	
Dallas Theater-Civic Center	Dallas	
Events Place in Hiram	Hiram	

Paulding County Assets

Charting a Course

ASSET NAME	LOC	RNK
EDUCATION (Secondary)		
Kennesaw State University – Third Largest University in Georgia	Dallas	
Georgia Highlands Junior College - Nursing	Dallas	
Chattahoochee Tech – Largest in Georgia	Dallas	
ECONOMIC		
Silver Comet Field at Paulding Northwest Atlanta Airport	Dallas	
Atlanta Film Studios	Hiram	
Wellstar Paulding Hospital	Hiram	
Industrial sites with potential rail access		
Rail line access		
Vacant land for development		
TOURISM		
The Genealogical Center	Dallas	
Home of Travis Tritt		
Home of Patty Loveless		
Various Movie Locations		
Associated w/Recreational and Historic Assets		
EVENTS		
Paulding Meadows Festival – 2 days, weekend after Labor Day	Dallas	
Air Show		
Raccoon Creek Music Festival	Dallas	
Savage Race: Moon Farm	Dallas	
Dallas Christmas parade	Dallas	
Dallas Car Show	Dallas	
Paulding Fine Arts Association Annual Arts and Crafts Fair	Dallas	
Food Truck Friday	Dallas	
July 4 Celebration		
Hiram Car Show	Hiram	
Hiram Tree Lighting	Hiram	
Taste of Hiram	Hiram	
Downtown Hiram Music Events	Hiram	
Movie in the Park		

Paulding County Assets

Charting a Course

ASSET NAME	LOC	RNK
OTHER		
Collaboration equals market research opportunity		
Fiber network superiority		
Fine Arts Society		
Friendly people		
Hometown Feel		
Pauldingcounty.gov -- geo-explorer		
People choosing Paulding		
Rapid growth rate		
Setting of the county in proximity to Atlanta		
Topography - rolling land and view of downtown Atlanta		

STAKEHOLDER COMMITTEE

Kick-Off Meeting
March 15
8:00 AM – 12 Noon
Dallas Civic Center - Theater
208 Main Street
Dallas, GA 30132

Charting a Course

GENERAL OVERVIEW AND OUTCOMES

OVERVIEW

Every ten years, community governments throughout Georgia must submit an update to their 20-year comprehensive plan in order to receive funding from the State of Georgia. Once submitted and approved, communities meeting the criteria are granted Quality Local Government (QLG) status.

Over the last 8 years, Paulding County has had over $110,000,000 in QLG-related funds at work in the community on a variety of projects including the Richland Creek Reservoir and revitalization of both downtown Dallas and Hiram.

The Paulding County Comprehensive Plan (Comp Plan) is due to be updated in 2017. To ensure there is robust community input to the plan, over 100 Paulding County citizens from diverse backgrounds were asked to serve on a Stakeholder Committee.

The kick-off meeting, conducted as a planning workshop, was held on March 15 and 50+ Stakeholders attended. Stakeholders walked away with a sense of the need for and complications associated with planning for the future. And, they left behind information that will be extremely valuable to the planning team working on a daily basis to complete and submit the plan by the first quarter of 2017.

THANK YOU

Thank you to the City of Dallas for hosting the Kick-Off Meeting and to the Paulding County Office of Economic Development for sponsoring the breakfast.

AGENDA

Mix and Mingle Breakfast
Stakeholder Committee Members Self-Introductions via "Why I Love Paulding County"
Project Legalities, Context and Process
Workshop: Pondering Paulding (Data Quiz)
Placing People (Creating a Sense of Place)
Tour of Downtown Dallas

OUTCOMES

What do we love about Paulding County?
When asked to answer this question as part of their personal introduction, attendees spoke from their hearts and included the following as list of reasons why they love Paulding County:

People
Proximity to Atlanta
Neighborhoods
Small Town Feel
Natural Surroundings
Clean Air
Greenspace
Leadership
Architecture
Potential

Do we want to continue to grow the way we have grown the last 20 Years?
Ann Lippmann asked for a show of hands to answer this question and the result was:

1 YES
50+ NO

Do we know what we need to do know to plan for the future?
Attendees were given a quiz, containing specific facts about Paulding County. Once each attendee answered the questions, a team of attendees consolidated their individual answers into one set of answers for the team. Of the 208 possible correct answers, the teams identified 68.

<u>Surprises From the Pondering Paulding Data Quiz</u>
Retail sales are much higher in Paulding than thought
Disposable income is higher compared to what was generally assumed
Rate of owner occupied housing is beyond what many of the audience perceived it to be
Population growth since 2000 is a stunner – 2nd highest rate in Georgia
Employees working outside Paulding County is so high, never dreamed such a high %

How do we plan so that we keep what is important to us and grow at the same time?
Collaborative fact-based planning is critical to achieving a realistic outcome.

A multi-jurisdictional team that includes all Paulding County governments and the business community has been working together for over a year to develop and follow a process to plan for the future. The research and analysis conducted by that team is dense. To begin the robust community input phase of the project, their work has been translated into maps and other large scale visual displays for community-based information and input meetings.

Where do we place people?
Deciding where to place people in advance of their arrival is a "no brainer."

Six teams, using identical maps, had a 60% rate of similarity in their perceptions of where to place people.

DETAIL OF PROCEEDINGS

NOTES – Complete edit of this section (4 20 2016)

Ann Lippmann

When asked the following question, the audience answered:
QUESTION: Do we want to continue to grow the way we have grown the last 20 Years?
ANSWER: 1 person responded YES
Majority responded NO

Why should we plan?

1. To Qualify for Funding
$111,876,860 in funding available for projects in Paulding County's

2. To Make Better Decisions
Facts, Data, Trends and Realities = Information = Better Decisions

Growth in Georgia is a REALITY
Ranking of 50 states by Population, Where is Georgia?

- 2011
  10th
- 2016
  8th
- 2040
  5th

- How many new Georgians is that?
  4,000,000

3. To Protect and Preserve What is Special About PC as It Grows

QUOTE: "Alone we can do so little, together we can do much."
Helen Keller

How should we plan? Chris Robinson
You can't have a great county without great cities, and you can't have great cities without a great county

1. Together, In a Fact-Based Collaborative Planning Process
That includes the government and business agencies of PC, stakeholders and the public

2. To make sure everything that needs to be included is included
To make sure we have not left something out

3. To ensure that the final plan is a living document

QUOTE: "Let us stand by what is good....and try to make it better.
Atticus Haygood

What is Fact-Based Collaborative Planning? Kay B. Lee
Great planning outcomes from trust, knowledge and commitment – and takes time

1. Build a Strong Team and Create an Agreed-Upon Process
With schedules, roles and responsibilities, resources, action steps and milestones

2. Research, Research, Research
To grow knowledge based on facts, information, realties and trends and to identify assets

3. Collect Public Insight and Experience
By creating a program to involve citizens whose input frames the outcome

Pondering Paulding

FACTS
If you don't know the numbers 1 through 10 how can you add 2 + 2?
How much do you know about the facts of your community?

QUIZ
A twenty –six question quiz was taken by each stakeholder. Eight Stakeholder member teams collaborated to agree upon 1 set of answers per team.

68 of 208 Possible Correct Answers
Biggest Surprises:
Retail sales are much higher:
Disposable income is higher:
Rate of owner occupied housing higher: 80%
Population growth is a stunner: 2nd in State 2000 - 2014
% PC residents employed outside Paulding:

ASSETS
Assets in # categories have been identified as important to the future. To keep them requires planning.

Placing People

- Intro Zoning Calculations
- Explain Game Rules
  - Reconcile the map – fill in the white square where there was the greatest disparity
- Divide into teams
- Complete the Game
- Report Findings

- ID Progress Toward Reconciliation

What is your role
What do you think?

Ask stakeholder: **After today's work session, what do they feel is their role**
Ask commitment: Give Honest solutions
Invite friends and neighbors to Learn and Participate
Promote the process
And here is how
    Sponsor kiosks and displays
    Have handouts at their place of work
    Attend at least 2 community meetings

The folks working on this project on a day to day basis want to know what you think of what they have discovered so far. They want to show you're their discoveries, the results of their research and activities so far and get your input.

- What is left out?
- Where do you agree and disagree?
- What are your solutions and suggestions?
- How to get citizens at large to offer their input, running over complacency?
- How to receive and record and communicate input?
- How to end up with a successful implementable plan built within a transparent, collaborative data and information-driven process?

Tour **Boyd Austin** 11:00 AM
Format: Slides Before and After
Content: Downtown Dallas

NOTES

The meeting was called to order by Ann Lippmann the Paulding County Community Development Director.

Introduction (caught only about ½ the responses)
WHY DO I LOVE PAULDING COUNTY?
Glad I don't have to ride to downtown Atlanta
The mix of having a short drive restaurants, park greenspace
People
Born and raised here, love to travel, close to many things I want to see and the airport
PC is on the side of Atl that will deal with issues last, meaning we have a chance to learn from the mistakes of others and do a better job
Openness of the air, from Moultire, a small town and appreciate the friendliness of people and the hometown feeling
Work and home are within a few minutes of each other

Greenspace, remaining farm land, small town feel
Leadership, Dallas, Hiram and other places that have retained their character have done so because of strong leadership
Natural and beautiful
Love the traffic (not too much) and the weather
The potential
Great leadership and community engagement
Exceptional leadership
Lots of volunteer opportunities, the architecture – especially the historical buildings
Genuinely friendly people, everything is out here - natural resources, wildlife area and reservoir area – not typically found in the metro area
Reminds me of a small community I grew up in
Pulling together as a team member has made the hospital a success
"I do not see where you can work here and go somewhere else"
Loren Wills – retired in 1992 from Georgia Power
The room is full of a who's who of Paulding County

Legalities

Barnett Chitwood
Complimented the crowd, reminding them that a Plan is no better than the people that put it together
Requested that those present PLEASE RETURN, as it is important for Ann Lippmann and her team to have the consistency of a team of stakeholders during the process
1989 – The State of Georgia encouraged communities to plan
Planning is voluntary
However, there is incentive to do so
The state dangles a little bone in front of communities – Money
If you don't plan , no money
Money comes in the forms of grants, permits and loans
The process for planning is a 10 year comprehensive plan update
The process is promulgated by the Georgia State Department of Community Affairs (DCA)
One of the requirements of the Comprehensive Plan is a Work Program
If you want state money, the best way to get it is to align the work program with your community's goals and needs and opportunities
If the community's request for money aligns with the comprehensive plan, it gives you a leg up in getting the funding
Communities will be asked: Does this funding request align with your plan?
Communities that answer YES and point to the page in the Comp Plan that backs up the answer have a better chance at securing the funding
Quality Local Government status or QLG is what you are tryng to achieve with the comprehensive plan
Achieving QLG status means you have complied with the state's requirements

March 1 2014 – new requirements were put in place
There had been several renditions between 1989 and 2014
Rules are considered to have been simplified ain the 2014 update as compared earlier

REMINDER

Align Needs and Opportunities with Work Program Line Items

If you identify NEEDS AND OPPORUTNITIES (SWOT), you MUST have a work program line item that addresses that NEED or OPPORTUNITY – how you plan to fill the need and/or take advantage of the opportunity

Create a Report of Accomplishments

Take activities from last work program and notes whether they have been 1)completed, 2)are underway, 3)postponed, or 4)dropped?

This may be very first thing you do in the current plan – or at least it should be done in the front end of your planning process

Hold an first public hearing to let the community know you are starting the process

Create a list of stakeholders that you can count on and hold Stakeholder Meetings

Involve the general public through Community Meetings

Hold a second public hearing toward the end of the process to introduce a DRAFT of the plan to the general public

David Austin: See people here whose names should be on a ballot

Ann Lippmann

Question:

Hold your hand up in answer to the following questions:

Do you wish to grow the way we have in the last 20 years?

1 person raised their hand

Do wish to grow in a different way than we have in the last 20 years?

Majority of additional attendees raised their hands

Offered a context for the environment in which the plan is being created.

Chris Robinson

Offered overview of how planning was conducted in the past and the rules then in place

Criteria PC had to follow did not allow us to get as far out of the box as would have liked

Braves are starting from scratch, but we aren't

A collaborative planning process will be used to build the 2017 Comprehensive Plan

That includes the government agencies of PC, stakeholders and the public

To make sure everything that needs to be included is included

To make sure we have not left something out

To ensure that the final plan a living document that is easy to understand, can be implemented and can be revised as times change

Kay Lee

Introduction to how comprehensive planning requires not only collaboration, but data and information

What facts do you know about your community.

Quiz

1.	BCCCCCBB	C	5
2.	AAABAAAD	D	1
3.	BBBBCBBB	B	7
4.	AAACABCA	C	2
5.	CCCAAAAC	A	4
6.	DBDBDDDB	D	5
7.	CCBBBCAB	A	1
8.	DBCBDABB	B	1
9.	ACAACCCC	C	5
10.	BDDBCCCB	D	2
11.	CBABBBBC	C	2
12.	BBBCCDDD	B	3
13.	BBDBDBBB	B	6
14.	BDBDCBBD	C	2
15.	BBABBBBB	C	0
16.	AACAAADB	A	5
17.	ABAAAAAA	D	0
18.	BBBBBBBA	D	0
19.	c/d b/c b/c a/c a/c b/c b/c b/c	a/c	2
20.	CCCACBCC	B	1
21.	ABBBABBB	A	2
22.	BCBBADAD	D	2
23.	CCAADACC	C	4
24.	AAAACCDC	A	4
25.	BACAACCC	B	1
26.	AAAAAAAD	D	1

68 out of 208 possible correct answers

What did you learn about your community that surprised you?
Retail sales are much higher than every dreamed
Disposable income is high compared to what I would have thought
Rate of owner occupied housing is beyond what I would have guessed
Population growth, at 2nd in Georgia since 2000, is a stunner
Employees working outside Paulding County is so high

Placing People

Get a thumbnail of what white blocks may have been reconciled in order to report back to stakeholders

Boyd Austin

Tour
Importance of an integrated plan is obvious
Bringing everyone together to plan as a team so that the plan is cohesive just makes sense
Gwinnett is one of those counties where growth planning is integrated and is an example of what planning can do
Big thank you to David Austin, Ann Lippmann and the County staff for setting up this type of planning process for the benefit of Paulding County citiens
And, as you have been hearing, the planning process is what builds the conduit to state money
David chairs the GEFA Board (body that approves loans) and made the move to ensure that local governments applying for water, sewer and land grants held QLG stus
Dallas has used QLG funding for the following projects:
Brand new waste water facility (that replaced two 50 year old plants)
Downtown redevelopment
The courthouse square was a solid concrete parking lot
The downtown had concrete sidewalks and power poles and lines everywhere
NOTE: Did make one guy mad who was going to miss the power lines was "no big deal" -
We created a system that encourages walking by relieving traffic on mainstreet
The changes have allowed for festivals and fun events in the heart of Dallas
Hundreds, if not thousands, of people come in to these events – creating a sense of community
It has created a "place" where students attending the downtown colleges can congregate
And, it has given downtown Dallas a foundation that is attracting new businesses

In the future we would like to see infill housing, lofts, fit into the design scape downtown, bringing and keeping more people downtown in order to expand that sense of community

The process you went through today is exactly how what we want to go through - a process in Dallas to achieve outcomes such as a "strong sense of place" with a strong commercial and retail base

What we have found in recent years with the presence of the colleges in downtown is that younger clientele bring a different demand. Private investors are responding to that demand. Example: A brew pub and restaurant are on the horizon and retail is evolving.

Some unintended but terrific results: Herman Cain has a nationwide audience and his show in Dallas has aired more than once, bringing great publicity to the community.

Many in the audience attended the tour.

Ann Lippmann is collecting feedback from attendees.

PUBLIC PARTICIPATION

Stakeholder Committee

Meeting Details

- Meeting #2 August 4, 2016 at the Paulding Senior Center

COMPREHENSIVE PLAN 2017 2027 Paulding County Ga

Charting a Course

PUBLIC PARTICIPATION

C. Stakeholder Committee

2. Meeting Details

Meeting #2 – August 4, 2016

Paulding Senior Center

Charting a Course

STAKEHOLDER COMMITTEE

Update Meeting
August 4
8:00 AM – 10 AM
Paulding County Senior Center
54 Industrial Way N
Dallas, GA 30132

Charting a Course

AGENDA

WELCOME — Ann Lippman — 8:00 – 8:05

- Thank you to the Paulding County Recreation OR WHOMEVER HELPED SET UP

INTRODUCTIONS — 8:05 – 8:15

- NEW attendees stand, give name, affiliation," What I love about Paulding County"

WHY SHOULD WE PLAN? — 8:15 – 8:25

- Ann reinforces message from March Kick-Off Meeting (ANN, see content page 3)

PROGRESS TO DATE

- MILESTONES AND PROGRESS
  - Land Use Study
  - Economic Development Study
  - Other

WHAT'S NEXT — 8:25 – 8:35

1. GATHER COMMUNITY INPUT VIA **COMMUNITY MEETINGS**
2. **RECONCILE FINDINGS AND RECOMMENDATIONS** FROM STUDIES and COMMUNITY INPUT

COMMUNITY MEETINGS

- WHAT, WHEN, WHERE
  - Interactive format
  - Meetings scheduled for a variety of locations

A number of stakeholders have expressed an interest in getting more involved, here are some ways you can do that – hands on and/or in your day to day routine

- WHAT CAN STAKEHOLDERS DO?
  - Volunteer for a Community Meetings

        - Welcome attendees
        - Give them a sense of the importance of their involvement
        - Help with designated exercise at interactive displays with MJW leads
    - Market Community Meetings
        - Offer personal invitation to employees, neighbors, colleagues, friends
        - Cards with details are on the table – take them with you
        - Notify employees and customers
        - Place notices on company or community bulletin boards
        - Send out emails with community meeting details
        -

- HOW TO SIGN UP?
    - Sign up using sheets on your table
        - Indicate if you are willing to come to one or more community meetings
        - Indicate whether you are willing to market the community meetings and planning process

- THEN WHAT?
    - Ann, Chris or someone on team will follow up with details

LAND USE STUDY Katherine Moore 8:35 – 9:45

Get correct bullet points from Katherine

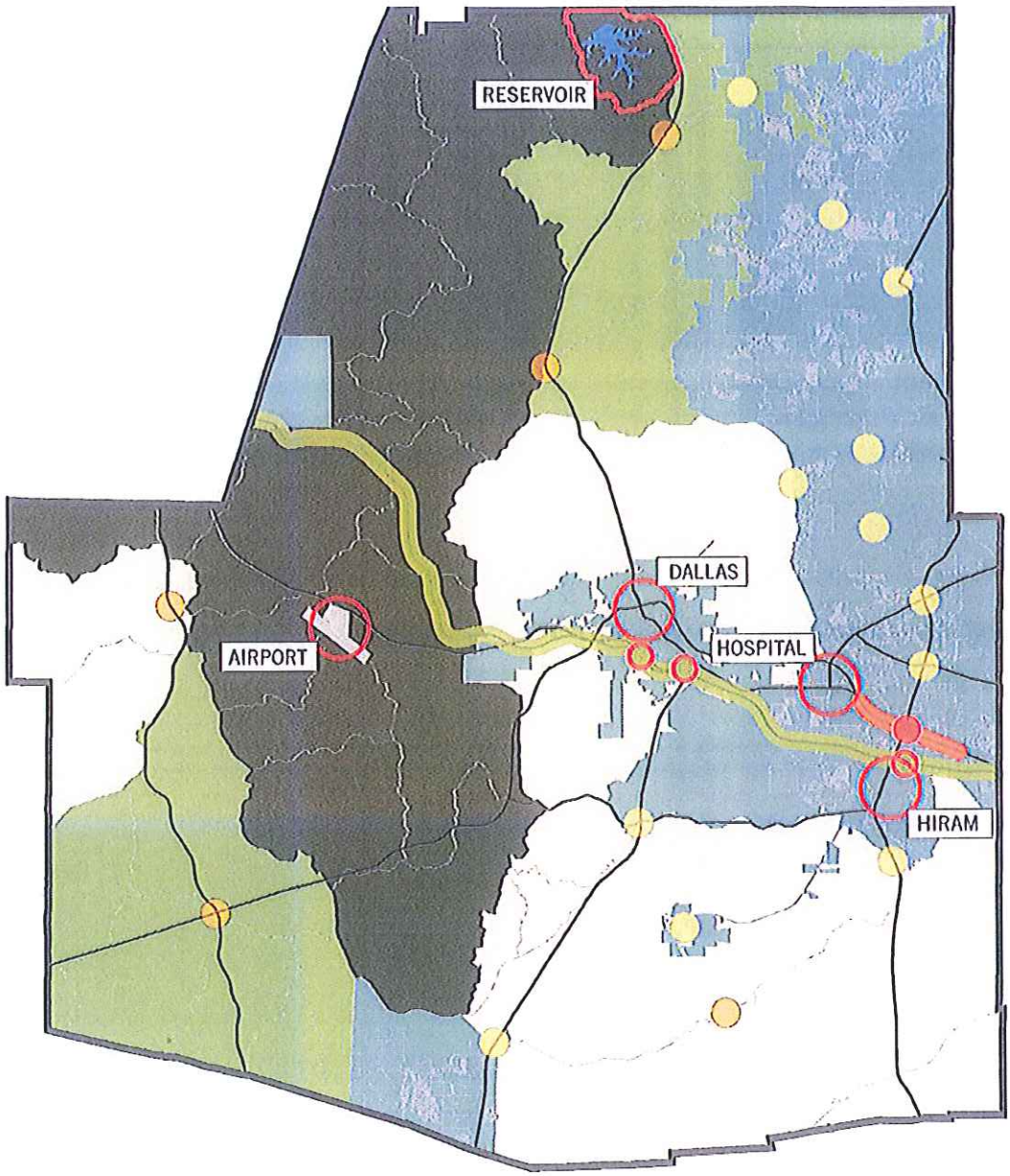
- PURPOSE
- APPROACH
- FINDINGS
- RECOMMENDATIONS
- STAKEHOLDER INPUT

Be sure to have attendees adress the community vision and needs and opportunities - either at their table, individually or via dots on the display

CLOSING REMARKS Ann Lippmann 9:45 – 10:00

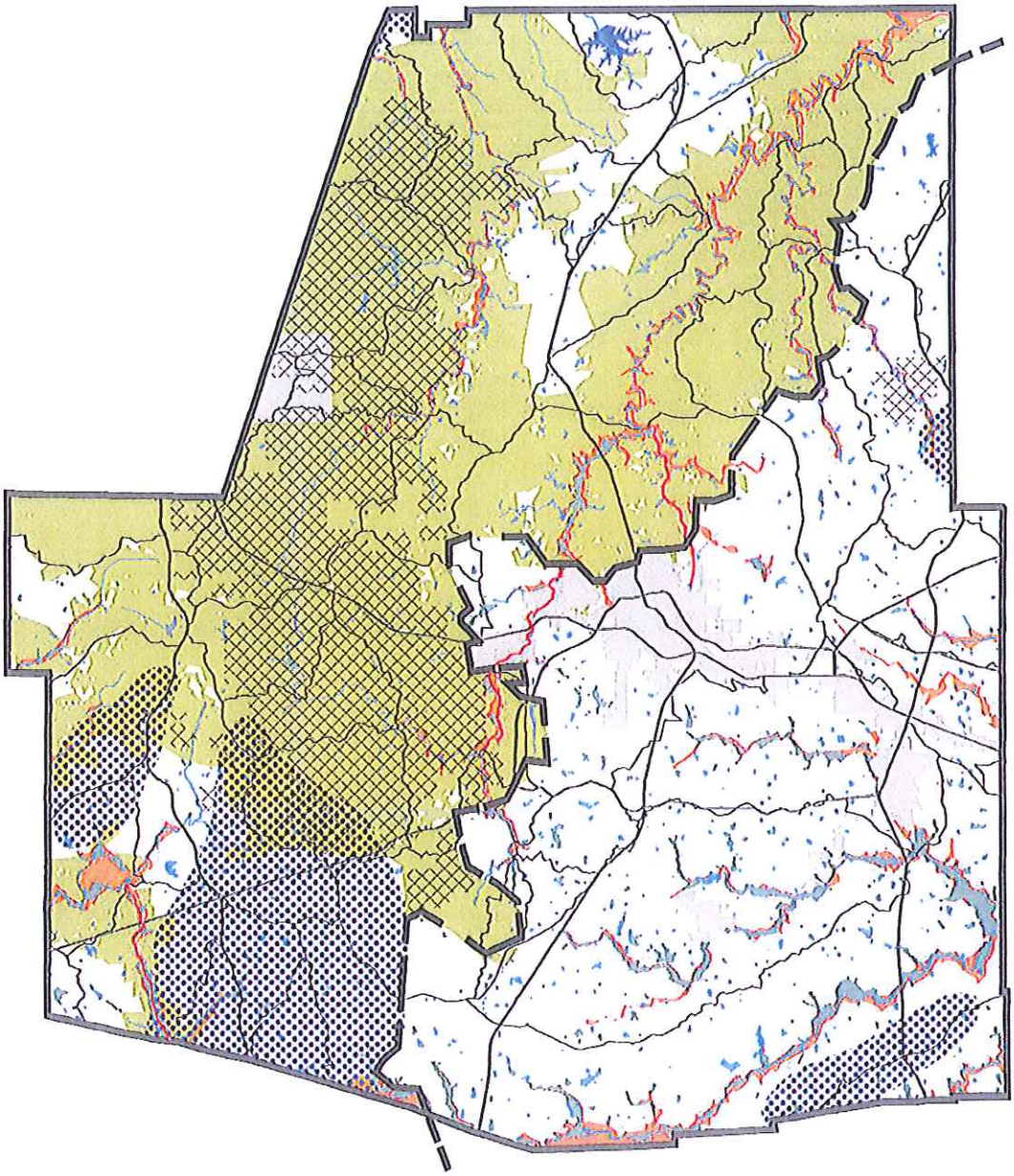
- Next Stakeholder Meeting

CHARACTER AREAS



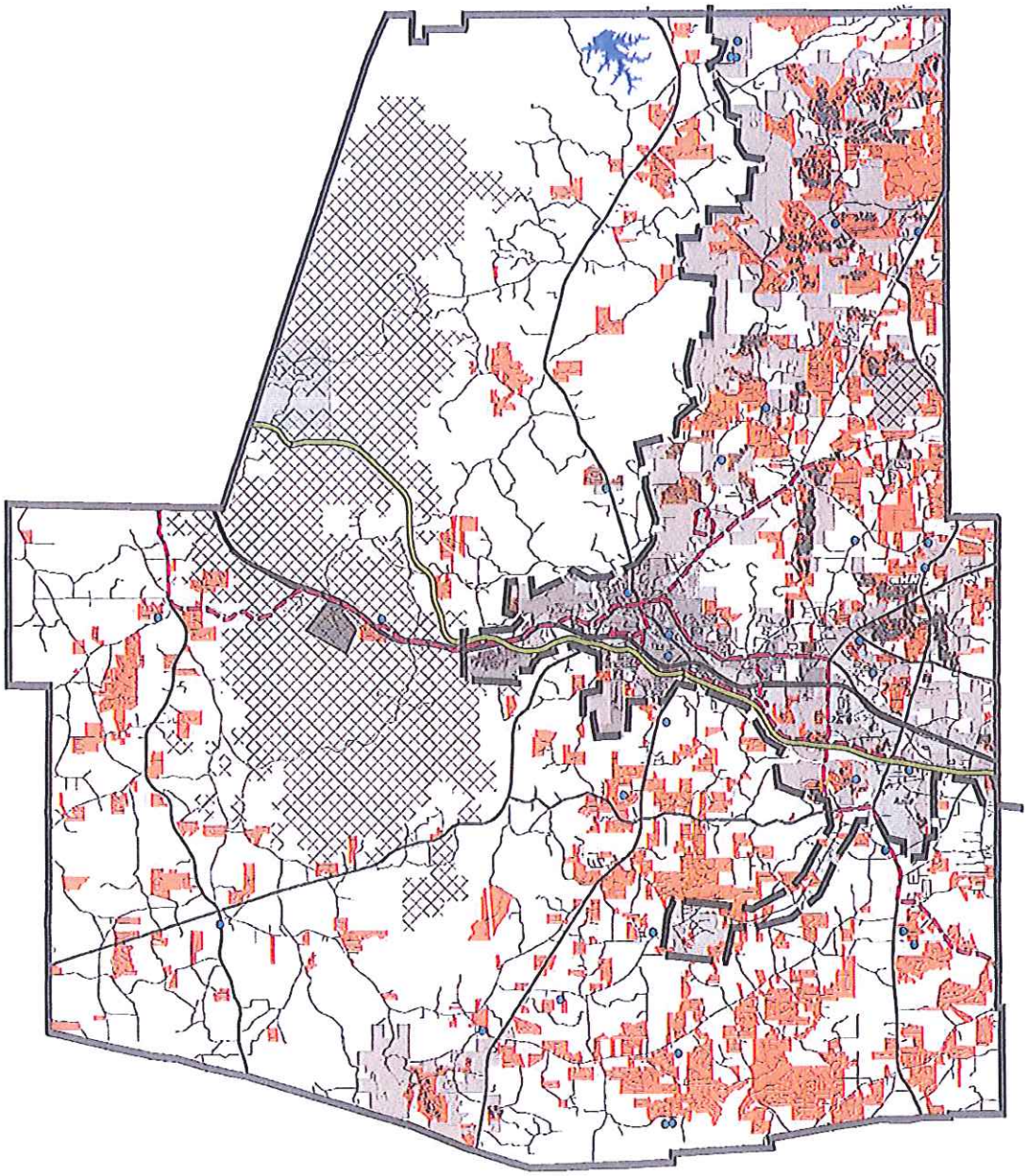
- CONSERVATION 1
- CONSERVATION 2
- RURAL RESIDENTIAL
- COMMUNITY RESIDENTIAL
- CORRIDORS
- CROSSROAD COMMUNITIES
- TARGET AREAS

ENVIRONMENT
EXISTING CONDITIONS



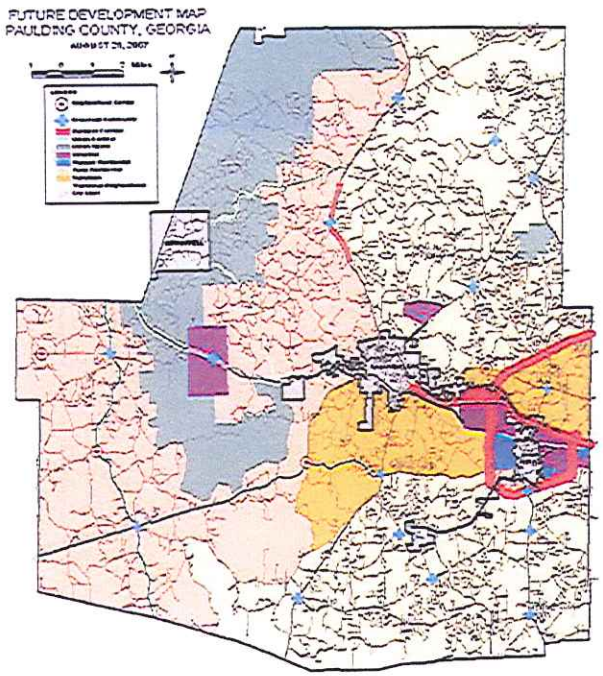
- HYDROLOGY AND WETLANDS
- IMPAIRED STREAMS
- GROUNDWATER RECHARGE
- FEMA FLOODPLAINS
- PRIORITY ECOLOGICAL AREAS
- WMA / PAULDING FOREST
- MUNICIPALITIES

INFRASTRUCTURE
EXISTING CONDITIONS

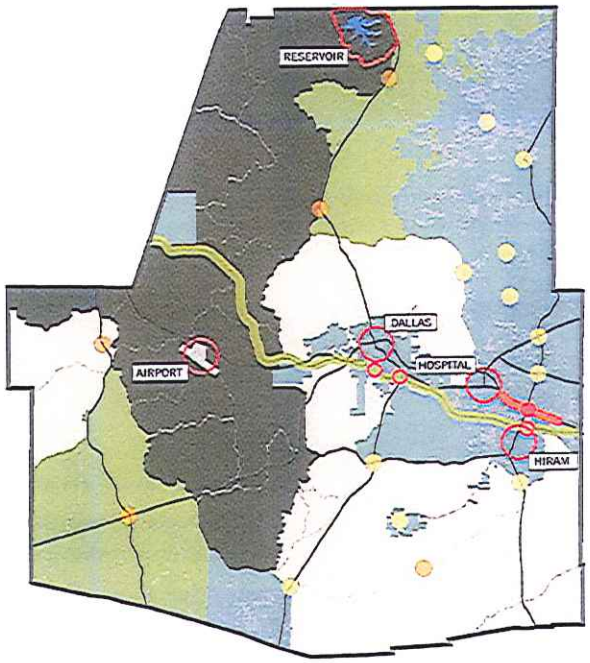


- ROAD NETWORK
- SILVER COMET TRAIL & PARKS
- FIBER NETWORK
- PARCELS SERVED BY SEWER
- SUBURBAN DEVELOPMENT
- SCHOOLS
- WMA / PAULDING FOREST

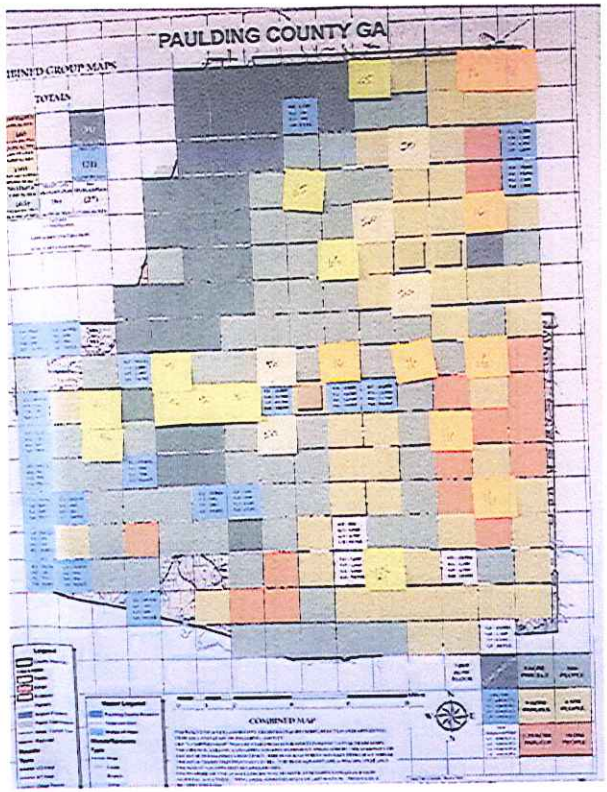
CURRENT AND EXISTING PLANS



2007-2027
CHARACTER AREAS



2016-2036
CHARACTER AREAS



PLACING PEOPLE

Charting a Course

PAULDING COUNTY
LAND USE PLAN

PROJECT TEAM

Georgia CONSERVANCY

GEORGIA CONSERVANCY

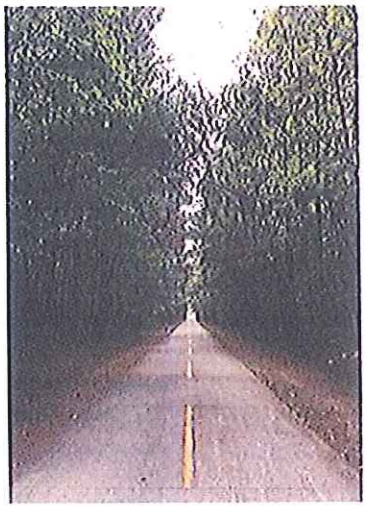
Katherine Moore, AICP
Sr. Director of Sustainable Growth

Johanna McCrehan, AICP
Urban Design Lead

GEORGIA TECH

Richard Dagenhart, RA
Professor Emeritus

Jonathan Franklin
Graduate M.ARCH Student



OUTLINE

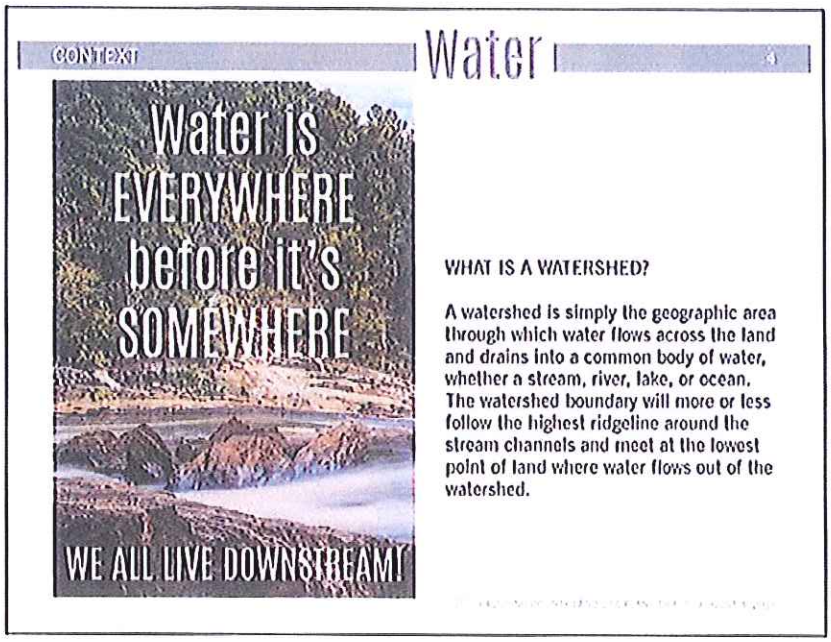
CONTEXT

EXISTING CONDITIONS
- Environment
- Infrastructure
- Summary

DCA REQUIREMENTS

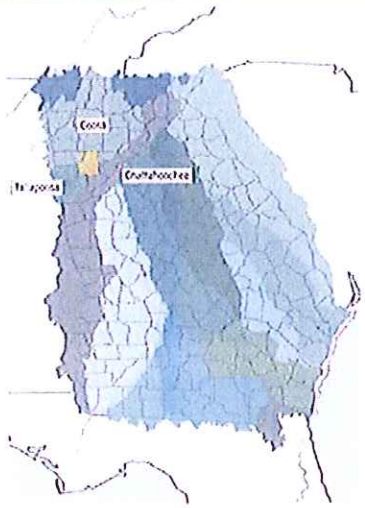
CHARACTER AREAS

OPPORTUNITIES & NEEDS



Water effects everyone – quality and quantity. This land use study focuses on the larger watersheds within Paulding County, and the smaller sub-drainage basins within the county. Watershed boundaries tend to be designated by topography and ridgelines, meaning that if a drop of water lands in this area, it will stay within the defined area. Development patterns within these areas affect the water quality, adding to impervious surface area which causes water to run more quickly off surfaces into creeks and rivers, causing potential erosion and sediment issues. Paulding has experienced significant flooding issues in the past, and understanding how to live and work with water is critical to understanding how to manage the land.

Water

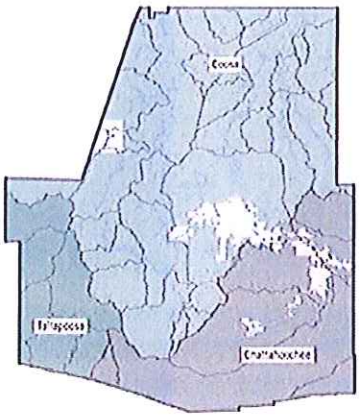


WATERSHEDS ARE IMPORTANT

Much of the water in a watershed comes from rainfall and stormwater runoff. The quality and quantity of stormwater is affected by all the alterations of the land -- mining, agriculture, roadways, urban development and human activities.

Watersheds are important because the surface water features and stormwater runoff within a watershed ultimately drain to other bodies of water. It is essential to consider these downstream impacts when developing and implementing water quality protection and restoration actions.

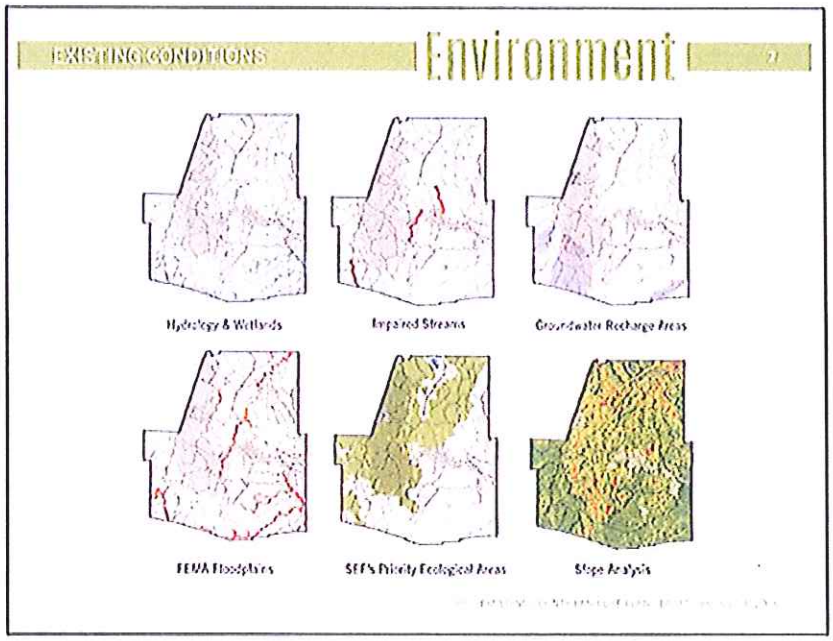
Water



PAULDING COUNTY INCLUDES THREE MAJOR WATERSHEDS

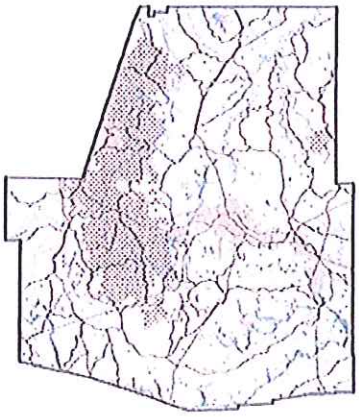
- Chattahoochee / Flint
- Coosa
- Tallapoosa

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

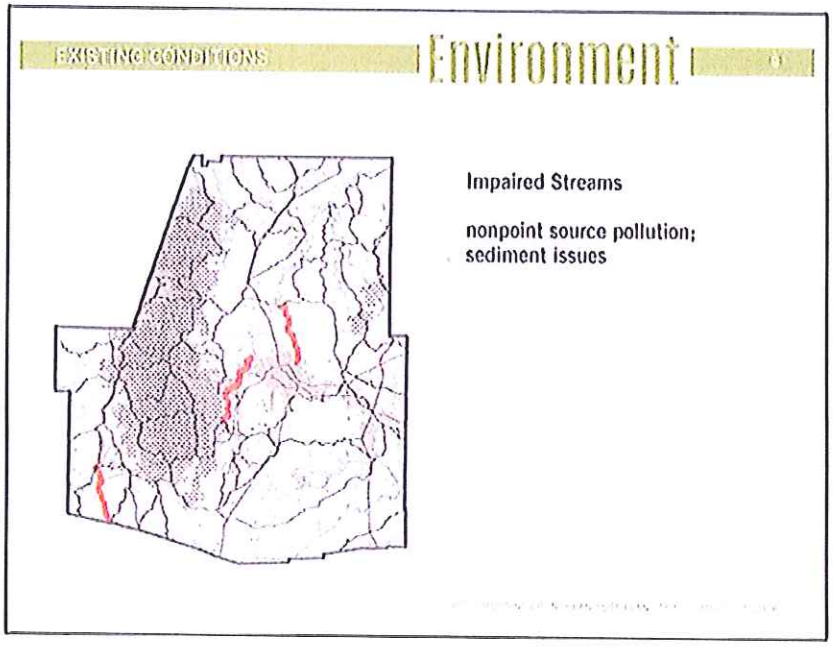


In order to build the framework for the land use study, it is critical to look at the ecological components of the county, including Hydrology and Wetlands, Impaired Streams, Groundwater Recharge Areas, FEMA Floodplains, SEF's Priority Ecological Areas, and Slope Analysis.

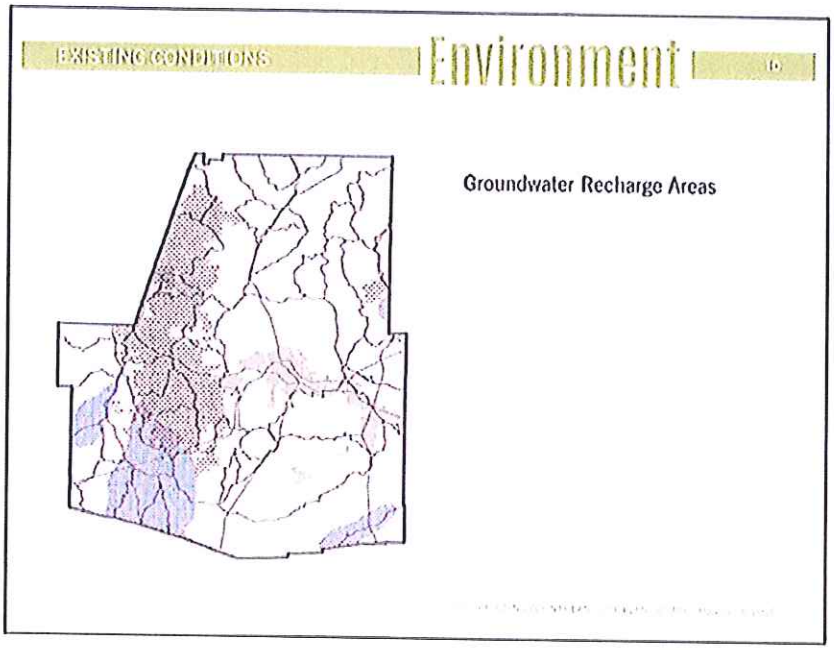
Environment



Hydrology & Wetlands

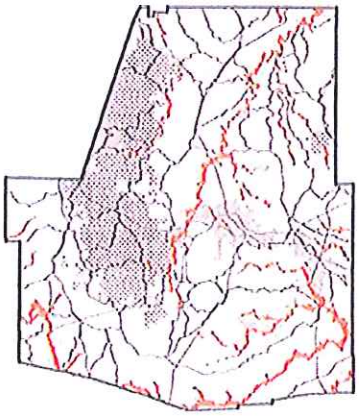


These impaired streams are due to sediment issues and nonpoint source pollution issues from surface runoff.

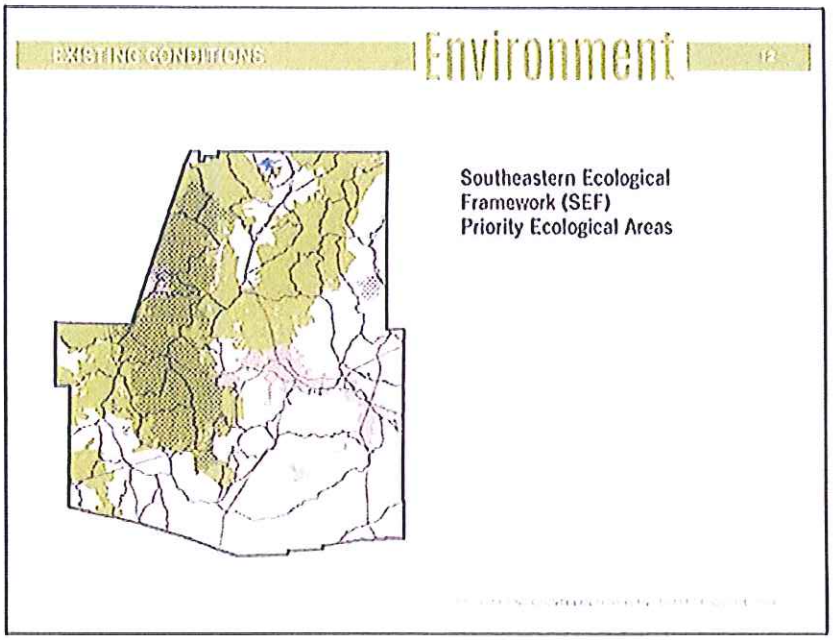


Groundwater recharge is where water actually can seep back into the aquifer, so protecting these areas from intense development is important.

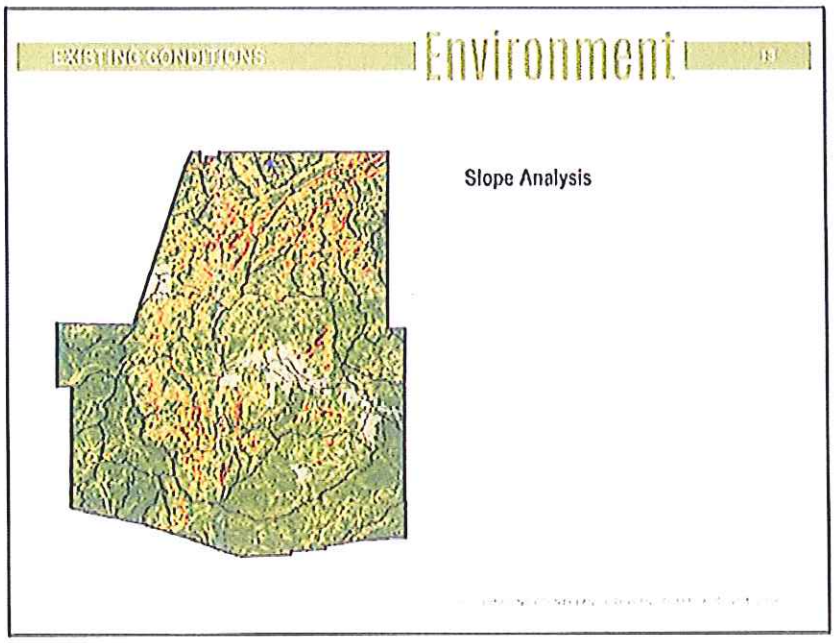
Environment



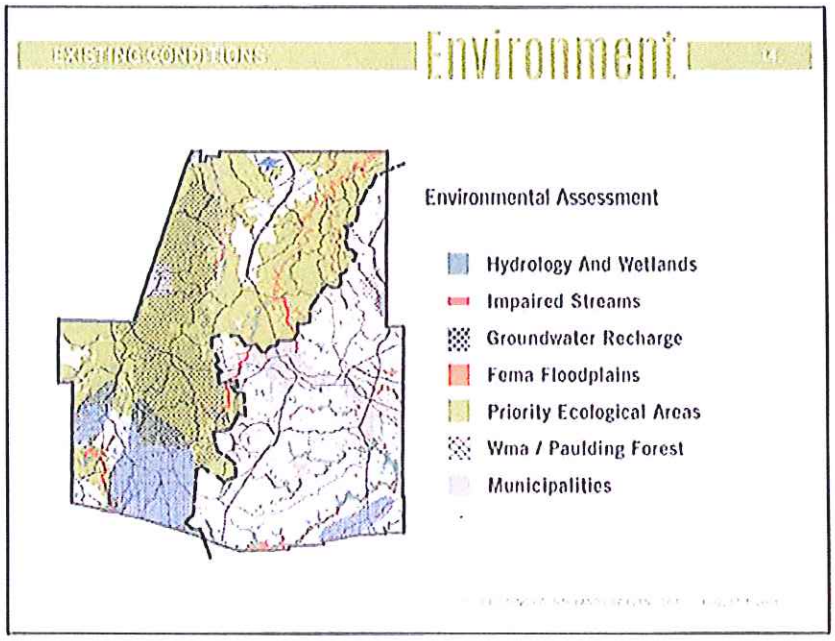
FEMA Floodplains



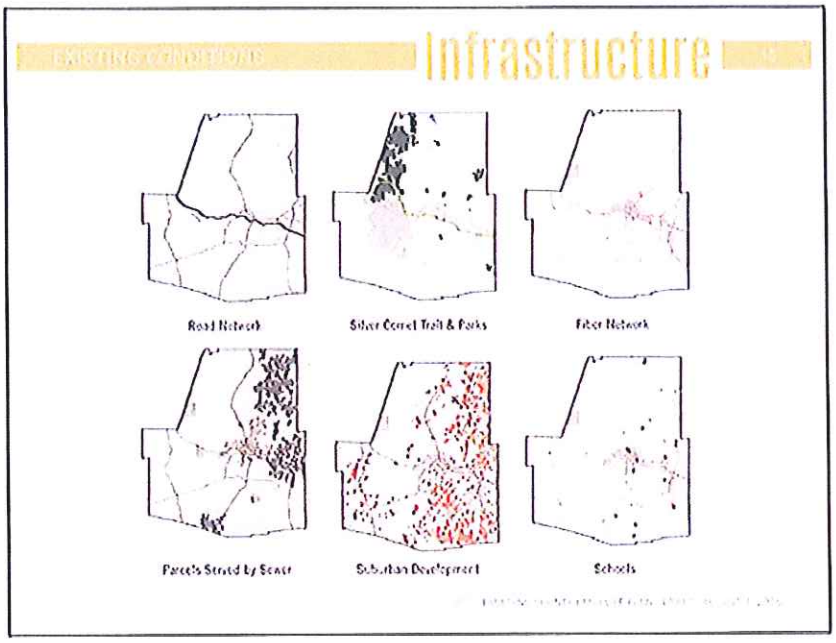
The Southeastern Ecological Framework is part of larger EPA work, but is also utilized by Georgia DNR to dictate our Priority Ecological Areas within the State Wildlife Action Plan (SWAP)



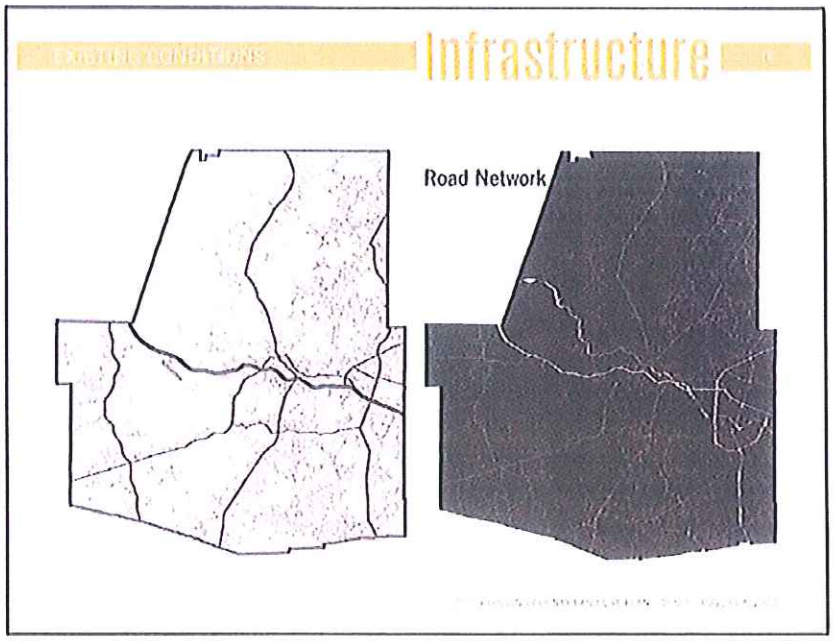
Slope analysis helps show us what may or may not be easier to develop on. There's significant terrain change in Paulding County, as evidenced by many of the corridors that are protected from development because of their topography.



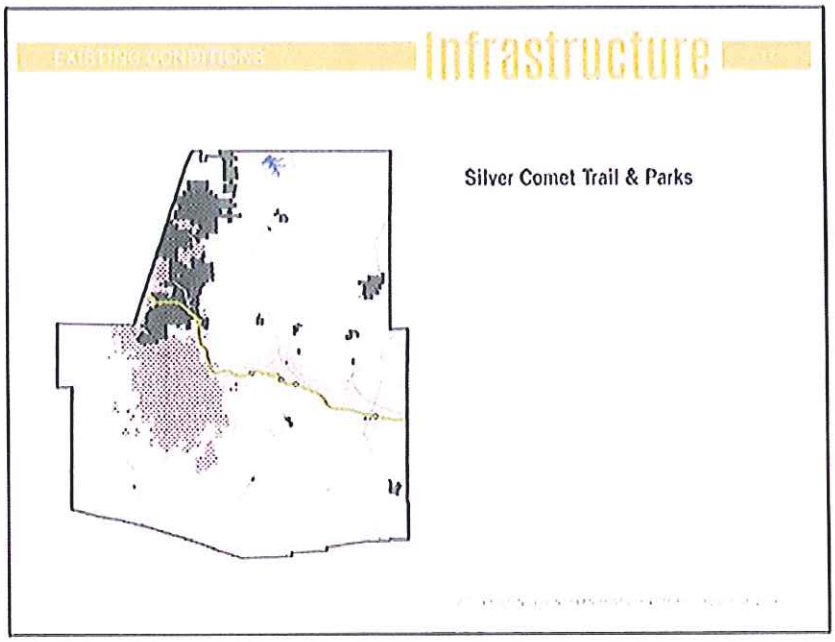
The western side needs to be put under various conservation regulations and shouldn't be developed. The big black line says, 'on that side, you really shouldn't be building very much'. On the other side is the territory that can be built on. So it really makes the first major conclusion that says half the county is fine to continue to grow, half the county needs to be protected and development should be very limited.



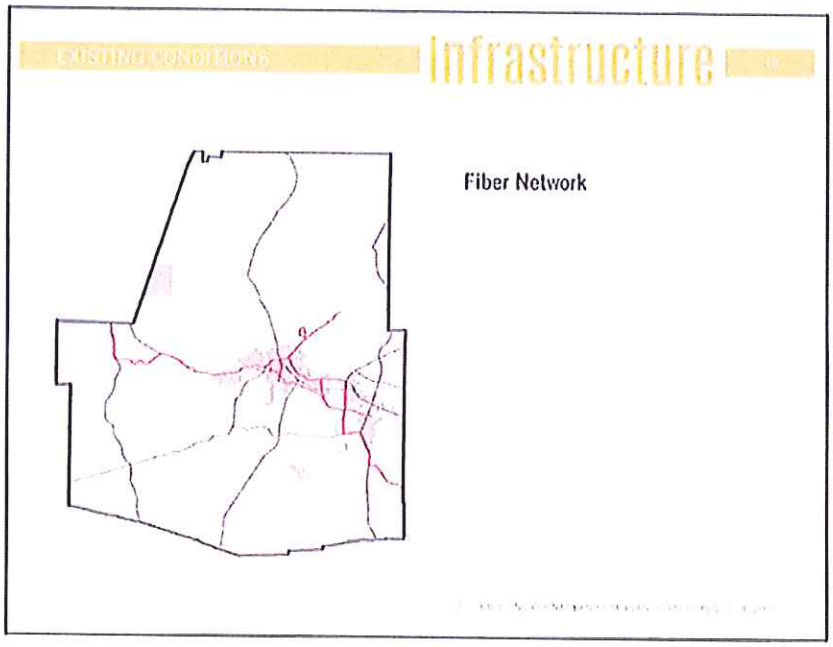
Then we go to infrastructure. Infrastructure is all the stuff that provides the framework for development then to occur. So we look at several things: the road network, silver comet trail, fiber, parcels served by sewer (where are the sewer connections), schools, and then all of that has resulted in this -- the located of new development over the past 20 years.



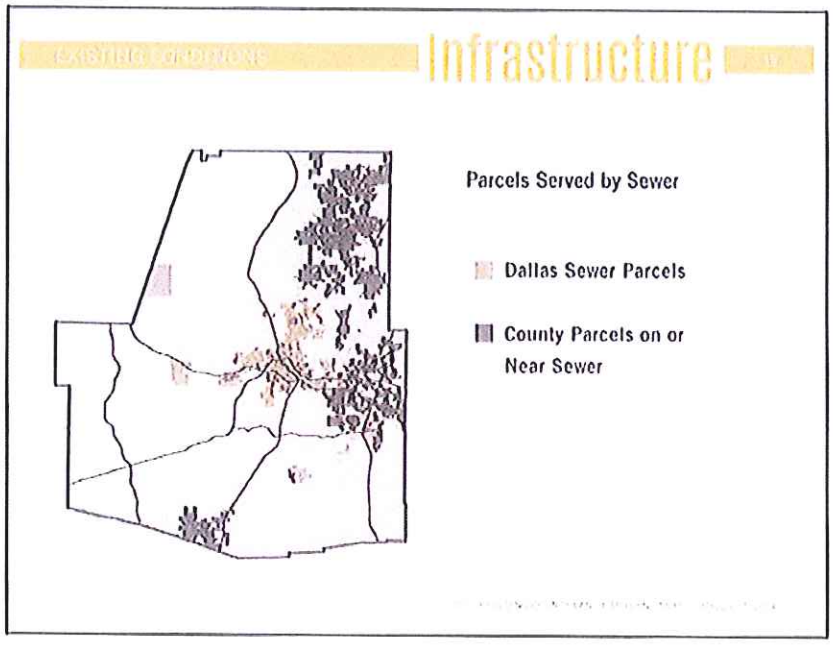
The road network includes all of the state and county roads, and also includes all the little roads and paths that lead to subdivisions and within subdivisions. That's all the road network that's occurring. And that's a concern because that's how things are linked together. That's how you get from place to another. Which, as you know, and other parts of the metro area, that road network is so sparse and so disconnected that you can't get anywhere, because everyone's trying to get on the same road to get to the same place.



The Silver Comet Trail is a major resource, just because it's there and also because it's small but important economic development and tourist opportunities that go along with it.

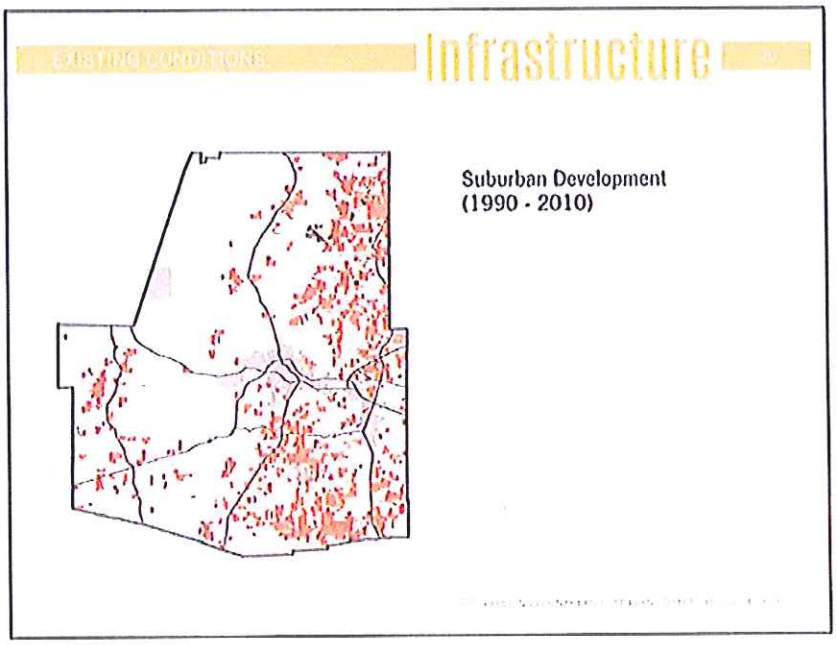


The fiber network begins to tell us where development is likely to occur in the future. Major developments dependent on information technology will begin to cluster along those areas.

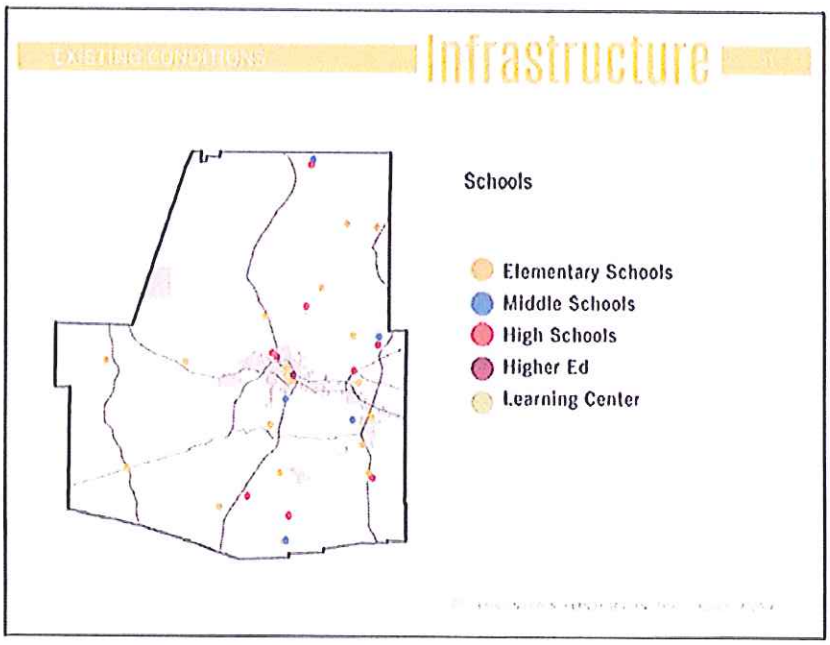


Sewer – this is probably the most important one within the plan. These are the areas currently served by sewer. The parcels served by sewer. And you look at the map and you say – um, that looks like there's a problem, because it's so scattered. There's a lot of sewer lines going through vacant parcels, detached from one another. So what has been occurring in Paulding County is building sewers on demand. Somebody buys a piece of land, says the want a sewer, and sewer is extended, whether the developer pays for it, or the county pays for it, or the City of Dallas pays for it. It's all related to where people are moving and where they're developing.

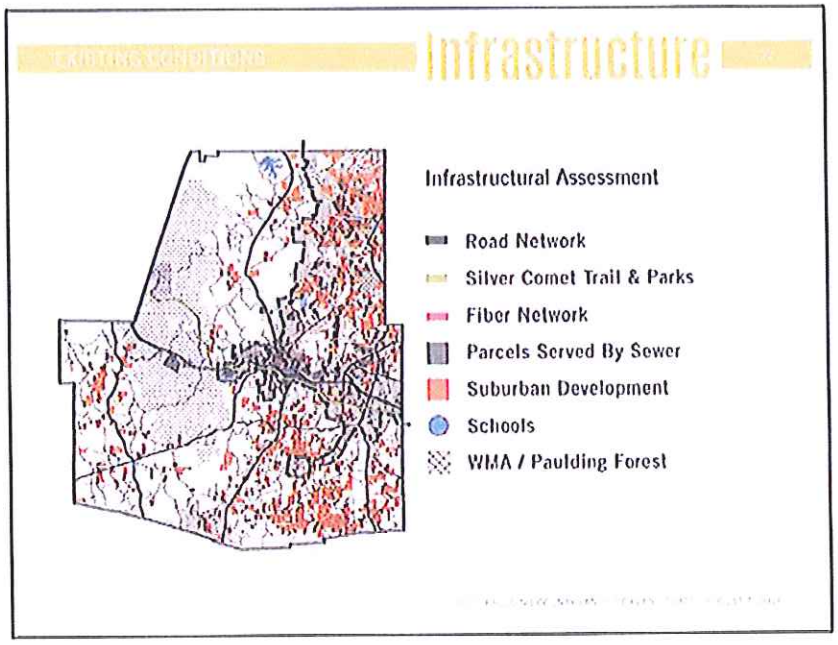
So what is a concern there is how much that is scattered and what the consequences may be in the future.



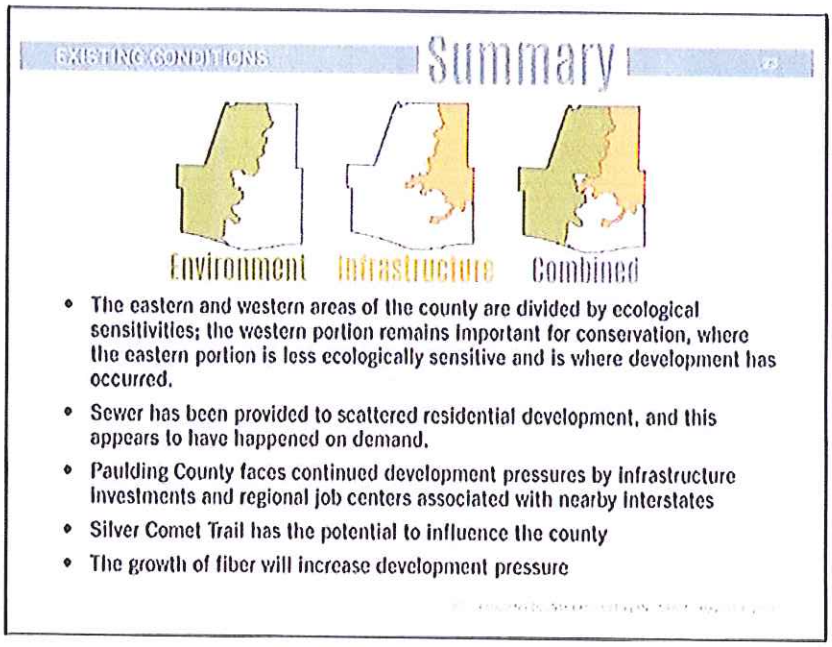
This is the other concern. If we put those two together – where the sewers are and where development has occurred, what's that say? There's a whole lot of septic tank development going on outside that's not using sewer, or sewer service is coming very slowly. So that scattered development is another problem that is parallel to the problem of scattered sewers.



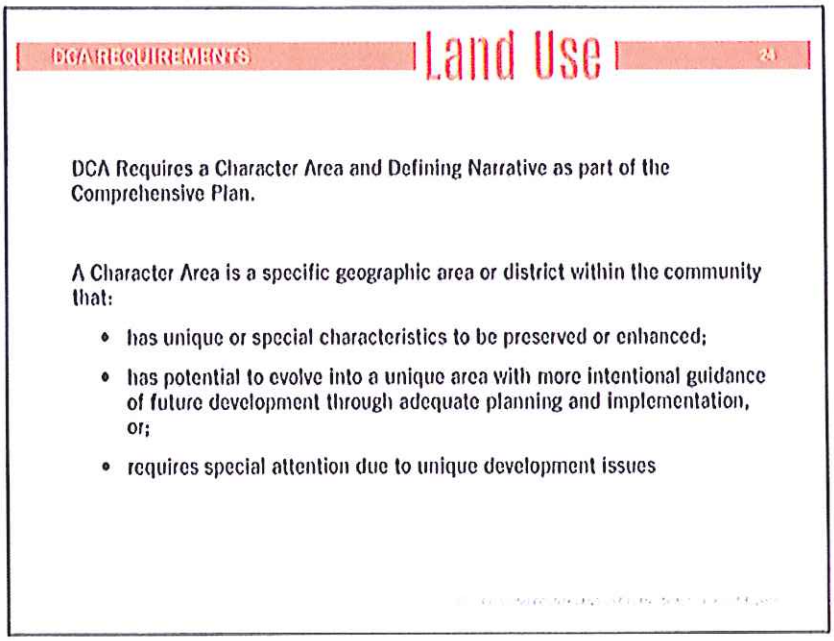
Schools located in places not in part by demand – where the kids are -- but in part by parcels that are given to the school board. Parcels that in part bought out of anticipation, buying cheap land. All of that needs to be considered as a part of infrastructure because that leads in scattering development across the county.



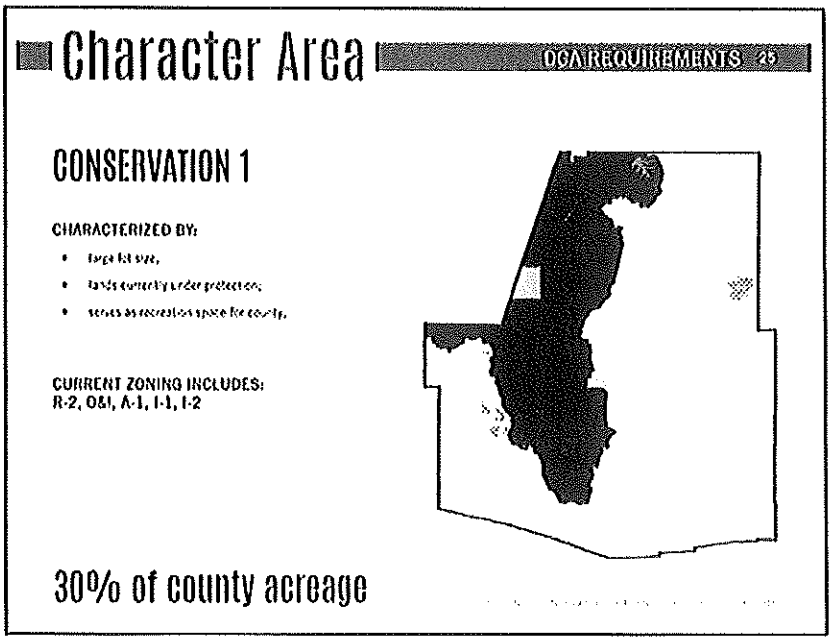
So if we put all the infrastructure together, and it's sort of difficult to see, but here's the black line for the infrastructure. Which says about a quarter of the county is served by sewer and it makes sense to develop in that area. The rest of the county, and the southern half of that half, the southern quarter, is an area that is currently not served by sewer, primarily septic tank, and needs to be controlled and the type of development that occurs so sewer is extended in some logical and cost effective way. And of course, the other half of the county is where development should not occur.



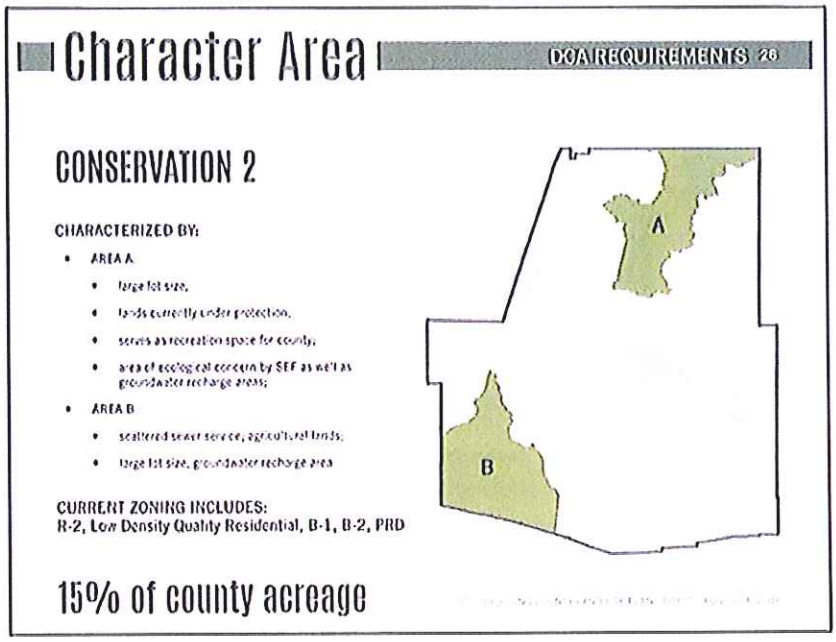
So what it's saying here in terms of the environment, half the county is fine for development, half the county is in conservation zones. Infrastructure is saying that about a quarter of the county is ready for development or development is appropriate in that location. That's where sewer already is. And third, when you put them combined, you begin to see where development occurs, where conservation occurs, and where something else – really rural development – then would be appropriate.



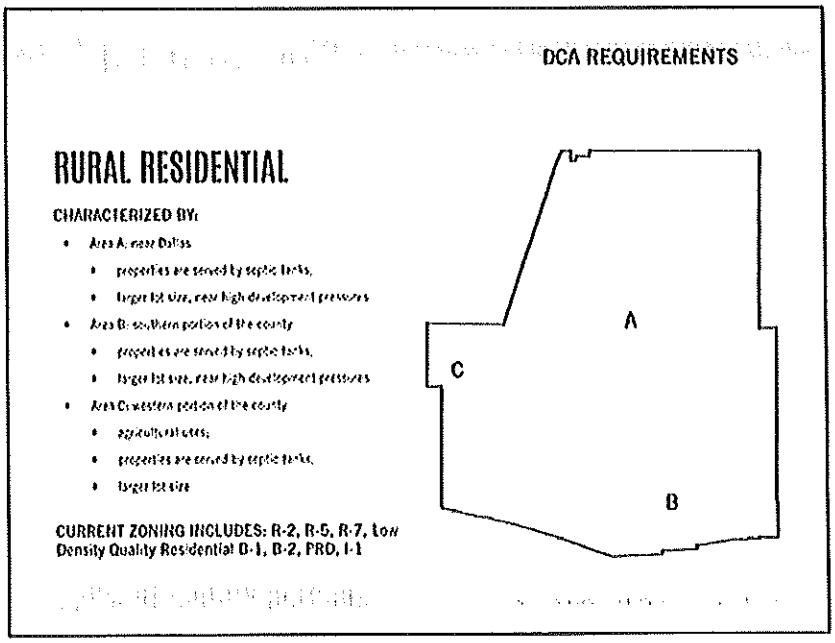
The next step in this, after doing the analytical work and trying to understand what's going on, what the facts are that underlie the planning decisions. Then we go to defining Character Areas. That's something the Department of Community Affairs requires for all over the state to say, what is the character of different areas of the county, which then suggest how they should be planned, how they should be controlled by regulations, where economic development might occur, and so on. So those character areas are what used to be called land use plan. And the problem with the Land Use Plan and the way we used to do things is to say, 'okay, that's residential, that's commercial, that's industrial". All separated. The character areas allow us to say we don't have to separate things so much, we can see how they can work together. As they work together they become part of the character area that's a part of respecting the environment, respecting the quality of the land, views, aesthetic stuff, and economic development and so on.



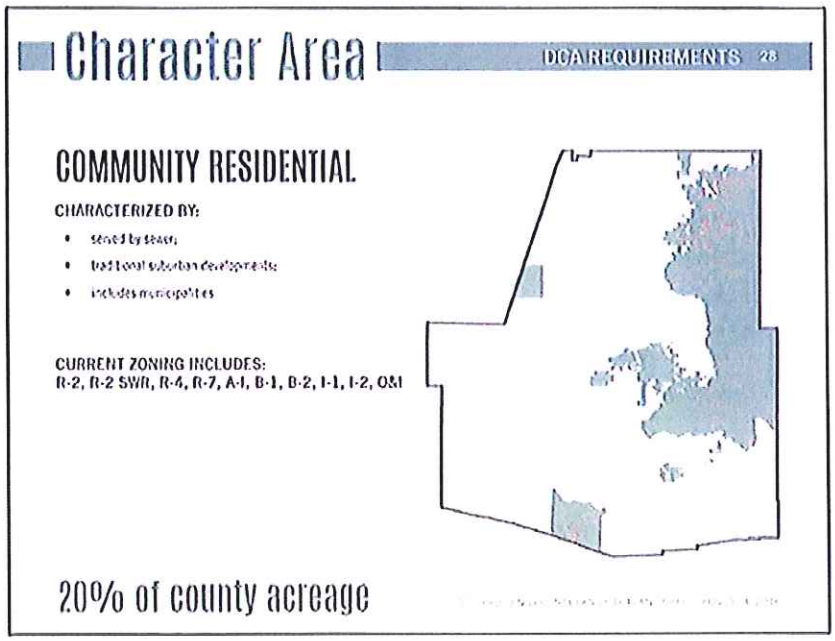
These are the conservation areas that are combined on the maps over there that you can have a closer look at. Number one is Conservation 1, we call it. What's occurring there now is lots of large lots, lots of rural land, a lot of agricultural land, primarily serves as recreation space. That's an area that should not have lots of development at all. If it is developed, very large lots.



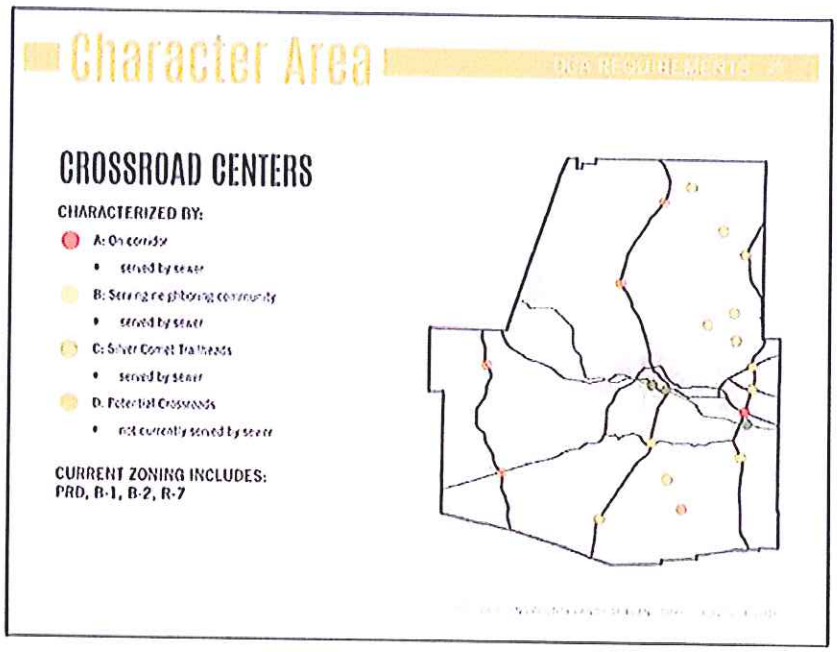
Conservation 2 areas – Area A land is currently under protection, serves as a resource, large lots, and so on. Down below, this is the issue with groundwater recharge, where there should be special regulations on new development that occurs.



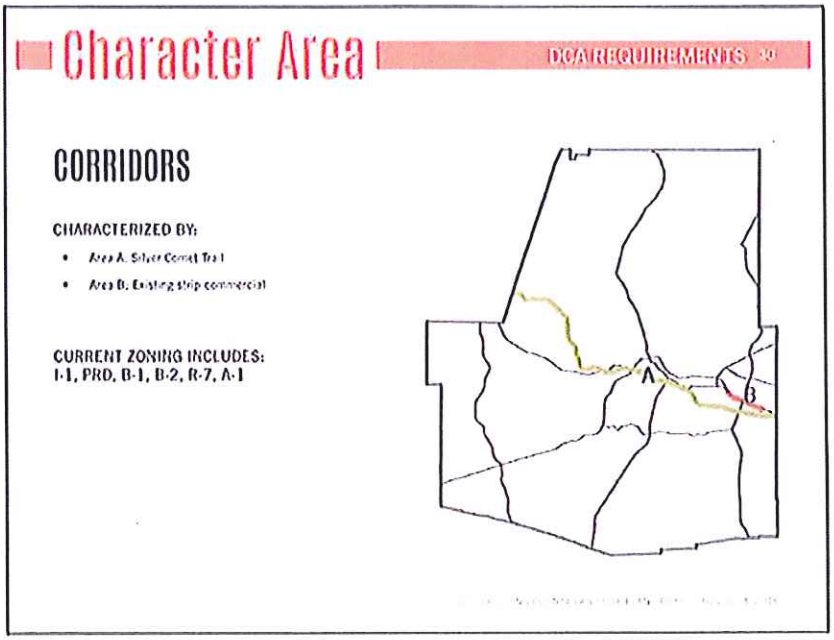
Rural Residential is the next one. Three areas, those are areas that are not currently served by sewer, by sanitary sewer. So those would be rural development, meaning septic tanks and large lots. The question of 'how large should those lots be' is a question that will need to be addressed. It might be different in one place versus another. Then rural development becomes something to be very careful about because that's what will be converted in the long, long, long term, into more dense, more connected development.



Community Residential is the area with sewer service already. And we can't say that line is exactly in the right place because we're not down to the level of saying, 'if there's a sewer trunk line here, how far can you extend and still be in that service area', but it's close. So this is the area that would be mostly the location for new development in the future, new residential development would occur in those places. Sewer would be extended in those gaps that surround it.

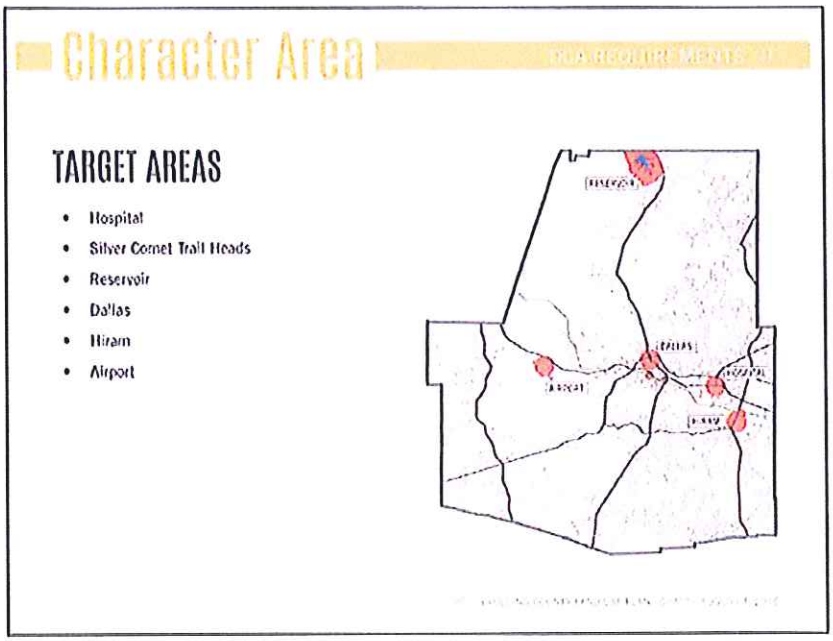


There are the Crossroad Centers that give the idea that, instead of having a lot of strip commercial and strip centers popping up everywhere, that those would be focused in crossroads. That is when two major roads, or going to be major roads cross. That's the location for a cluster of commercial development. This could include doctor's offices, dentists, gas stations, the various small strip centers that occur around the Crossroads, that are then designed and planned in such a way that they are easily accessible and they don't create traffic issues – traffic problems – at those intersections. So those include the ones that are currently served by sewer and on the major corridor; those serving surrounding territory, surrounding community; Silver Comet Trail heads that are important because that's the place where certain kinds of development can connect to the trail; and potential crossroads, as the county develops, to indicate where those future crossroads are likely to occur.



Corridors – there's two things we mentioned. One is the Silver Comet Trail which needs to be protected so there is not conflict between the trail and the people on the trail, versus the people who live or work nearby. And the second is the existing strip commercial, which should not be expanded. There's a tendency in the real estate world, and it's very understandable, that if you put a lot of people on the road, a lot of cars on the road, then there's a lot of people in the cars who have money in their pockets. So what do you do? It makes perfect sense to put some commercial use on the side of the road to capture that money. Just like in a major downtown – you go downtown and Main Street has stores along it. You're getting people and their wallet into the store. That's what creates the traffic problems and the blight that occurs as those business move from one place, and then in ten years they move farther, and then they move farther and farther, leaving behind old Walmart's, old gas stations, and old fast food places that then create the problems of the strip commercial. So what we're doing is saying, 'why doesn't that stuff go at Crossroad centers, and simply prohibit strip commercial development along these long corridors?' It's not an easy thing to do but it's one of the major challenges of this whole planning process. If that's not done, what occurs is what happens in the rest of the metro area. When everyone uses the same road to do everything – to go

to the grocery store, to go get gas, to go to work, or go visit your neighbor -- you're all on the same road and it accumulates that commercial strip stuff. So that's something to think about as a major problem that needs to be addressed.

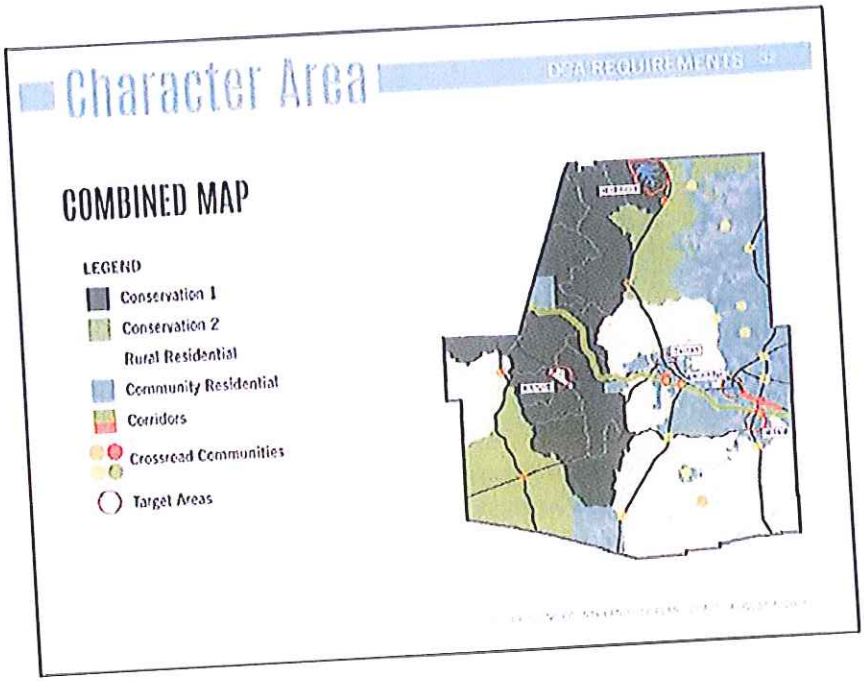


Target Areas are the places that need special attention and need special focus, and in some cases need emergency action. Of those, number one is the Hospital. The hospital and what's going to happen around it. What we've been talking about is immediately getting the county to hire a consultant to do a detailed master plan of that area before all of the stuff that accumulates around the hospital is developed, so everything is working according to the master plan of infrastructure and how it's subdivided, rather than letting it occur incrementally. All you have to do is go to any other major hospital in the metro area and look at what's around it and you realize you better get in front of that issue really quickly. Either by buying the land around it, as much as possible, or having the regulations in place, the zoning overlay district that controls it.

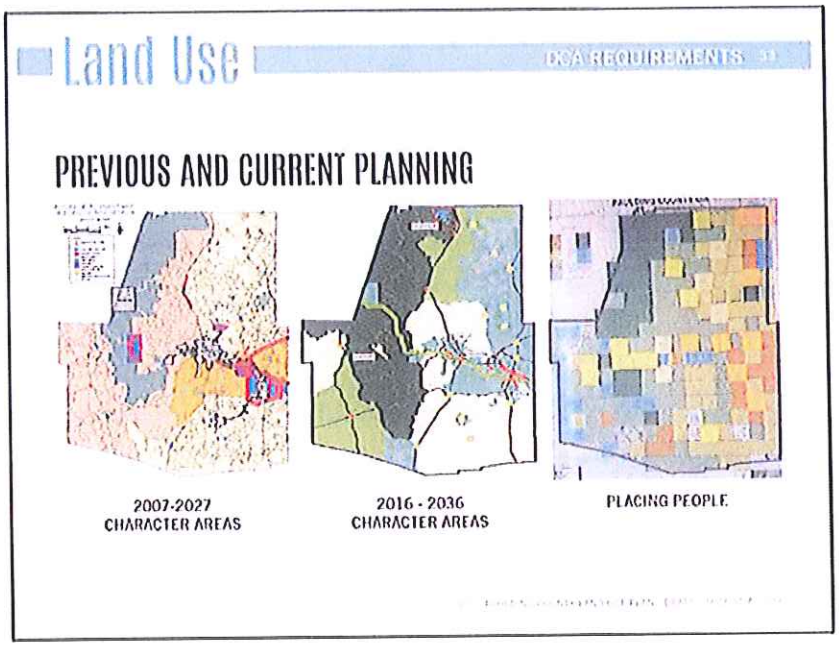
The second one is the Silver Comet Trailheads which should be looked at carefully. That's something the county could do itself, or hire someone in a small contract to do detailed plans for those trailheads.

The Reservoir, the new water reservoir. That exists in one of the drainage areas. That drainage area is really, really important and has to be regulated so that the quality of water in the reservoir is not damaged. So that's something that needs to be taken on very quickly, so that there's no development in there that threatens the

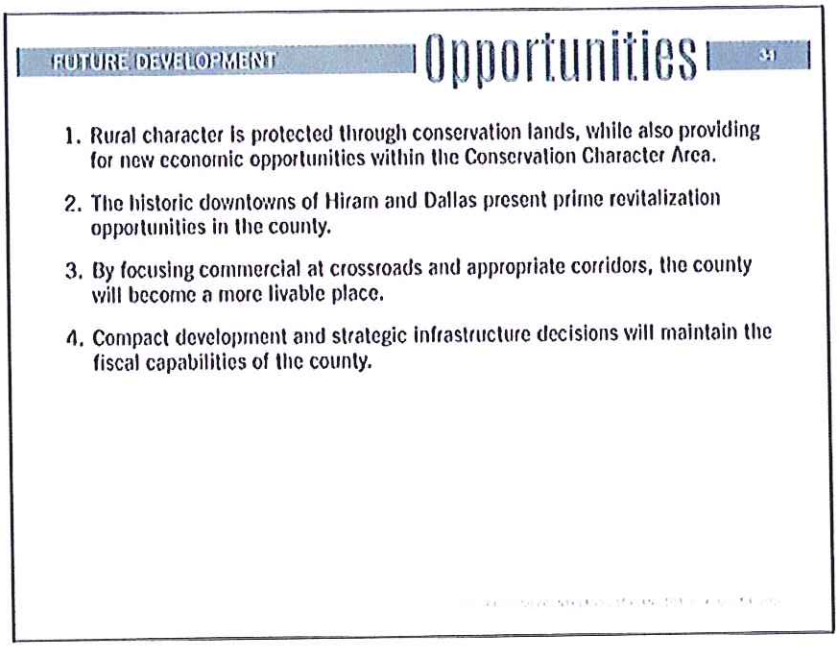
quality of the reservoir.
Dallas and Hiram, the downtowns are special areas. There's been work done in both downtowns, they have ongoing efforts, but that might be expanded to look farther in the future to say, 'how can those two existing downtowns be developed in the future, as is happening in the metro area, as major places where people congregate. Where you have things like town greens and other things that really act as a community center, as it was originally, those towns were the sort of civic centers of the county historically, and maybe they can be put back in the same way. So it keeps older buildings and older businesses together with new stuff.
And then the Airport needs its own master plan for the surrounding parcels very soon, so that the development that occurs there, whether it's fast, whatever happens in the future for the airport is controlled so it doesn't end up being just a conglomeration of stuff in a very environmentally sensitive territory.



So we put all that together and this is the Character Area map. So we've got the major conservation area here, the second conservation here, and that's half the county. There we've got the community area where future development should occur in the blue/green. And then rural development, large lot, served by septic tank, for the reasonable future. And then the target areas of Dallas, Hiram, the hospital, the Silver Comet Trail and the Airport.



So, we say, what we've done is something very radical – we've changed everything. That's not really what happened. What occurred previously in the 2007 Master Plan has not changed a lot. We changed the colors, but basically it's similar. Half the county in conservation, half developed. The big change we're making is the difference between these two areas – this one served by sewer, keep development in that area – that's the community area. And down below, keep this mostly rural development – large lot, agriculture, and so on. This is one of the maps that was done in one of the exercises in the planning process.



Opportunities. One of the opportunities we got, and I think everyone recognizes this, is that the natural environment in Paulding County – the western half of the county – is a huge economic development resource. They talk about economic development and think of office parks and so on. What we're talking about here is the tourism, recreation, and it's people who want to live in Paulding County and have access to that extraordinary asset on the west side of the county. So we really need to think about that as Conservation *is* Economic Development.

Thinking of the conservation area as an economic asset, doesn't mean putting office parks in that big green area. It means that natural resource area is a reason for businesses and people to move and live in Paulding County.

The downtowns of Dallas and Hiram should be thinking in the long term, and what other towns are doing in the region, like Woodstock and other places. There are reasons to have higher density, more kinds of commercial areas, more high-density housing, in those central historic downtowns.

Focus on Crossroads instead of commercial strips. The county will be more livable and traffic will be more manageable if that occurs.

Compact development and strategic infrastructure decisions will maintain the fiscal capabilities of the county. The big issue we'll get to in the new slide is control of the

subdivision of land.

FUTURE DEVELOPMENT

Needs

35

1. The subdivision of land is a problem (how land is subdivided), and regulation is needed. Scattered developments increase service costs, and a disconnected residential road network will lead to increased congestion and associated costs. Subdivision should respond to the Character Areas defined.
2. Hospital area needs to be planned ahead of future growth influences.
3. Historic areas can be revitalized through preservation and infill development.
4. The Reservoir watershed should be planned ahead of future growth influences.
5. Silver Comet Trailheads should attract both residents and visitors by creating unique places.
6. The Airport could spur unwanted development if unplanned for.
7. Schools should be connected and walkable to the communities they serve.

Subdivision of land. You think back to those maps – the scattered subdivisions by septic tank, served by sewer, were scattered all over the place. If that continues, that is a fiscal threat to the economic well-being of the county. Simply paying for that infrastructure. Paying not only to put it in, but to maintain it over a long period of time. The other half of that is, economic development in Paulding County is unlikely to be like that of Gwinnett County. Paulding County will likely stay mostly residential, predominantly residential, and it's simply a fact from across the county that taxes don't pay for services for residential development. So the more money that can be saved by the county in building roads and infrastructure and maintaining roads and infrastructure, the better off the county will be in the long-term and will keep taxes down. So there's a fiscal issue in this that is really, really important.

Subdivision control – the county actually has a pretty good subdivision ordinance compared to a lot of counties – but it doesn't reflect the different conditions that occur across the county. So one of the things we're suggesting to look at is to provide subdivision districts so that each Character Area would have its own development regulations to occur within it. So, the basic rules of subdivision would be for the whole county, and then each of the Character Areas would have its own

development regulations, which is one part of the larger subdivision regulation. That would allow, then, the development of large lots, served by septic tanks – which would be one set of regulations. The other set of regulations for normal, regulated subdivisions would be something else. And it would have things in in like, what you're missing now is the maximum distance between intersections, the maximum block size, all of the things that result in interconnected subdivisions and streets, so that everything isn't going to a single collector or arterial, which then gets wider, and wider, and wider as time goes on.

Question: Is there a local community/county that is doing this now?

RD: No. I don't think so. It actually makes no sense why that has occurred over time. Subdivision is really focused on residential and is the same everywhere. A lot of people nowadays are trying to put those subdivision regulations in effect in a zoning ordinance, which is sort of peculiar. So it would be easier to proceed with districting the subdivision regulations. There's a big reason for doing that – if you change zoning, you have to notify every property owner and it's going to take three years to make even a small change. Subdivision regulations are adopted by city government or county government, by the commissioners. So you can do it one piece at a time. You can say, 'okay, let's do the Conservation area first. Hold a public hearing and vote, and it's done'. So it's a matter of a few months, rather than a few years to make those changes. And it would be a very sensible thing and way to operate.

So the biggest problem that Paulding County is facing right now is control of subdivisions. Not only where they are, but how they're organized in order to maintain the fiscal sustainability of Paulding County Government.

Second, the hospital needs a master plan. Somebody hired – RFP goes out immediately – get a master plan done before development commitments start flying in around that hospital so that it's actually a place where people can go and can walk from a new hotel, that's sure to be online within a few months – walk from the hotel to the hospital without getting run over. I don't think there's any suburban hospital in the metro area where you can walk from a hotel to the hospital. Impossible. You have to drive, right?

Third – historic areas – downtown development organizations in each town should start looking at how they can start planning and doing economic development work to really begin to coalesce development around the old downtowns.

The reservoir needs attention immediately. And that might be the first subdivision district, just in that watershed. It's so important and needs to be taken care of immediately.

Silver Comet Trailheads need to be thought of as unique places where people on the trail can be connected to their immediate surrounding and that needs to be done quickly, before the next bicycle season arrives, the next, what, March? So something happens and there's something visible going on.

The airport – whatever happens to the airport, we're not in that fight – but whatever

happens needs to be controlled and really thoughtfully done. And that's another one that needs a subarea plan to really control what needs to be done.
And then schools, schools really need to be a bigger coordinated effort between schools and school locations and school design. So maybe at some point in the future somebody can walk to school. That there may be some way to operate buses so they're not always creating congestion in the morning in front of a school. All of that needs to be thought through. All of that is a difficult thing because of the cost and how land is acquired, and so on. That's a really big challenge that should be addressed.

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Richard Dagenhart

Paulding Stakeholder Presentation

August 4, 2016

Notes for Presentation_080416_ppt.pdf

Slide 4-6: Context - Water

Water effects everyone -- quality and quantity. This land use study focuses on the larger watersheds within Paulding County, and the smaller sub-drainage basins within the county. Watershed boundaries tend to be designated by topography and ridgelines, meaning that if a drop of water lands in this area, it will stay within the defined area. Development patterns within these areas affect the water quality, adding to impervious surface area which causes water to run more quickly off surfaces into creeks and rivers, causing potential erosion and sediment issues. Paulding has experienced significant flooding issues in the past, and understanding how to live and work with water is critical to understanding how to manage the land.

Slide 7-13: Existing Conditions: Environment

In order to build the framework for the land use study, it is critical to look at the ecological components of the county, including Hydrology and Wetlands, Impaired Streams, Groundwater Recharge Areas, FEMA Floodplains, SEF's Priority Ecological Areas, and Slope Analysis.

Slide 14: Environmental Assessment

The western side needs to be put under various conservation regulations and shouldn't be developed. The big black line says, 'on that side, you really shouldn't be building very much'. On the other side is the territory that can be built on. So it really makes the first major conclusion that says half the county is fine to continue to grow, half the county needs to be protected and development should be very limited.

Slide 15: Infrastructure

Then we go to infrastructure. Infrastructure is all the stuff that provides the framework for development then to occur. So we look at several things: the road network, silver comet trail, fiber, parcels served by sewer (where are the sewer connections), schools, and then all of that has resulted in this -- the located of new development over the past 20 years.

Slid 16: Road Network

The road network includes all of the state and county roads, and also includes all the little roads and paths that lead to subdivisions and within subdivisions. That's all the road network that's occurring. And that's a concern because that's how things are linked together. That's how you get from place to another. Which, as you know, and other parts of the metro area, that road network is so sparse and so disconnected that you can't get anywhere, because everyone's trying to get on the same road to get to the same place.

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Slide 17: Silver Comet Trail

The Silver Comet Trail is a major resource, just because it's there and also because it's small but important economic development and tourist opportunities that go along with it.

Slide 18: Fiber Network

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

Slide 19: Parcels Served by Sewer

Sewer -- this is probably the most important one within the plan. These are the areas currently served by sewer. The parcels served by sewer. And you look at the map and you say -- um, that looks like there's a problem, because it's so scattered. There's a lot of sewer lines going through vacant parcels, detached from one another. So what has been occurring in Paulding County is building sewers on demand. Somebody buys a piece of land, says the want a sewer, and sewer is extended, whether the developer pays for it, or the county pays for it, or the City of Dallas pays for it. It's all related to where people are moving and where they're developing.

So what is a concern there is how much that is scattered and what the consequences may be in the future.

Slide 20: Suburban Development (1990 -- 2010)

This is the other concern. If we put those two together -- where the sewers are and where development has occurred, what's that say? There's a whole lot of septic tank development going on outside that's not using sewer, or sewer service is coming very slowly. So that scattered development is another problem that is parallel to the problem of scattered sewers.

Slide 21: Schools

Schools located in places not in part by demand -- where the kids are -- but in part by parcels that are given to the school board. Parcels that in part bought out of anticipation, buying cheap land. All of that needs to be considered as a part of infrastructure because that leads in scattering development across the county.

Slide 22: Infrastructural Assessment

So if we put all the infrastructure together, and it's sort of difficult to see, but here's the black line for the infrastructure. Which says about a quarter of the county is served by sewer and it makes sense to develop in that area. The rest of the county, and the southern half of that half, the southern quarter, is an area that is currently not served by sewer, primarily septic tank, and needs to be controlled and the type of development that occurs so sewer is extended in some logical and cost effective way. And of course, the other half of the county is where development should not occur.

Slide 23: Summary

So what it's saying here in terms of the environment, half the county is fine for development, half the county is in conservation zones. Infrastructure is saying that about a quarter of the county is ready for development or development is appropriate in that location. That's where sewer already is. And third, when you put them combined, you begin to see where development occurs, where

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conservation occurs, and where something else – really rural development – then would be appropriate.

Slide 24: Land Use

The next step in this, after doing the analytical work and trying to understand what's going on, what the facts are that underlie the planning decisions. Then we go to defining Character Areas. That's something the Department of Community Affairs requires for all over the state to say, what is the character of different areas of the county, which then suggest how they should be planned, how they should be controlled by regulations, where economic development might occur, and so on. So those character areas are what used to be called land use plan. And the problem with the Land Use Plan and the way we used to do things is to say, 'okay, that's residential, that's commercial, that's industrial". All separated. The character areas allow us to say we don't have to separate things so much, we can see how they can work together. As they work together they become part of the character area that's a part of respecting the environment, respecting the quality of the land, views, aesthetic stuff, and economic development and so on.

Slide 25: Character Area – Conservation 1

These are the conservation areas that are combined on the maps over there that you can have a closer look at. Number one is Conservation 1, we call it. What's occurring there now is lots of large lots, lots of rural land, a lot of agricultural land, primarily serves as recreation space. That's an area that should not have lots of development at all. If it is developed, very large lots.

Slide 26: Character Area – Conservation 2

Conservation 2 areas – Area A land is currently under protection, serves as a resource, large lots, and so on. Down below, this is the issue with groundwater recharge, where there should be special regulations on new development that occurs.

Slide 27: Character Area – Rural Residential

Rural Residential is the next one. Three areas, those are areas that are not currently served by sewer, by sanitary sewer. So those would be rural development, meaning septic tanks and large lots. The question of 'how large should those lots be' is a question that will need to be addressed. It might be different in one place versus another. Then rural development becomes something to be very careful about because that's what will be converted in the long, long, long term, into more dense, more connected development.

Slide 28: Character Area – Community Residential

Community Residential is the area with sewer service already. And we can't say that line is exactly in the right place because we're not down to the level of saying, 'if there's a sewer trunk line here, how far can you extend and still be in that service area', but it's close. So this is the area that would be mostly the location for new development in the future, new residential development would occur in those places. Sewer would be extended in those gaps that surround it.

Slide 29: Character Area – Crossroad Centers

There are the Crossroad Centers that give the idea that, instead of having a lot of strip commercial and strip centers popping up everywhere, that those would be focused in crossroads. That is when two major roads, or going to be major roads cross. That's the location for a cluster of commercial development. This could include doctor's offices, dentists, gas stations, the various small strip

centers that occur around the Crossroads, that are then designed and planned in such a way that they are easily accessible and they don't create traffic issues -- traffic problems -- at those intersections. So those include the ones that are currently served by sewer and on the major corridor; those serving surrounding territory, surrounding community; Silver Comet Trail heads that are important because that's the place where certain kinds of development can connect to the trail; and potential crossroads, as the county develops, to indicate where those future crossroads are likely to occur.

Slide 30: Character Area -- Corridors

Corridors -- there's two things we mentioned. One is the Silver Comet Trail which needs to be protected so there is not conflict between the trail and the people on the trail, versus the people who live or work nearby. And the second is the existing strip commercial, which should not be expanded. There's a tendency in the real estate world, and it's very understandable, that if you put a lot of people on the road, a lot of cars on the road, then there's a lot of people in the cars who have money in their pockets. So what do you do? It makes perfect sense to put some commercial use on the side of the road to capture that money. Just like in a major downtown -- you go downtown and Main Street has stores along it. You're getting people and their wallet into the store. That's what creates the traffic problems and the blight that occurs as those business move from one place, and then in ten years they move farther, and then they move farther and farther, leaving behind old Walmarts, old gas stations, and old fast food places that then create the problems of the strip commercial. So what we're doing is saying, 'why doesn't that stuff go at Crossroad centers, and simply prohibit strip commercial development along these long corridors?' It's not an easy thing to do but it's one of the major challenges of this whole planning process. If that's not done, what occurs is what happens in the rest of the metro area. When everyone uses the same road to do everything -- to go to the grocery store, to go get gas, to go to work, or go visit your neighbor -- you're all on the same road and it accumulates that commercial strip stuff. So that's something to think about as a major problem that needs to be addressed.

Slide 31: Character Area -- Target Areas

Target Areas are the places that need special attention and need special focus, and in some cases need emergency action. Of those, number one is the Hospital. The hospital and what's going to happen around it. What we've been talking about is immediately getting the county to hire a consultant to do a detailed master plan of that area before all of the stuff that accumulates around the hospital is developed, so everything is working according to the master plan of infrastructure and how it's subdivided, rather than letting it occur incrementally. All you have to do is go to any other major hospital in the metro area and look at what's around it and you realize you better get in front of that issue really quickly. Either by buying the land around it, as much as possible, or having the regulations in place, the zoning overlay district that controls it.

The second one is the Silver Comet Trailheads which should be looked at carefully. That's something the county could do itself, or hire someone in a small contract to do detailed plans for those trailheads.

The Reservoir, the new water reservoir. That exists in one of the drainage areas. That drainage area is really, really important and has to be regulated so that the quality of water in the reservoir is not damaged. So that's something that needs to be taken on very quickly, so that there's no development in there that threatens the quality of the reservoir.

Dallas and Hiram, the downtowns are special areas. There's been work done in both downtowns, they have ongoing efforts, but that might be expanded to look farther in the future to say, 'how can those two existing downtowns be developed in the future, as is happening in the metro area, as major places where people congregate. Where you have things like town greens and other things that really act as a community center, as it was originally, those towns were the sort of civic centers of the county historically, and maybe they can be put back in the same way. So it keeps older buildings and older businesses together with new stuff.

And then the Airport needs its own master plan for the surrounding parcels very soon, so that the development that occurs there, whether it's fast, whatever happens in the future for the airport is controlled so it doesn't end up being just a conglomeration of stuff in a very environmentally sensitive territory.

Slide 32: Character Area – Combined Map

So we put all that together and this is the Character Area map. So we've got the major conservation area here, the second conservation here, and that's half the county. There we've got the community area where future development should occur in the blue/green. And then rural development, large lot, served by septic tank, for the reasonable future. And then the target areas of Dallas, Hiram, the hospital, the Silver Comet Trail and the Airport.

Slide 33: Previous and Current Planning

So, we say, what we've done is something very radical – we've changed everything. That's not really what happened. What occurred previously in the 2007 Master Plan has not changed a lot. We changed the colors, but basically it's similar. Half the county in conservation, half developed. The big change we're making is the difference between these two areas – this one served by sewer, keep development in that area – that's the community area. And down below, keep this mostly rural development – large lot, agriculture, and so on. This is one of the maps that was done in one of the exercises in the planning process.

Slide 34: Opportunities

Opportunities. One of the opportunities we got, and I think everyone recognizes this, is that the natural environment in Paulding County – the western half of the county – is a huge economic development resource. They talk about economic development and think of office parks and so on. What we're talking about here is the tourism, recreation, and it's people who want to live in Paulding County and have access to that extraordinary asset on the west side of the county. So we really need to think about that as Conservation *is* Economic Development.

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Focus on Crossroads instead of commercial strips. The county will be more livable and traffic will be more manageable if that occurs.

Compact development and strategic infrastructure decisions will maintain the fiscal capabilities of the county. The big issue we'll get to in the new slide is control of the subdivision of land.

Slide 35: Needs

Subdivision of land. You think back to those maps -- the scattered subdivisions by septic tank, served by sewer, were scattered all over the place. If that continues, that is a fiscal threat to the economic well-being of the county. Simply paying for that infrastructure. Paying not only to put it in, but to maintain it over a long period of time. The other half of that is, economic development in Paulding County is unlikely to be like that of Gwinnett County. Paulding County will likely stay mostly residential, predominantly residential, and it's simply a fact from across the county that taxes don't pay for services for residential development. So the more money that can be saved by the county in building roads and infrastructure and maintaining roads and infrastructure, the better off the county will be in the long-term and will keep taxes down. So there's a fiscal issue in this that is really, really important.

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NEEDS and OPPORTUNITIES (SWOT)

Element 2
August 2016 (2014, 2015, 2016)

Charting a Course

STRENGTHS

Many assets – Green Land, Historic, Environmental, Cultural

Growth

Location of the county - Paulding is located in Atlanta but has its own unique identity

The Silver Comet Trail

The Hospital Area

The 7,000 acres of unspoiled land that Paulding County owns and controls

The prime revitalization opportunities in Hiram and Dallas

WEAKNESSES

There is no long-term vision for protecting, promoting or enhancing local assets

The subdivision of land and scattered development

Increased service costs due to scattered development

The current zoning ordinance does not align with the current Comprehensive Plan

There is no plan to protect and/or utilize the community's natural resources

A disconnected residential road network will lead to increased congestion and associated costs

NEEDS and OPPORTUNITIES (SWOT)

Charting a Course

OPPORTUNITIES

Growth continues and a permanent water supply is imminent

A multi-jurisdictional planning process is in play and growing stronger

To protect rural character while providing new economic opportunities

Silver Comet Trailheads should attract both residents and visitors by creating unique places

Aligning land subdivision with Character Area definitions maintains fiscal and natural resource capabilities

Hospital area needs to be planned ahead of future growth influences

Historic areas revitalization through preservation and infill development

Schools should be connected and walkable to the communities they serve

To become a more livable place by focusing commercial uses at crossroads and appropriate corridors

THREATS

Continued sprawl results in no sense of place

Disparity in allowed population in the current zoning ordinances and the water supply

The Airport could spur unwanted development if unplanned for

COMMUNITY GOALS

Element 1
August 2, 2016 (2014, 2015, 2016)

Charting a Course

PROTECT AND PRESERVE NATURAL RESOURCES

Create new economic opportunities around conservation

Greenspace and Wide-Open Spaces

Reservoir and Water Supply

Farms

TARGET DEVELOPMENT

To leverage existing infrastructure

To promote quality of life choices (live, work, play, walkability)

To maintain rural and small town character

COMMUNITY GOALS

Charting a Course

LEVERAGE EXISTING ASSETS

Land

Natural Resource

Historic

Recreation and Culture

Education

Tourism

Economic

Small Town Feel via Compact Development

CREATE CONNECTION

Build corridors of all types (for cars, people, bikes, mom's with strollers)

MAINTAIN FISCAL VIABILITY

Strategic infrastructure decisions will maintain fiscal capabilities

STAKEHOLDER COMMITTEE

Meeting 2
August 4
8:00 AM – 10:00 MA
Paulding County Senior Center
54 Industrial Way
Dallas, GA 30132

Charting a Course

EMAIL LANGUAGE DRAFT (modify as you see fit)

Stakeholders

Over 30 members of the 2017 Paulding County Comprehensive Plan Stakeholder Committee attended the update meeting on August 4. The focus of the update was a presentation by representatives of the Land Use Study team – Katherine Moore from the Georgia Conservancy and Richard Dagenhart from Georgia Tech. Ms. Moore and Professor Dagenhart offered findings from the Land Use Study research to date and solicited input from stakeholders

Attendees also worked in teams to assess a list of "Needs and Opportunities" and " Community Goals" that have been compiled over the last 18 months. Items from these lists will be used to create "Work Programs" that must be submitted as part of the 2017 Comprehensive Plan.

Following the Stakeholder Committee Update Meeting, Ms. Moore gave an abbreviated presentation to attendees at the Georgia Power Chamber luncheon – also held at the Senior Center.

Attached are highlight slides from the Land Use Study presentation. A few key point in the Georgia Power Chamber presentation were:

Your community is your product
How does your community grow and stay relevant
It is important to shape your product to be one you can be proud of and that will attract others (residents and businesses)
How we divide our land is more important the buildings placed upon the land
Buildings don't last – land use does
Water is key to our future

REMEMBER: Over the next two months, four Community Meeting Interactive Workshops will be held in various locations throughout the county. I hope you will take the time to drop by one or more as your schedule permits.

REQUEST: Attached is Community Meeting schedule that I hope you will consider sharing with friends, colleagues, neighbors and employees. Input from the general public is key to a strong planning process and your personal invitation to people you know is greatly appreciated.

Please feel free to contact Chris Robinson or me should you have questions.

The Future of Paulding County

Share Your Ideas
@ Community Meetings

Charting a Course

Drop in 4PM – 7PM @ Thursday Workshops

To explore interactive displays and offer personal input to government and community leaders

For your convenience, community meetings are scheduled at different times and in various locations across Paulding County.

August 11, 2016
Dallas Civic Center
208 Main Street
Dallas, GA 30132

August 18, 2016
Hiram Community Center
217 Main Street
Hiram, GA 30141

September 8, 2016
New Georgia Library
94 Ridge Road
Dallas, GA 30157

September 15, 2016
Crossroads Public Library
909 Harmony Grove Church Road
Acworth, GA 30101
Art Contest Awards: 6:30 PM

PUBLIC PARTICIPATION

C. Stakeholder Committee

2. Meeting Details

Meeting #3 – February 2, 2017

Paulding Senior Center

Charting a Course

STAKEHOLDER COMMITTEE

Update Meeting
February 2, 2017
8:00 AM – 10 AM
Paulding County Senior Center
54 Industrial Way N
Dallas, GA 30132

Charting a Course

AGENDA

NETWORKING		8:00 – 8:30

- THANK YOU
  - Michael Justus and Betty Roach

WELCOME & INTRODUCTIONS		8:30 – 8:45

- ATTENDEES

PROGRESS TO DATE		8:45 – 8:55

- MILESTONES AND PROGRESS
  - Created a Collaborative Planning Process
  - Conducted Research Over 18 Months
  - Collected Public Input – Stakeholders and Public Workshops
  - Provided Feedback – Land Use Study Briefing - August

ECONOMIC DEVELOMENT	Bob Gray	8:55 – 9:30

- APPROACH, FINDINGS, RECOMMENDATIONS

FIRST LOOK	Kay Lee	9:30 – 9:55

- PUBLIC WORKSHOP RESULTS
- TRENDS
- COMMUNITY GOALS and NEEDS AND OPPORTUNTIES

CLOSING REMARKS	Ann Lippmann	9:55 – 10:00

Sign-In Sheet

Stakholder Committee
Meeting #3

February 2, 2017 at 8:00 am
Paulding County Senior Center

Charting a Course

	Name	Address	E-Mail	Phone/Fax
10	Brian Ott	5236 Atlanta Hwy Dallas, GA. 30132	bott@pauldg.k12.ga.us	678-410-9146
11	Patrick Vickers	PO Box 670 Emerson GA 30137	patrick.vickers@dca.ga.gov	404 695 2093
12	Ford Thigpen	56 Hiram Drive Hiram 30141	fthigpen@westsidebank.net	7-445-1855
13	Mary Carl Sheffield	538 W. Memorial Dr. Dallas, GA 30132	msheff@uga.edu	7/493-7616
14	Linda Verscharen	P.O. Box 1088 Hiram GA 30141	lindav883@comcast.net	7)842-6786
15	Guy Scull	P.O. Box 182 Dallas GA 30132	GuyScull@Bellsouth.net	7/597-4540
16	Robert Reynolds	P.O. Box 2836 Dallas, GA. 30132	Reynolds@pauldingdevelopment.com	7/371-3594
17	Jaydee Smith	PO BOX 947 Dallas	Jaydeeasmith@gmail.com	4046636136
18				

Sign-In Sheet

Stakholder Committee
Meeting #3

February 2, 2017 at 8:00 am
Paulding County Senior Center

Charting a Course

	Name	Address	E-Mail	Phone/Fax
1	TOM MORRIS	16 DORCHESTER WAY VILLA RICA 30180	tommymorris@msn.com	(678) 697-9275
2	BRUCE COYLE	240 CONSTITUTION DALLAS	bcoyle@pauldins.ga	770 443-7571
3	Nadia Faucette	2525 Old Alabama Rd Austell	nlbrock@southernco.com	404.717.0132
4	Matthew Loy II	995 McClung Rd. Hiram GA. 30141	matthew2loy@gmail.com	678-481-2776
5	Connie Watjen	25 Courthouse Sq. Dallas	cwatjen@highlands.edu	678-910-3459
6	JODY PALMER	217 MAIN ST HIRAM GA 30141	jpalmer@hiram-ga.gov	678 776 8929
7	Michael Cash	129 E. Memorial Dr. Dallas GA 30132	mcash@dallas-ga.gov	678 363 6175
8	Terrance Courcet	118 Four Oaks Dr Powder Spring GA	tcourcet@unitedwayatlanta.org	678-427-5842
9	DEVAN SEABAUGH	51120 ALLGOOD industrial MARIETTA, GA 30066	devan_seabaugh@maac911.com	678 794 8232

Sign-In Sheet

Stakholder Committee
Meeting #3

February 2, 2017 at 8:00 am
Paulding County Senior Center

Charting a Course

	Name	Address	E-Mail	Phone/Fax
28	Dave Carmichael	543 Cedarstone Path Dallas, Ga 30157	dcarmichael@bellsouth.net	404-326-6061
29	Kendall Smith	129 E Mer. Dr. Dallas Ga. 30132	KSmith@dallas-ga.gov	770 443 8110 8102
30				
31				
32				
33				
34				
35				
36				

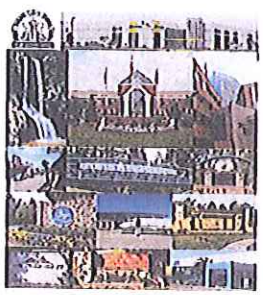
PAULDING COUNTY
2017-2026 ECONOMIC DEVELOPMENT STRATEGIC PLAN

February 2, 2017

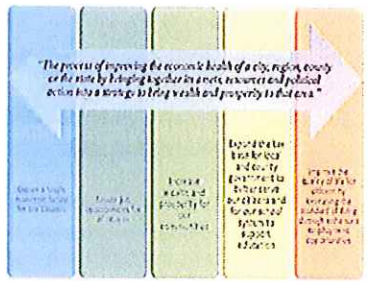
Acknowledgements

A special thanks to the many individuals that took time to respond to our interviews and surveys

- County Commission
- County/Cities Administration and Staff
- Paulding IDO
- Paulding County Chamber
- Numerous other organizations and individuals



Why Do Economic Development?



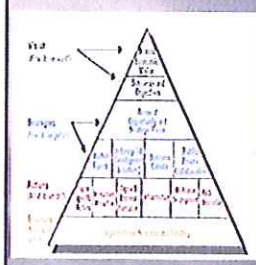
AGENDA

- Acknowledgements
- Why Economic Development
- Study Framework/Scope
- SWOT Findings
- Strategic Themes
- 2017-2026 Economic Development Strategic Plan (EDSP) Summary
- 2017-2026 EDSP Implementation Matrix

Components of the Plan

There are several steps in preparing a Strategic Economic Development Plan. The Economic Development Administration (EDA) typically defines the strategic planning process in four parts:

1. analysis, where we are;
2. vision, where we want to be;
3. action plan, how do we get there;
4. evaluation, how are we doing?



Goal Development

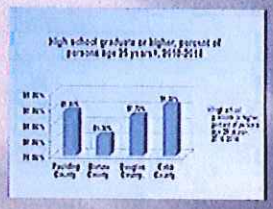
- Identify key county economic development activities
- Identify strategic issues, expressed as questions
- Prioritize issues and solutions
- Create goals and objectives

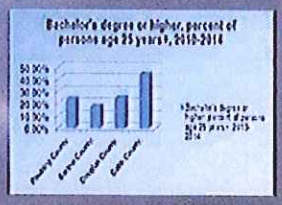
Strategic Action Plan (10 year)

- Specific action items for each goal and objective
- Create a time period of the actions
- The identification of the resources (people, money) needed for carrying out the action items

Location/Transportation

Education

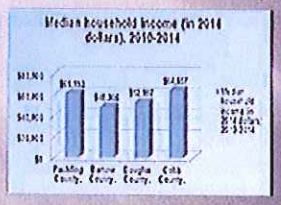




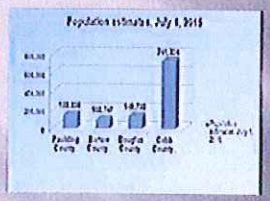
Population

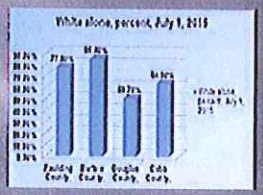
Subject	Paulding County		Dallas		Hiram		Braswell	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total population	142,324	100	11,544	100.0	3,546	100.0	379	100
Median age (years)	33.8	(X)	30.9	(X)	33.3	(X)	30.3	(X)
15 years and over	103,990	73.1	8,418	72.9	2,640	74.5	271	71.5
18 years and over	99,230	69.7	8,112	70.3	2,551	71.9	258	68.1
21 years and over	93,894	66	7,657	66.3	2,443	68.9	244	64.4
62 years and over	13,557	9.5	1,324	11.5	412	11.6	34	9
65 years and over	10,220	7.2	1,091	9.5	316	8.9	21	5.5

Household Income and Units

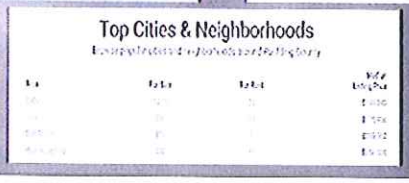


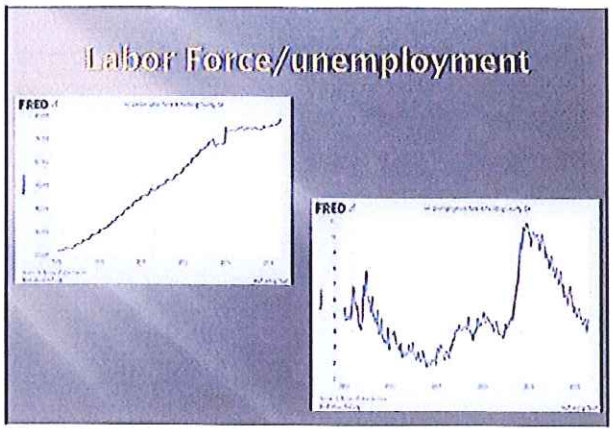
Demographics

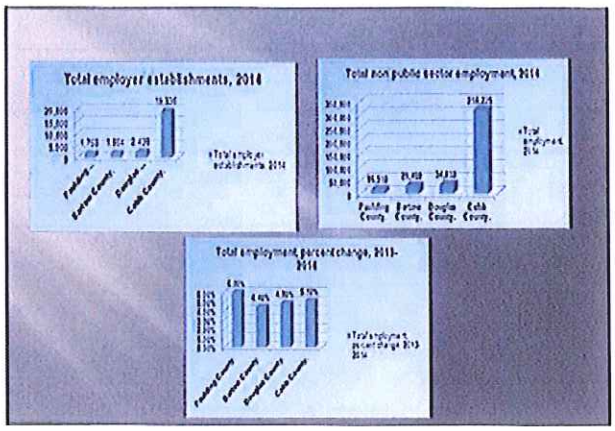


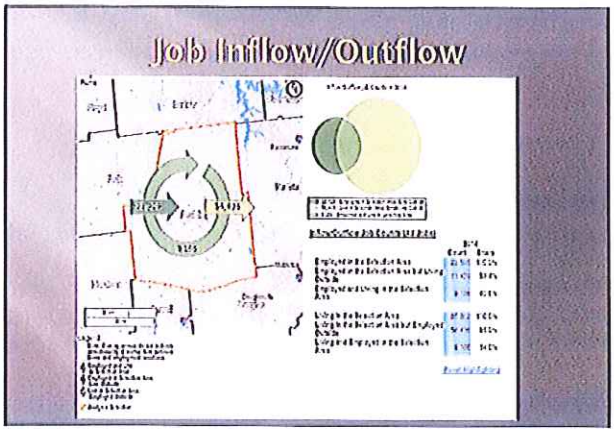


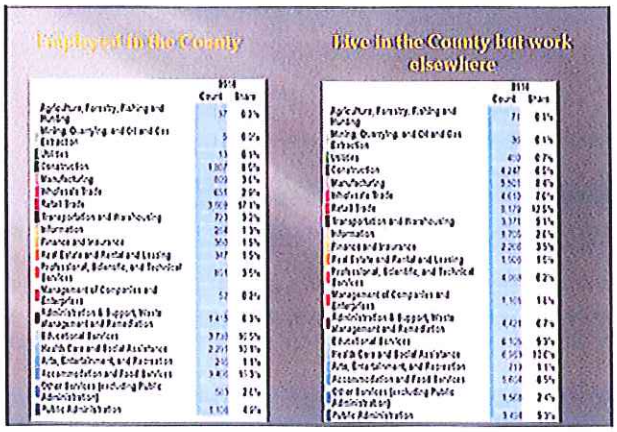
Housing Market

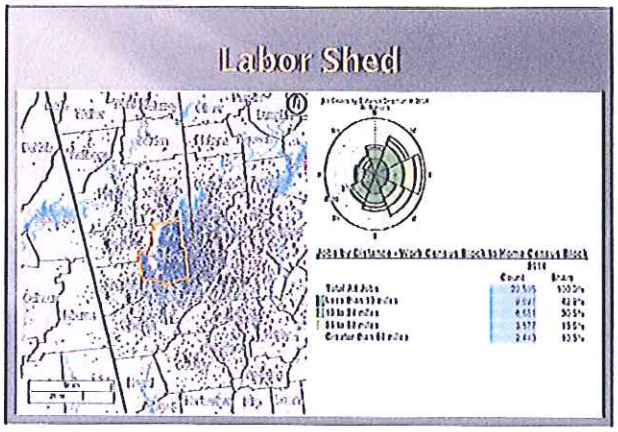


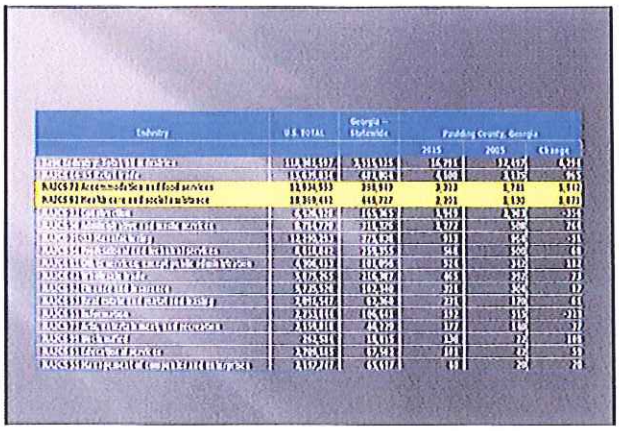

Labor Force/unemployment
FRED
FRED

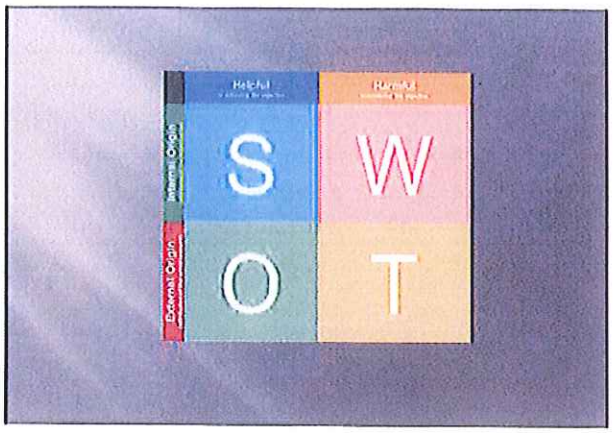

Total employer establishments, 2014
Total non public sector employment, 2014
Total employment, percent change, 2010-2014


Job Inflow//Outflow


Employed in the County
Live in the County but work elsewhere


Labor Shed




Helpful
Harmful
Internal Origin
External Origin
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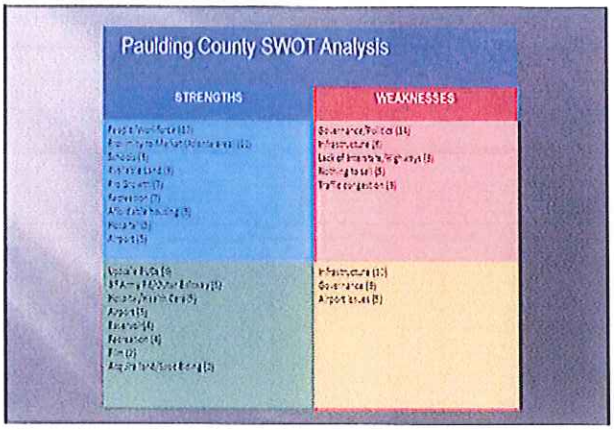
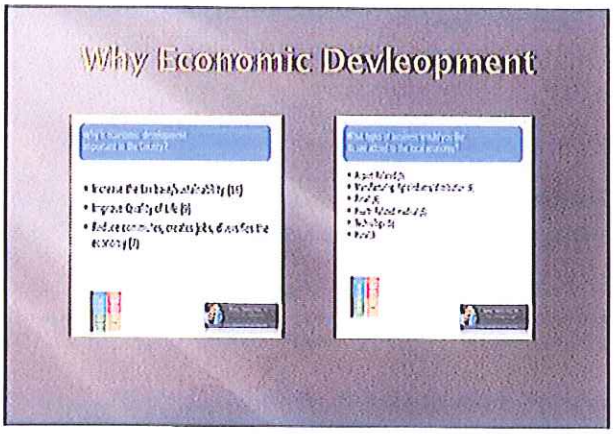
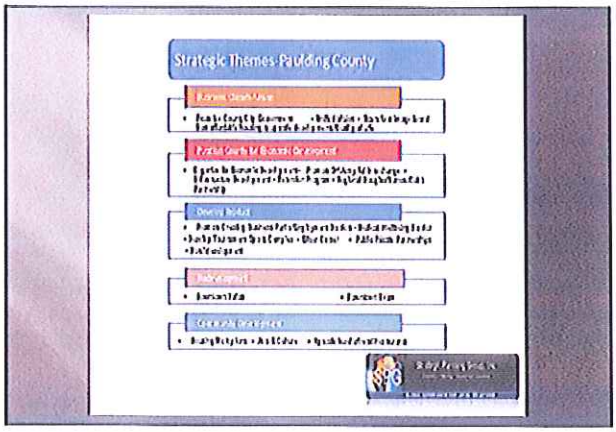
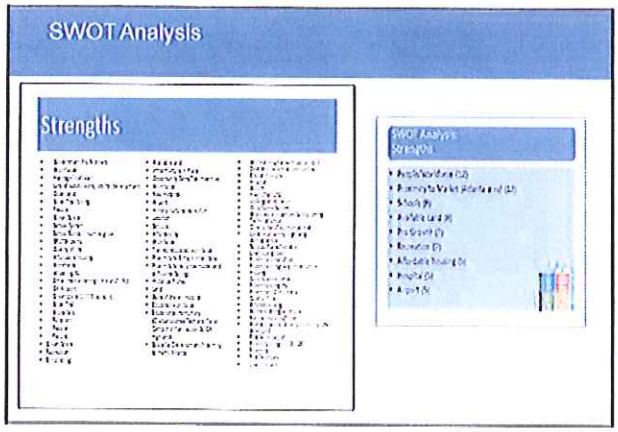
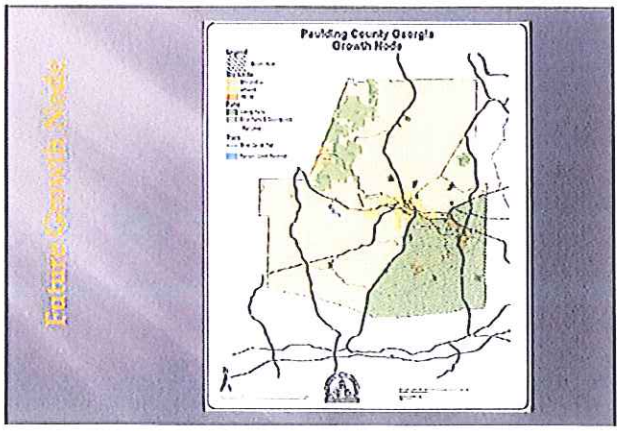
T


Paulding County SWOT Analysis
STRENGTHS
WEAKNESSES


Why Economic Devleopment


Strategic Themes-Paulding County


SWOT Analysis
Strengths


Future Growth Node
Paulding County Georgia
Growth Node

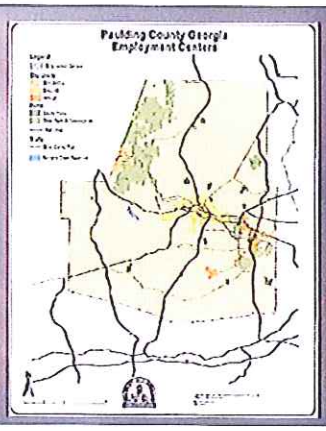
OPPORTUNITY AREAS

- Hospital/Medical Overlay District
- Expansion of SR 92 (new employment centers)
- Redevelopment Opportunities
  - Hiram (Best Access to Silver Comet Trail)
  - Dallas (Existing Downtown Redevelopment, heritage sites and existing post secondary education)
- Airport

2017-2026 EDSP Summary

- GOAL 1: PROMOTE COUNTY IMAGE, BUSINESS CLIMATE AND BRAND FOR ECONOMIC DEVELOPMENT
- GOAL 2: POSITION THE COUNTY FOR ECONOMIC DEVELOPMENT/REDEVELOPMENT
- GOAL 3: DEVELOP PRODUCT – LAND AND BUILDINGS
- GOAL 4: PROMOTE ECONOMIC REDEVELOPMENT WITHIN DALLAS AND HIRAM
- GOAL 5: MAINTAIN QUALITY OF LIFE-COMMUNITY DEVELOPMENT

Future Employment Centers



2017-2026 EDSP Summary

This EDSP is very comprehensive. The EDSP contains 5 Goals, 15 objectives and 53 strategies.

It should be noted that there is overlap between goals, objectives and strategies and that responsibility for the objectives/strategies involves a host of public and private stakeholders.

Key to implementation is the commitment to making the plan a reality

Target Industries

While the County does not have true industry clusters, it currently has the following five target industries identified:

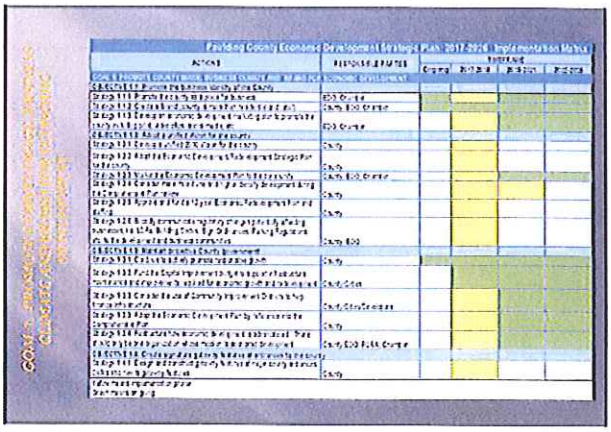
- Aerospace & Aviation
- Automotive Supply
- Machinery & Equipment
- Medical Health
- Film & Television

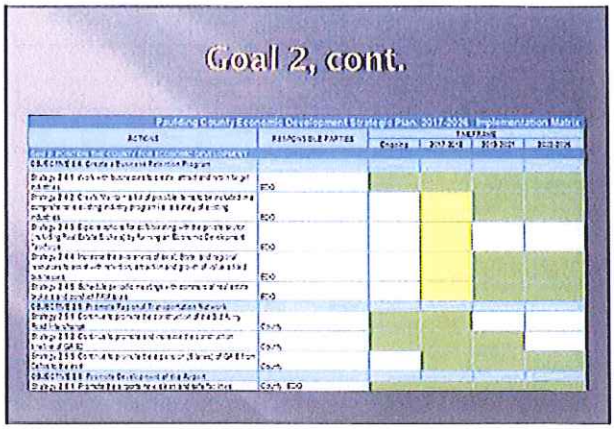
BPC suggests adding the following:

- Tourism
  - ✓ Sports Tourism (soccer/lacrosse, etc)
  - ✓ Recreation Tourism focusing on the Silver Comet Trail
  - ✓ Heritage Tourism
- Energy (geothermal): The new WellStar Paulding Hospital facilities are geothermal powered
- Post Secondary Education/Vocational Training

GOAL 1: PROMOTE COUNTY IMAGE, BUSINESS CLIMATE AND BRAND FOR ECONOMIC DEVELOPMENT

- Goal 1 represents a shift in how the county perceives itself going forward. This goal has four (4) objectives and fourteen (15) strategies. The thrust of this goal is to reposition the county's thinking from being a bedroom community comprised of residential and shopping to a community committed to economic development and expanding the county's tax base.



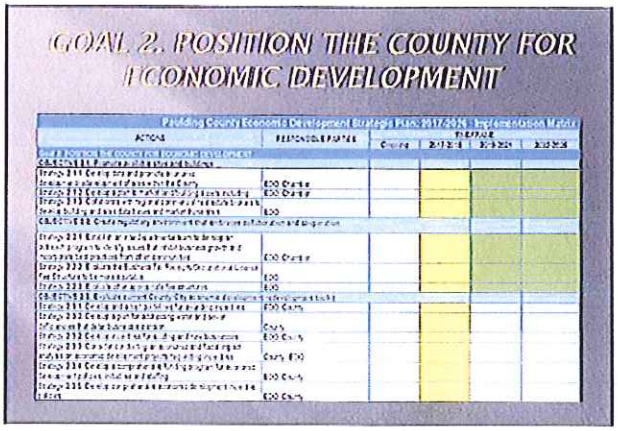


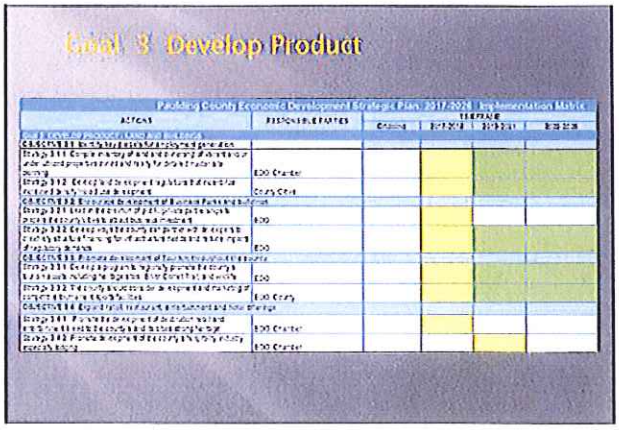
GOAL 2. POSITION THE COUNTY FOR ECONOMIC DEVELOPMENT

- Develop an economic development program to include promotion of available sites and buildings; creation of innovative partnerships to support existing businesses; creation of a regulatory environment that embraces collaboration; and, utilize a current economic development toolkit and staffing.
- Prepare economic development guidelines as it relates to available sites and buildings, incentives, permitting, establishing target industries, and providing adequate staffing, to effectively represent the County. This goal has six (6) objectives and twenty-one (21) strategies to define the county's commitment to a new approach for developing its tax base.

Goal 3: DEVELOP PRODUCT - LAND AND BUILDINGS

- Collaborate with public and private sectors to increase the availability of developed sites for value added businesses.
- One of the county's greatest weaknesses is the lack of existing/appropriate inventory to house future recruitment of business. This includes lack commercial, distribution, warehouse, manufacturing, research & development space and lack of shovel ready sites. This goal and its three (3) objectives and eight (8) strategies address the need for the creation of additional inventory: pre-permitted building sites, office parks and buildings necessary to attract major employers to the county.





Goal 4: PROMOTE ECONOMIC REDEVELOPMENT (Primarily within the Cities of Dallas and Hiram)

- Examine the older developed areas of Dallas and Hiram that are under-utilized and in need of redevelopment. These areas include older residential and strip commercial sections of both cities as well as the county. This goal has two (2) objectives and eight (8) strategies.

GOAL 5: MAINTAIN QUALITY OF LIFE-COMMUNITY DEVELOPMENT

Paulding County Economic Development Strategic Plan: 2017-2020 | Implementation Matrix

ACTIONS	RESPONSIBLE PARTIES	TIMEFRAME			
		Ongoing	2017-2018	2018-2019	2019-2020
GOAL 5: MAINTAIN QUALITY OF LIFE-COMMUNITY DEVELOPMENT					
OBJECTIVE 5.1: Continue full-service [illegible]					
Strategy 5.1.1: Continue [illegible]	EDO Cities				
Strategy 5.1.2: Explore opportunities for [illegible]	Chamber Cities				
OBJECTIVE 5.2: Maintain a range of housing [illegible]					
Strategy 5.2.1: Promote a full range of housing products [illegible]	County Cities				
[illegible]	County Cities				

Goal 4 Promote Economic Redevelopment

Paulding County Economic Development Strategic Plan: 2017-2020 | Implementation Matrix

ACTIONS	RESPONSIBLE PARTIES	TIMEFRAME			
		Ongoing	2017-2018	2018-2019	2019-2020
GOAL 4: PROMOTE ECONOMIC REDEVELOPMENT (Primarily within the Cities of Dallas and Hiram)					
OBJECTIVE 4.1: Promote Economic Development Redevelopment in the Cities	Dallas				
Strategy 4.1.1: Grant City staff approval authority [illegible]	Dallas				
Strategy 4.1.2: Develop [illegible]	Dallas, County				
Strategy 4.1.3: Develop [illegible]	Dallas, County				
Strategy 4.1.4: Promote [illegible]	Dallas, County				
Strategy 4.1.5: Promote [illegible]	Dallas				
OBJECTIVE 4.2: Promote Economic Development Redevelopment in Hiram	Hiram				
Strategy 4.2.1: Promote [illegible]	Hiram				
Strategy 4.2.2: Develop [illegible]	Hiram				
Strategy 4.2.3: Promote [illegible]	Hiram				

Economic Development Organization

- Entities involved in Economic Development
  - Paulding County IDC
  - Chamber of Commerce
  - Paulding County Industrial Building Authority
    - Airport Authority
    - Commerce Center
- No real structure, no memorandums of understanding
- Too many Chiefs
- Which organization implements the BDSP?

GOAL 5: MAINTAIN QUALITY OF LIFE-COMMUNITY DEVELOPMENT

- Assist the County/Cities in determining its unmet amenities and opportunities for additional art and cultural venues and events. Market the County/Cities to give it a sense of "place" and diversify the retail, commercial and housing opportunities. Also, promote the strong assets of the County to include schools, municipal services, parks and recreation.
- This goal's two (2) objectives and four (4) strategies define the BDSP's commitment to utilize resources of the County in its approach to expanding and diversifying the County's economic base.

Conclusions

1. The strategic plan has an analytical basis based on accurate and current information.
2. Available previous studies have been consulted and reflected in the strategic plan.
3. The strategic plan reflects a stakeholder interview and SWOT survey process.
4. Projects and activities in the strategic plan are compatible with the findings.
5. The strategic plan specifies concrete actions that will be undertaken in a defined period of time (approximately one to ten years, as warranted).
6. There is appropriate linkage between capital projects and program activities necessary to make the capital projects effective.
7. Roles and responsibilities are clearly defined and assigned within the strategic plan for each proposed action.

Conclusions, cont.

8. Organizations or persons assigned roles and responsibilities formally make a commitment to attempt to achieve the related proposed actions.
9. The strategic plan reflects or creates an institutional framework necessary to achieve its objectives or to complete its proposed projects and activities.
10. Proposed actions are realistically achievable within a reasonable time frame.
11. The strategic plan has a formal commitment to an ongoing evaluation and monitoring process, including a formal progress review.

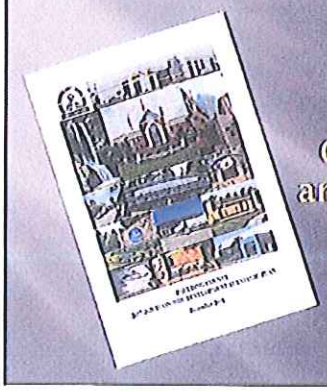
Contact Information

Bob Gray, AICP
Strategic Planning Group, Inc.

800 213 PLAN
(904) 631-8623

Most Critical Actions

- Insure widening of Major Roads (SR 92, 178)
- Development of the 3rd Army Rd Interchange
- Medical Overlay
- Protect new Employment Centers
- Signage/Gateway Branding



Questions and Answers

PUBLIC INPUT

COMMMUNITY WORKSHOPS

August 11 -- Dallas
August 18 - Hiram
September 8 -- New Georgia Library
September 15 -- Crossroads Library

OUTREACH
Insert Statement

PROCESS
Insert Org Charts

OUTCOME
Between 150 and 200 Paulding citizens attended four community workshops. Attendees learned about the county, offering their feedback and input via six interactive displays manned by members of the multi jurisdictional workgroup and consultants assembled by the Paulding County Community Development Department to complete the 2017 Paulding County Comprehensive Plan. A seventh display offered information about the Richland Creek Reservoir project.

Total Number of Attendees: 8 + 8 + 26 + 100 = 142 + Staff + MJW = 150+ ##

What follows is a roll up of feedback and input from Paulding citizens at the Community Workshops. The information will shared with and used to complete the Com Plan.

An overview of the interactive displays and citizen feedback is represented below.

Display 1 -- Where do you live? See Map Distribution
Attendees were asked to record the location of their home or business on a large Paulding County Map.

Also represented on the map are members of the Comp Plan Stakedholder Committee and other citizens who have been introduced to the planning process.

Display 2 - What do you know?

Display 2 was called "Pondering Paulding". Attendees took a quiz, composed of data-based questions. The planning team gained a sense of what citizens knew about the county and citizens gained knowledge about their community.

PONDERING PAULDING
What do you know about Paulding County?

QUESTION	ANSWERS (choose one)	
1. How big is Paulding County? Land Mass in square miles	a. 298.7 square miles b. 345.9 square miles	c. 312.22 square miles d. 450.00 square miles
2. How big is Paulding County Compared to Georgia's other 159 Counties	a. 83rd b. 108th	c. 112th d. 95th
3. How many people live in Paulding County (2015)	a. 120,325 b. 152,238	c. 156,723 d. 176,342
4. What is Paulding's population rank in Georgia (2014)	a. 10th b. 19th	c. 15th d. 7th
5. What was Paulding's population growth rate 2000-2014 Compared to Georgia's other 159 Counties	a. 2nd b. 10th	c. 6th d. 12th
6. Percentage of citizens with high school/college degrees? High School Degree__/__Bachelor's Degree +	a. 89%/23% b. 80%/20%	c. 60%/10% d. 94%/27%
7. What is the number of housing units of all types? (2015)	a. 45,678 b. 53,948	c. 39,121 d. 65,760
8. What is the median value of owner-occupied housing? (2010 – 2014)	a. $156,434 b. $124,323	c. $135,242 d. $131,800
9. What is Paulding's median household income? (2010- 2014)	a. $62,010 b. $44,800	c. $61,153 d. $55,600
10. What is the percentage of Paulding citizens who commute to jobs outside the county?	a. 62% b. 75%	c. 54% d. 34%
11. How many total hours did citizens spend commuting?	a. 160 Hours b. 120Hours	c. 96 Hours d. 180 hours

148 Correct Answers
292 Incorrect Answers
See attached roll up for details.

An assessment of the results indicate that community workshop attendees have a strong understanding or sense of their community, particularly when it comes to data-specific information such as:

Knowledge

- Land mass
- Population
- Housing Units
- Growth Patterns

+ STRONG

A majority of attendees were realistic about the following:

+ MAJORITY

1. Median value of owner-occupied housing
2. Levels of education attained by Paulding citizens

On questions related to the job market, attendees' answers indicated that knew the following:

3 A high percentage of Paulding workers work outside the county
4. Paulding workers have long commutes to work

The one question where citizens showed the most disparity between the facts and their perceptions was:
Median household income
A majority of attendees believe that the median household income in Paulding is lower than the reality -- by approximately 82%.

DISPARITY
(to follow up what Bob said)
82% disparity

Display 3 -- What do you feel are the 3 highest priority assets?
At Display 3, attendees were asked to review a comprehensive list of Paulding County assets listed under eight headings, acknowledging the assets they deemed most important to the community.

Land	1	Economic	5
Historic	2	Tourism	6
Recreation and Culture	3	Events	7
Education	4	Other	8

The results of the survey showed a number of highly valued assets. However, the significant take away from attendees was that Paulding citizens enjoy a diverse selection of assets and care most about those assets that enhance their quality of life.

Top 3 Assets
At workshops 2-4 a second input was requested of attendees when they were asked to record, on a separate piece of paper, the three assets "they loved the most" as well as any assets left off the list.

Top Assets

1. Silver Comet Trail	111111111111
2. Parks	111
Taylor Farm Park	111111
Sara Babb Park	111
Sweet Water Park	111
Ben Hill Strickland Park	11
White Oak Park	11
Mt. Tabor Park	11
Homer Leggett Park	1

Hounds Dog Park	1
Veterans Park	1
3. Chattahoochee Tech	1111

Other Assets on Attendees "Top 3" List

Paulding Meadows	111	Pickett's Mill Battlefield	1
Movie Industry	11	Education, Culture, Art	1
WMA	11	Wellstar Paulding Hospital	1
High Shoals Water Trail	11	Community Events	1
Trees	11	Movies in the Park	1
Georgia Highlands	11	Friendly People	1
Silver Comet Field	11	Proximity to Atlanta	1
Pumpkinvine Creek	1	Hometown Feel	1

Marked as High Ranking on the Paulding County Asset List

LAND - 75	
Topography	111111
Trees	111111111111111
Reservoir	11111111
Silver Comet Trail	1111111111111111
Park System	1111111111
Ag Land	111
Trout Streams	11
Pumpkinvine Creek	11111
Raccoon Creek	11
Sweet Water Creek	11111111
HISTORIC - 23	
Pickett's Mill Battlefield	1111111
New Hope Church	1
Trenches at Sara Babb	111
Little Red Schoolhouse	1
Old Paulding County Courthouse	111111
Dallas New Era	1
Hiram Railroad Depot	11
Faith Based Historic Buildings	1
Confederate Tomb of the Unknown Soldier	1
RECREATION AND CULTURE -- 85 (63 Parks)	
Burnt Hickory Park	11
Earl Duncan Park	111111
Mt. Tabor	111111
Samuel Braly Sports	11
Silver Comet -- Passive -- Trailheads	111111111
Tara Drummond	111

Food Truck Friday	11
July 4 Celebration	111111
Hiram Car Show	11
Hiram Tree Lighting	111
Taste of Hiram	11
Downtown Hiram Music Events	11
Movies in the Park	111

OTHER - 36

Fiber Network Superiority	11
Fine Arts Society	11
Friendly People	11111
Hometown Feel	11111111
Pauldingcounty.gov -- geo-explorer	11
People Choosing Paulding	1
Rapid Growth Rate	1
Proximity to Atlanta	11111111
Topography -- rolling land and view of Atlanta	1111111

Additional Input

- Add WMP Sheffield and Paulding (Check w/ someone else as could not read)
- Add RCR Park
- Add Ragsdale Inn
- Add Libraries
- Add Bentwater Natural Trail
- Add Flight 242 Marker at New Hope
- Add Christmas movies
- Wish there was more access to Pumpkinvine, Sweetwater and Raccoon Creek
- Wish there was more information on the Battles of New Hope and Dallas
- We need to market Paulding County -- I have lived here 12 years and don't know most of the items listed (on the PC Asset List)

Display 4 and 5 -- Needs and Opportunities (SWOT) and Community Goals
Displays 4 and 5 are significant. The Georgia Department of Community Affairs (DCA) lists 21 elements in their comprehensive planning process -- 8 mandatory elements and 13 optional elements. Of the mandatory elements, three are required to be completed by every community.

1. Community Goals
2. Needs and Opportunities (Identified through a public SWOT assessment)
3. Work Program

NEEDS AND OPPORTUNITIES
Display 4 was developed to ensure public input into the SWOT assessment, necessary to complete the needs and opportunities and community goals elements of the plan.

Highest ranking Strengths, WOT

SWOT

Highest Ranking

A list of SWOT line items was originally created in a 2014 Paulding County Leadership Workshop. The list was revised and confirmed by the Multi-Jurisdictional Workgroup in 2015.

A Stakeholder Committee, formed in 2016 to support planning process offered their input toward a third version of the list of SWOT line items which were subsequently used in Display 4 of all 4 community workshops.

Attendees were asked to mark the most important items on the SWOT list and the results are as follows:

Highest Ranking SWOT

Strengths
Silver Comet Trail
Parks, Green Land, Historic, Cultural, Environmental Assets

Weaknesses
There is no long-term vision for protecting, promoting or enhancing local assets
The current Paulding zoning ordinance does not align with the Comprehensive Plan
A disconnected residential road network will lead to increased congestion and increased costs

Opportunities
Growth continues and a permanent water supply is imminent
Use rural character, land and recreation assets to create economic opportunities
Silver Comet Trailheads should attract both residents and visitors

Threats
Airport could spur unwanted development if unplanned for

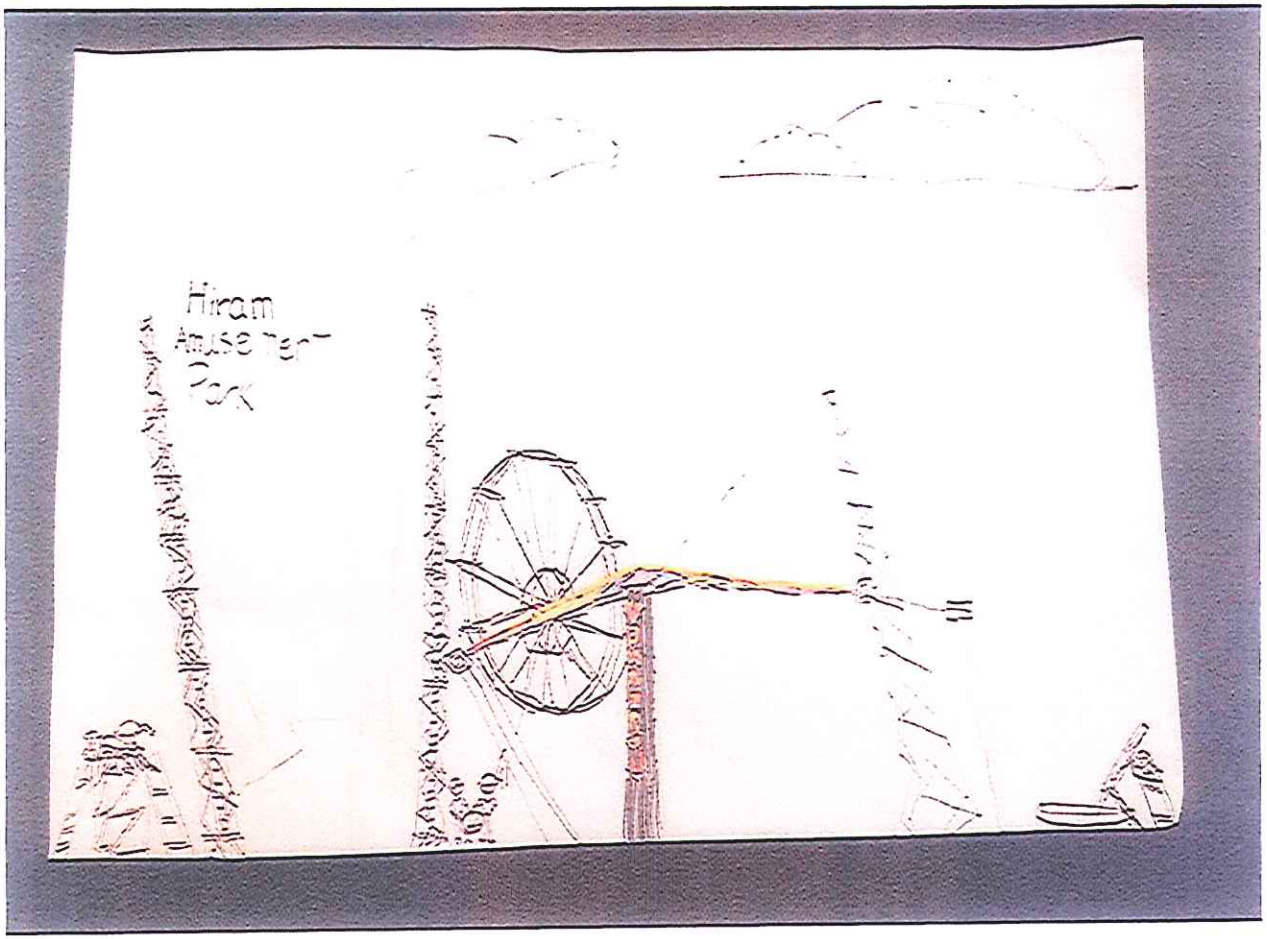
In addition, attendees were encouraged to leave comments or input should they wish to offer points of emphasis. Or additional recommendations:

Art Contest Finalists

Sponsored by Paulding County Library System and Community Development Department

Finalist "Hiram Amusement Park"

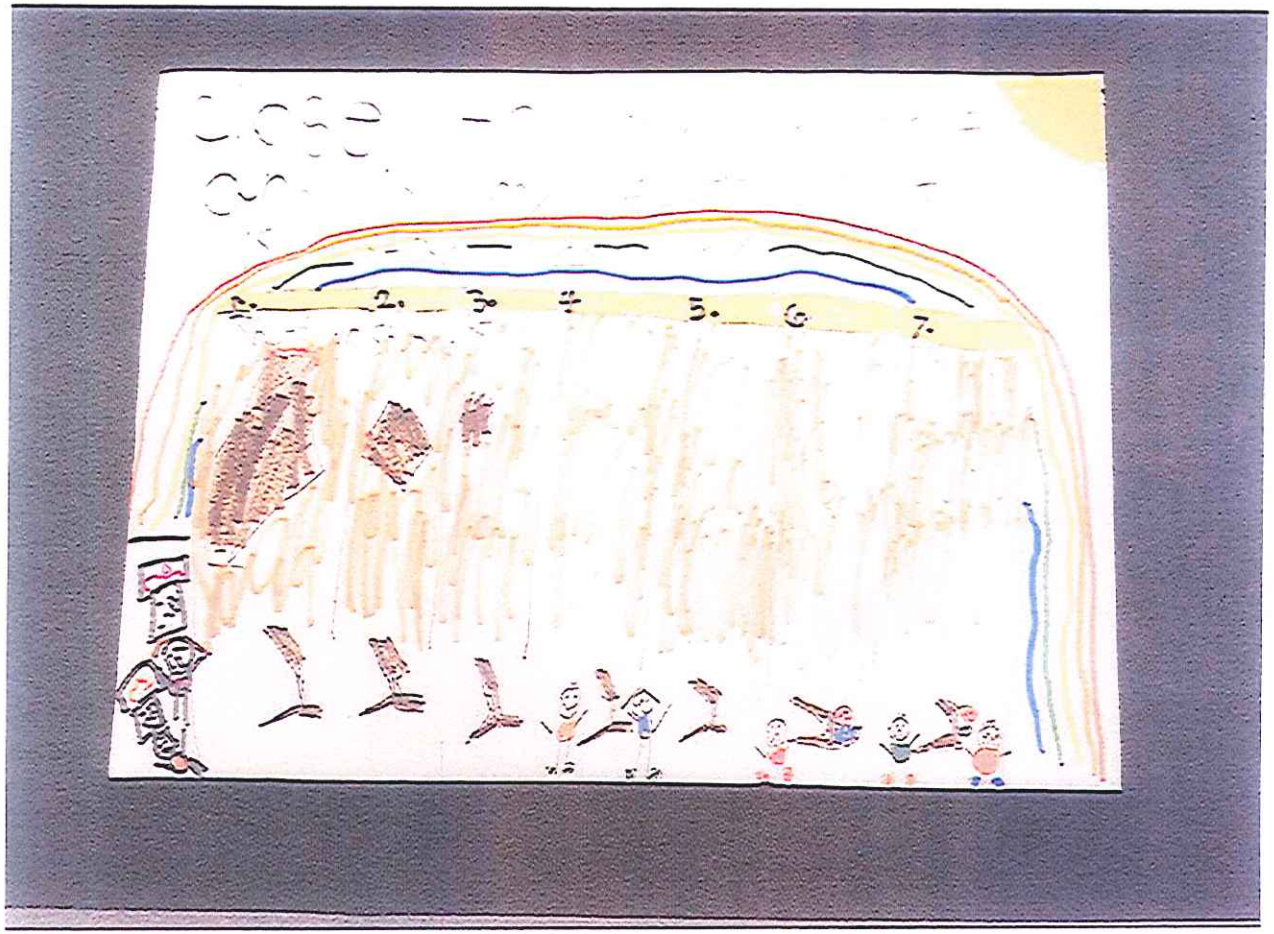
Question: When I grow up...



Finalist [redacted] "Movie Industry"

Question: When I grow up...

Finalist "Stars and Strikes"
Question: Places I love



COMMUNITY GOALS

Charting a Course

CG-1: PROTECT and PRESERVE NATURAL RESOURCES

Recognize economic importance of natural resources and preserve and protect them. Ensure land use development policies will protect potable (drinking) water resources and efficiently utilize large masses of natural land.

CG-2: TARGET GROWTH

Align land use with infrastructure investments. Redevelop existing communities and infill existing undeveloped lots already linked to services. New development should be designed to minimize water resource impacts.

CG-3: LEVERAGE and PROMOTE EXISTING ASSETS

Leverage and promote existing natural, historic, cultural, sports and recreational opportunities, as they are primary factors influencing residents' quality of life and offer a singular (unique) economic development opportunity compared to neighboring counties.

CG:4: CREATE CONNECTION

Develop multimodal mobility throughout the county in a manner that promotes safety, connection, economic vitality and cost effectiveness.

CG-5: MAINTAIN FISCAL VIABILITY

Structure government agency coordination to maintain fiscal viability. Pursue alignment of infrastructure investments with land use to ensure that the County's service obligations do not outstrip resources or budget.

ELEMENT 2 - Needs and Opportunities		Highest Priority
(Required for all local governments, updates required every five years)		Mark w/ 1
Compiled from Comprehensive Transportation Plan (CTP), Land Use Study, Economic Development Study, Public Input		
Definition:	This is the locally agreed upon list of Needs and Opportunities the community intends to address.	
	Each of the needs or opportunities that the community identifies as high priority must be followed up	
	with corresonding implementation measures in the Community Work Program	
	The list must be developed with the involvement of community stakeholders by carrying out a SWOT (strenghts, weaknesses, oportunities or threats) or similar analysis of the community.	
REFERENCE	NEED/OPPORTUNITY	
	Comprehensive Transportation Plan	
T-1	Population and employment growth between 2010 and 2040 population is expected to increase 119% and employment is expected to increase 150%. This growth will further strain the congested transportation network, indicating the need for capacity improvements in high-growth areas	
T-2	Vehicular safety - A crash hotspot analysis indicated high crash rate locations along US 278/SR6, SR 92, SR Bus 6 and SR 120. This crash data was incorporated into detailed intersection analysis for 39 priority intersections in the county	
T-3	The commute patterns in the county are expected to remain relatively constant between 2015 and 2040 with the largest share of computers traveling to Cobb County for employment	
T-4	Paulding County continues to emphasize pedestrian conductivity around major intersections what like parts, schools, libraries and other community facilities. A total of 80 priority pedestrian planning areas where examined, in which 49 sidewalk needs were identified	
	Land Use Study	
LU-1	Subdivision of land is a problem (how land is subdivided), and regulation is needed. Scattered developments increase service costs, and a disconnected residential road network will lead to increased congestion and associated costs. Subdivision design should respond to the character areas defined.	
LU-2	Hospital Area needs to be planned ahead of future growth influences	
LU-3	Historic Areas can be revitalized through preservation and infill development	
LU-4	The reservoir watershed should be planned and protected ahead of future growth influences	
LU-5	Silver Comet trailheads should attract both residents and visitors by creating unique places	
LU-6	The airport could attract unwanted developent if unplanned for	
LU-7	Schools should be connected and walkable to the communities they serve	
LU-8	Rural charater is protected through conservation lands, while also providing for new economic opportunities within Conservation Character Area	
LU-9	The historic downtowns if Hiram and Dallas present prime revitalization opportunities in the county	
LU-10	By focusing commercial at crossroads and along appropriate corridors, the county will become a more livable place	
LU-11	Compact development and infrastructure decisions will maintain the physical capabilities of the county	

Economic Development Study

SWOT - Feedback from Interviewees

Strengths
- People/Workforce
- Proximity to Market (Atlanta Area)
- Schools
- Available Land
- Pro Growth
- Recreation
- Affordable Housing
- Hospital
- Airport

Weaknesses
- Governance/Politics
- Infrastructure
- Lack of Interstate / Highways
- Nothing to Sell
- Traffic Congestion

Opportunities
- Upscale PUDs
- 3rd Army Road / Outer Beltway
- Hospital / Health Care
- Airport
- Reservoir
- Recreation
- Film
- Acquire Land / Spec Building

Threats
- Infrastructure
- Governance
- Airport Issues

ED -1	The county appears to have a neutral to somewhat negative image.
ED - 2	ARC population projections show significant growth for Paulding County , adding 84,629 new citizens over the next 15 years - a growth rate of 56%.
ED - 3	86% of Paulding County residents are employed outside the county.
ED - 4	The major improvements to Hiram Douglas Highway (GA 92) and the planned addition of an interchange at 3rd Army Road (Northeast) should increase the ability to access the interstate systems.
ED - 5	Given the potential availability of water and sewer service in the southeast section of the county, the area surrounding Bill Carruth Parkway and south along GA 92 to the Douglas County line is prime for future economic development
ED - 6	Potential for Hiram and Dallas is excellent - redevelopment and because of direct access to the Silver Comet Trail
ED - 7	More than 650,000 people travel through Paulding County each year on the Silver Comet Trail.
ED - 8	Paulding County has a number of Heritage sites, including Pickett's Mill Battlefield. Heritage tourists tend to spend more money than other tourists.

ED - 9	Specific target opportunities exist for Paulding County in industry sectors beyond those in the five target industries of Aerospace and Aviation, Automotive Supply, Machinery and Equipment, Medical Health, Film and Television in the following areas:	
	TOURISM	
	Sports Tourism (soccer, lacrosse, etc)	
	Recreation Tourism focusing on the Silver Comet Trail	
	Post Secondary Education and Vocational Training	
	ENERGY (Geothermal)	
	The new WellStar Paulding Hospital utilities are geothermal powered	
	EDUCATION	
	Post Secondary Education and Vocational Training	
ED - 10	The Medical Sector is the fastest growing economic sector in the US. It is critical to preserve the land surrounding the WellStar Paulding Hospital for medical or health related establishments that would be synergistic to the WellStar facility, developing a key job center and identifying the area as a regional medical/healthcare node.	
ED -11	The major improvements to the Hiram Douglas Highway (GA 92) and the planned addition of an interchange at 3rd Army Road (Northeast) increases access to the Interstate Systems	
ED - 12	PC is perceived as: having little to sell, no strategy for selling and a discombobulated approach to ED	
	Public Input	
	SWOT - Feedback from Public Meetings - Ranked Highest to Lowest	
	Strengths	
	Silver Comet Trail	
	Paulding has many assets - Green Land (WMA), Historic, Environmental, Cultural	
	The 7,000 acres of unspoiled land that Paulding County owns and controls	
	Hospital Area	
	The prime revitalization opportunities in Hiram and Dallas	
	Location of the county - Paulding is located in atlanta but has its own unique identity	
	Growth	
	Weaknesses	
	A disconnected residential road network will lead to increased congestion and associated costs	
	There is no long-term vision for protecting, promoting or enhancing local assets	
	There is no plan to protect and/or utilize the community's natural resources	
	The current Paulding zoning ordinance does not align with the Comprehensive Plan	
	Scattered development increases cost	
	The subdivision of land and scattered development	
	Lack of forward thinking	
	Opportunities	
	Use rural character, land and recreation assets to create new economic opportunities	
	Growth continues and a permanent water supply is imminent	
	Silver Comet Trailheads should attract both residents and visitors	
	Schools should be connected and walkable to communities they serve	
	Hospital area needs to be planned ahead of future growth influences	
	Focus commercial development at crossroads and appropriate corridors for more livable place	
	Historic area revitalization therough preservation and infill development	
	A multi-jurisdictional planning process is growing stronger	
	Aligning land subdivision with character area definitions maintains fiscal and natural resource capabilities	
	Threats	
	Airport could spur unwanted development if unplanned for	
	Disparity between population allowed in current zoning ordinance (900,000) and water supply	
	Continued sprawl results in no sense of community	

P-1	Because of its proximity to Atlanta, PC is expected to continue its vigourous growth rate. PC must to protect, enhance and promote its most important assets: Green Land (WMA+), Historic, Environmental and Cultural Resources, the Hospital area and Recreational Resouces	
P-2	The Silver Comet Trail is an untapped asset. Over 650,000 people ride the trail through Paulding each year. What is being done to put best foot forward to attract dollars, new residents and investment? Trailheads, Land on either side of the Trail, views along the Trail, what else?	
P-3	There is currently no long term vision nor plan to protect, enhance or promote Paulding's assets	
P-4	Paulding's Land Use Plan is antiquated and encourages scattered development, increasing service cost and a disconnected residential transportation network	
P-5	A reservoir has been approved and is being developed. The current zoning ordinance allows for 900,000, more than the new reservoir can supply.	
P-6	Paulding assets ranked highest by the public:	
	Silver Comet Trail	
	Paulding County's Park System	
	WellStar Hospital	
	Secondary Education Institutions - Kennesaw, Georgia Highlands, Chattahoochee Tech	
P-7	No action was taken to implement the 2007 Comprehensive Plan - in particularly Land Use recommendations.	
P-8	PC governments - BOC, Dallas, Hiram, Braswell, School System, Chamber, Economic Development and NWGaRC spent 2 years working together on a montly basis to develop the 2017 Comprehensive Plan	
P-9	PC governments are ambiguous about economic development. There is confusion about the role and responsiblity of the two organizations recognized as key to retaining business and expanding the economy	

PUBLIC PARTICIPATION

D. Community Workshops

1. Workshop Components & Displays
2. Workshop Details
3. Summary

Charting a Course

The Future of Paulding County

Share Your Ideas
@ Community Meetings

Charting a Course

Drop in 4PM – 7PM for Thursday Workshops

To explore interactive displays and offer personal input to government and community leaders

For your convenience, community meetings are scheduled at different times and in various locations across Paulding County.

August 11, 2016
Dallas Civic Center
208 Main Street
Dallas, GA 30132

August 18, 2016
The Events Place
855 Hiram-Douglasville Highway
Hiram, GA 30141

September 8, 2016
New Georgia Library
94 Ridge Road
Dallas, GA 30157

September 15, 2016
Crossroads Public Library
909 Harmony Grove Church Road
Acworth, GA 30101
Art Contest Awards: 6:30 PM

PUBLIC PARTICIPATION

D. Community Workshops

1. Workshop Components & Displays

Charting a Course

Charting a Course

COMMUNITY MEETINGS

Interactive Displays

Meeting # [Insert Location]
Meeting Date: [Color] DOTS

WELCOME

Volunteers
1

Directions

Welcome people and point them toward sign in table

Documents, Supplies, Set Up
Welcome Sign
Easel
Banner

Meeting # [Location]
Meeting Date: [Color] DOTS

VOLUNTEER
SIGN IN TABLE

SIGN IN – Who are you?

Volunteers
1

Directions

- Thank citizens for attending the workshop
- Give them the Community Planning Overview
- Give them a sheet of [color] dots
- Tell them:
    - [Color] DOTS are for attendees @ [Location] Community Meeting
    - [Color] DOTS are for them to use as they proceed through the various displays – more dots are available
- Ask them to proceed to **Display 1**

Documents, Supplies, Set Up
Sign-in Sheets
Pens
[Color] Dots
Table – 1 rectangular
Community Planning Handout

Meeting # [Location]
Meeting Date: [Color] DOTS

VOLUNTEER
DISPLAY 1

DISPLAY 1 – Where do you live?

Volunteer
1

Directions

- Offer a hearty welcome
- Tell attendees
  - About the importance of getting input from citizens
  - Let them know that the reason they are being asked to place a dot to represent where they live is so that those doing the planning can be sure they have received input from people in all the various communities that make up Paulding County
- Help attendees place dots where they live
  - If they don't live in Paulding, mark where they work
  - If neither live nor work here, place dot outside the county
- Ask if they would like to receive updates
  - If so, request they fill out an index card with email and name
  - Leaving their contact info = eligible for a $100 Target gift certificate
- Request they drop card in box
- THANK THEM FOR COMING
- Direct them to **Display 2**

Documents, Supplies, Set Up
Large county map (used in Stakeholder Committee Meetings and Chamber Meeting)
Table – 1 round
[Color] Dots
Easels - 1
Cards and Pens
Box to collect contact information

Paulding County

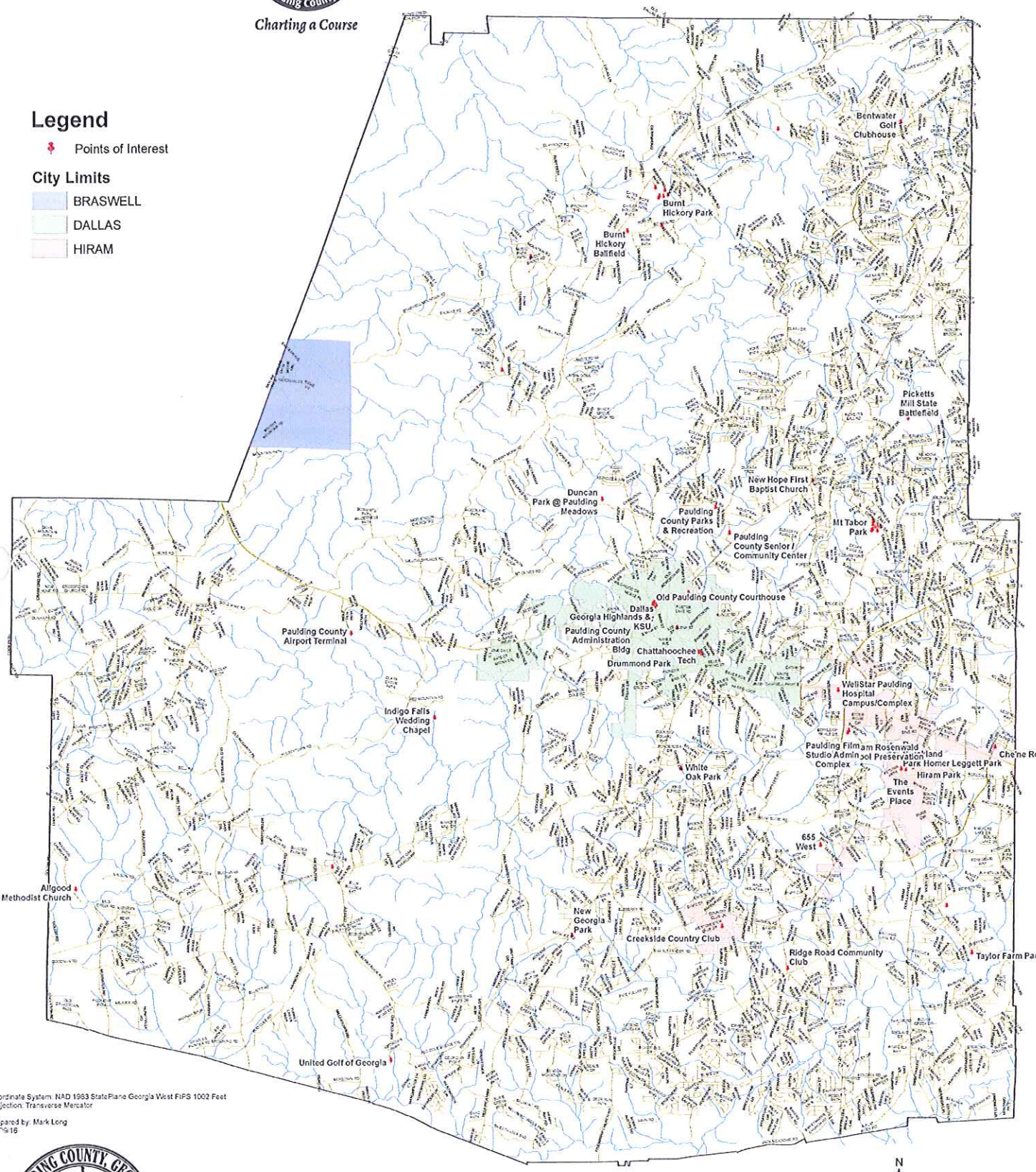
Charting a Course

Legend

Points of Interest

City Limits

- BRASWELL
- DALLAS
- HIRAM



Coordinate System: NAD 1983 StatePlane Georgia West FIPS 1002 Feet
Projection: Transverse Mercator

Prepared by: Mark Long
[illegible]/16

PAULDING COUNTY, GEORGIA
BOARD of COMMISSIONERS

N
W E
S

Meeting # [Location]
Meeting Date: [Color] DOTS

VOLUNTEER
DISPLAY 2

DISPLAY 2 – What do you know about your county?

Volunteers
1

Directions

- Tell citizen about how planners are using facts in planning
  - EXAMPLE: We are using facts and figures to develop the Comp Plan
- Ask them:
  - "Want to have some fun and help us out?"
- Give each person a one-page PONDERING PAULDING quiz and a pen
- Explain the quiz
  - For each question, there are 4 answers (1 correct)
  - Please circle the answer you feel is correct
- Once they have completed the quiz, go over answers
- To be eligible for a drawing for $100 Target Gift Certificate
  - Put email on back of quiz
- **COLLECT QUIZ SHEETS**
  - Even if they don't fill in the email info
- THANK THEM FOR BEING THERE
- Direct them to **Display 3**

Documents, Supplies, Set Up
Tables – 2 Rectangular and Chairs – 2-3 each table
PONDERING PAULDING QUIZ
Pens
Box to collect quiz
Flip Chart

SOURCES:
Quickfacts: US Census Bureau
USA.Com / Georgia Department of Labor
ARC Regional Snapshot MARCH 2012

2017 Comprehensive Plan Community Outreach
Paulding County Community Development Department

PONDERING PAULDING

What do you know about Paulding County?

COMPREHENSIVE PLAN
2017 2027
Paulding County Ga

Charting a Course

QUESTION	ANSWERS (choose one)	
1. How big is Paulding County? Land Mass in square miles	a. 298.7 square miles b. 345.9 square miles	c. 312.22 square miles d. 450.00 square miles
2. How big is Paulding County Compared to Georgia's other 159 Counties	a. 83rd c. 108th	c. 112th d. 95th
3. How many people live in Paulding County (2015)	a. 120,325 b. 152,238	c. 156,723 d. 176,342
4. What is Paulding's population rank in Georgia (2014)	a. 10th b. 19th	c. 15th d. 7th
5. What was Paulding's population growth rate 2000-2014 Compared to Georgia's other 159 Counties	a. 2nd b. 10th	c. 6th d. 12th
6. Percentage of citizens with high school/college degrees? High School Degree___/___Bachelor's Degree +	a. 89%/23% b. 80%/20%	c. 60%/10% d. 94%/27%
7. What is the number of housing units of all types? (2015)	a. 45,678 b. 53,948	c. 39,121 d. 65,760
8. What is the median value of owner-occupied housing? (2010 – 2014)	a. $156,434 b. $124,323	c. $135,242 d. $131,800
9. What is Paulding's Per Capita (per person) Income? (2010- 2014)	a. $20,700 b. $24,868	c. $26,300 d. $32,200
10. What is the percentage of Paulding citizens who commute to jobs outside the county?	a. 62% b. 75%	c. 54% d. 34%
11. How many total hours did citizens spend commuting?	a. 160 Hours b. 120Hours	c. 96 Hours d. 180 hours

Meeting # [Location]
Meeting Date: [Color] DOTS

VOLUNTEER
DISPLAY 3

DISPLAY 3 – What do you love about Paulding County

Volunteers
1

Directions

- Point out map with great places in our county
- Point out the list of assets on each table, tell attendees how list was assembled
    - By the Multi-Jurisdictional Workgroup – representatives from the County, Dallas, Hiram Braswell, the Paulding County School System, Paulding County Economic Development and Paulding County Chamber of Commerce
    - Reviewed by Stakeholder Committee
- Ask them to place 3-4 of their favorite places on a card and submit
- If they have time they are welcome to check the items on the asset list that are most important to them
- Let them know: To be **eligible for a drawing for $100 Target Gift Certificate**
    - Put email on card
- Have them drop their cards (with favorites assets and/or contact info) in box
- THANK THEM FOR COMING
- Direct them to **Display 4**

Documents, Supplies, Set Up
Large asset map with specific assets and photos
Easel
List of major assets
Cards to add assets or to submit an email address
Pens
Box to collect ballot

PAULDING COUNTY

ASSETS MAP

Paulding Forest

Braswell

Raccoon Creek

Kennesaw State University

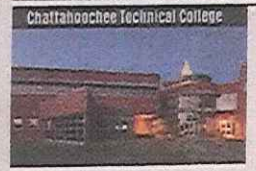
Georgia Highlands Junior Colleges

Dallas Historic District

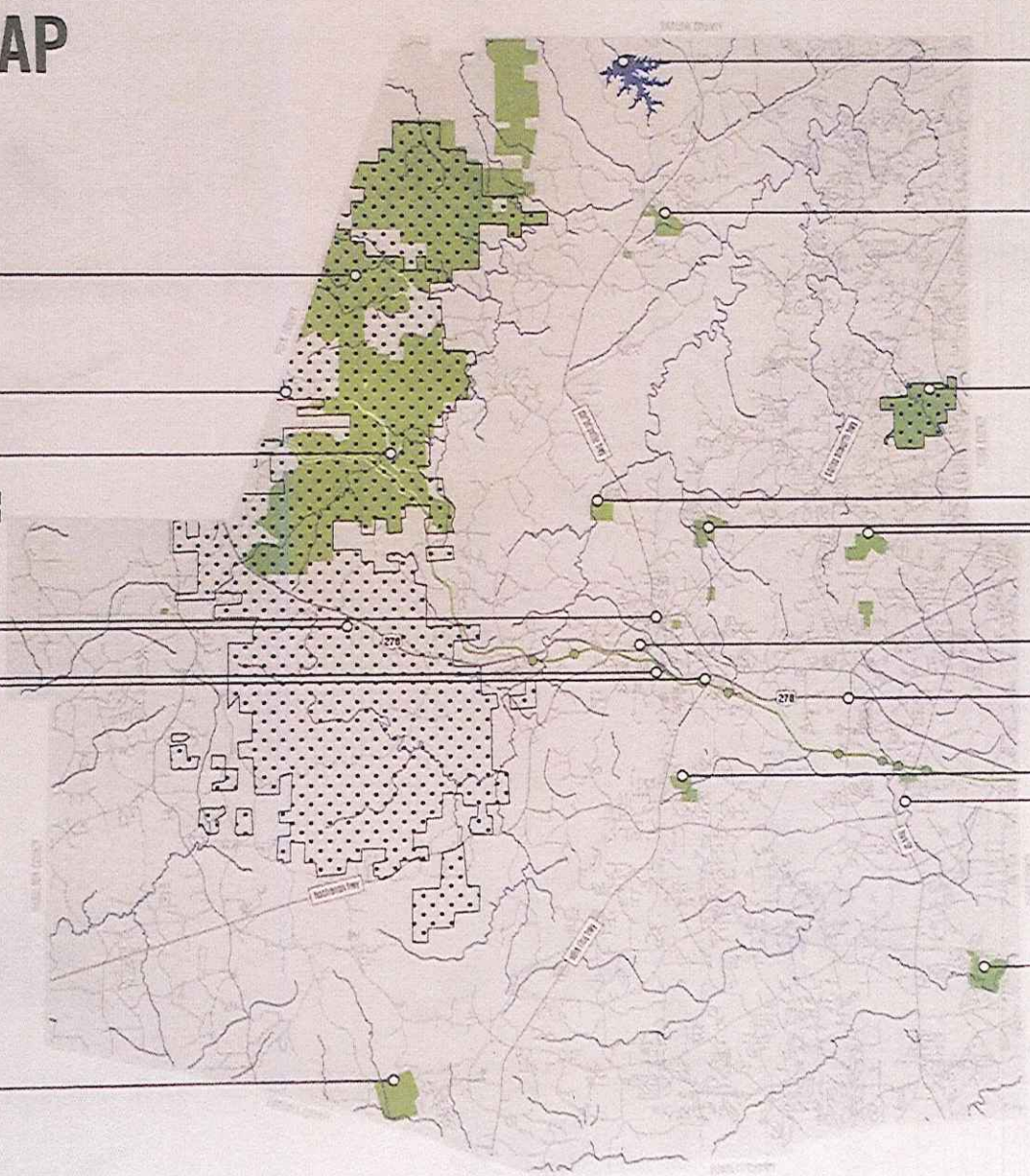
Salute America Airshow

Tara Drummond Memorial Park

Chattahoochee Technical College



The Frog Golf Club



Reservoir

Burnt Hickory Park

Pickett's Mill Battlefield Historic Site

Earl Duncan Park

Samuel U. Braly Sports Complex

Mt. Tabor Park

Veterans Park

Wellstar Paulding Hospital

Silver Comet Trail

Larry C. Ragsdale/White Oak Park

Hiram Historic District

Taylor Farm Park

Wildlife Management Area

NORTH

2.5 miles

5 miles

Paulding County Assets

Charting a Course

ASSET NAME	LOC	RNK
LAND		
Topography		
Trees		
Resevoir		
Silver Comet Trail		
Park System		
Agricultural Land		
Trout Streams		
Pumpkinvine Creek		
Racoon Creek		
Sweetwater Creek		
HISTORIC		
Pickett's Mill Battlefield Historic Site	Dallas	
New Hope Church	Dallas	
Orphan's Brigade		
Trenches at Sara Babb Park	Dallas	
The Little Red Schoolhouse	Dallas	
Old Paulding County Courthouse	Dallas	
First Sears Roebuck Manufactured House (Built in 1920)	Dallas	
JF Welch & Son		
Dallas New Era	Dallas	
Dallas Hosiery Mill ????		
Rosenwald School Museum	Hiram	
Hiram Railroad Depot	Hiram	
Faith-Based Historic Buildings		
Confederate Tomb of the Unknown Soldier		
Judge Bartlett's Mausoleum		
Allgood Methodist Church (first church in PC est 1833)	Temple	
Bullock's Department Store	Dallas	

Paulding County Assets

Charting a Course

ASSET NAME	LOC	RNK
RECREATION AND CULTURE		
Burnt Hickory N Paulding - Active	Dallas	
Earl Duncan Park @ Paulding Meadows – Passive (Site of SORBA mountain bike trail)	Dallas	
Mt Tabor – Active (Site of SORBA mountain bike trail)	Dallas	
Samuel Braly Sports Complex - Active	Dallas	
Silver Comet Trail – Passive (Chamber, Rambo Nursery, Tara Drummond Park, Homer Leggett Park)		
Tara Drummond – Passive (Silver Comet Trailhead)	Dallas	
Taylor Farm Park - Active	Pwdr Sprgs	
Veteran's Park - Passive	Dallas	
White Oak – Passive	Dallas	
Elizabeth McKoon Memorial Park – Passive	Dallas	
Sara Babb Park – Active	Dallas	
Ben Hill Strickland Park –Passive	Hiram	
Homer Leggett Park –Passive: Site of Hiram Silver Comet Trailhead and SORBA mountain bike	Hiram	
The Frog Golf Course (Hotel and Conference Center -Planned not yet constructed)	Villa Rica	
Creekside Golf and Country Club	Hiram	
Bentwater Golf Club	Acworth	
Burnt Hickory Youth Association	Dallas	
Dallas Youth Association	Dallas	
East Paulding Your Association – California Park Cowboys	Dallas	
Hiram Ruratan	Hiram	
New Georgia Youth Association	Dallas	
New Hope Youth Association	Dallas	
Ridge Road Youth Association	Hiram	
Union Youth Association	Temple	
Yorkville Youth Association	Rockmart	
Senior Citizen's Center	Dallas	
655 West	Hiram	
Bullock Springs Manor	Dallas	
Indigo Falls Events	Dallas	
The McGarity House	Temple	
Che'ne Rouge	Hiram	
Rose Hall	Dallas	
High Shoals Water Fall – Passive	Dallas	
Dallas Theater-Civic Center	Dallas	
Events Place in Hiram	Hiram	

Paulding County Assets

Charting a Course

ASSET NAME	LOC	RNK
EDUCATION (Secondary)		
Kennesaw State University – Third Largest University in Georgia	Dallas	
Georgia Highlands Junior College - Nursing	Dallas	
Chattahoochee Tech – Largest in Georgia	Dallas	
ECONOMIC		
Silver Comet Field at Paulding Northwest Atlanta Airport	Dallas	
Atlanta Film Studios	Hiram	
Wellstar Paulding Hospital	Hiram	
Industrial sites with potential rail access		
Rail line access		
Vacant land for development		
TOURISM		
The Genealogical Center	Dallas	
Home of Travis Tritt		
Home of Patty Loveless		
Various Movie Locations		
Associated w/Recreational and Historic Assets		
EVENTS		
Paulding Meadows Festival – 2 days, weekend after Labor Day	Dallas	
Air Show		
Raccoon Creek Music Festival	Dallas	
Savage Race: Moon Farm	Dallas	
Dallas Christmas parade	Dallas	
Dallas Car Show	Dallas	
Paulding Fine Arts Association Annual Arts and Crafts Fair	Dallas	
Food Truck Friday	Dallas	
July 4 Celebration		
Hiram Car Show	Hiram	
Hiram Tree Lighting	Hiram	
Taste of Hiram	Hiram	
Downtown Hiram Music Events	Hiram	
Movie in the Park		

Paulding County Assets

Charting a Course

ASSET NAME	LOC	RNK
OTHER		
Collaboration equals market research opportunity		
Fiber network superiority		
Fine Arts Society		
Friendly people		
Hometown Feel		
Pauldingcounty.gov – geo-explorer		
People choosing Paulding		
Rapid growth rate		
Setting of the county in proximity to Atlanta		
Topography - rolling land and view of downtown Atlanta		

Meeting # [Location]
Meeting Date: [Color] DOTS

VOLUNTEER
DISPLAY 4

DISPLAY 4 – What are Paulding's needs and opportunities

Volunteers
1 - 2

Directions

- Welcome citizen and communicate that Display 4 and 5 are very special
  - At Display 4 and 5 you have the opportunity to communicate your thoughts and ideas to the planning process
- Ask them
  - To look at the Needs and Opportunities lists on the easels
  - To use [color] dots to mark the needs and opportunities most important
  - Let attendees know they may mark as many items as they wish
- Ask them if they can think of any needs and opportunities that are missing
- If they think some are missing, give them card and pen
  - Ask them to write down needs and opportunities to add to list
- Let citizens know that everyone leaving email address on a card
  - Will receive updates AND
  - Is eligible for $100 Target gift certificate
- Have them drop their cards in box
- THANK THEM FOR COMING
- Direct them to **Display 5**

Documents, Supplies, Set Up
Large list of Needs and Opportunities
Easel
Cards
Pens
[Color] Dots
Box to collect ballots
Stand or TV tray for box

NEEDS and OPPORTUNITIES (SWOT)

Element 2
August 2016 (2014, 2015, 2016)

Charting a Course

STRENGTHS

Many assets

Growth

Location of the county - Paulding is located in Atlanta but has its own unique identify

The Silver Comet Trail

The Hospital Area

The 7,000 acres of unspoiled land that Paulding County owns and controls

The prime revitalization opportunities in Hiram and Dallas

WEAKNESSES

There is no long-term vision for protecting, promoting or enhancing local assets

The subdivision of land and scattered development

Increased service costs due to scattered development

The current zoning ordinance does not align with the current Comprehensive Plan

There is no plan to protect and/or utilize the community's natural resources

A disconnected road network will lead to increased congestion and associated costs

NEEDS and OPPORTUNITIES (SWOT)

Charting a Course

OPPORTUNITIES

Growth continues and a permanent water supply is imminent

A multi-jurisdictional planning process is in play and growing stronger

To protect rural character while providing new economic opportunities

Silver Comet Trailheads should attract both residents and visitors by creating unique places

Aligning land subdivision with Character Area definitions maintains fiscal and natural resource capabilities

Hospital area needs to be planned ahead of future growth influences

Historic areas revitalization through preservation and infill development

Schools should be connected and walkable to the communities they serve

To become a more livable place by focusing commercial uses at crossroads and appropriate corridors

THREATS

Continued sprawl results in no sense of place

Disparity in the number of people allowed in the current zoning ordinances and the water supply

The Airport could spur unwanted development if unplanned for

Meeting # [Location]
Meeting Date: [Color] DOTS

VOLUNTEER
DISPLAY 5

DISPLAY 5 – What Goals are most important?

Volunteers
1 - 2

- ***Directions***

- Remind citizens and communicate that Display 4 and 5 are very special
  - At Display 4 and 5 you have the opportunity to communicate your thoughts and ideas
- Ask them
  - To look at the Community Goals lists on the easels
  - To use [color] dots to mark the Community Goals most important
  - Let attendees know they may mark as many as they wish
- Ask them if there are any Community Goals missing
- If they want to add other Community Goals, give them a card and pen
  - Ask them to write down Community Goals to add to the list
- Let citizens know that everyone leaving email address on a card
  - Will receive updates AND
  - Is eligible for $100 Target gift certificate
- Have them drop their cards (with added Community Goals or contact info) in box
- THANK THEM FOR COMING
- Direct them to **Display 6**

Documents, Supplies, Set Up
Large list of Community Goals
Easels - 2
Cards
Pens
[Color] Dots
Box to collect cards

COMMUNITY GOALS

Element 1
August 2, 2016 (2014, 2015, 2016)

Charting a Course

PROTECT AND PRESERVE NATURAL RESOURCES

Create new economic opportunities around conservation

Greenspace and Wide-Open Spaces

Reservoir and Water Supply

Farms

TARGET DEVELOPMENT

To leverage existing infrastructure

To promote quality of life choices (live, work, play, walkability)

To maintain rural and small town character

LEVERAGE EXISTING ASSETS

Land

Natural Resource

Historic

Recreation and Culture

Education

Tourism

Economic

Small Town Feel via Compact Development

CREATE CONNECTION

Build corridors of all types (for cars, people, bikes, mom's with strollers)

MAINTAIN FISCAL VIABILITY

Strategic infrastructure decisions will maintain fiscal capabilities

DISPLAY 6 - Land Use Study

Give overview of Land Use Study findings
Request that attendees review hand held maps and offer input:
What do you think needs to go in the target areas identified on the map

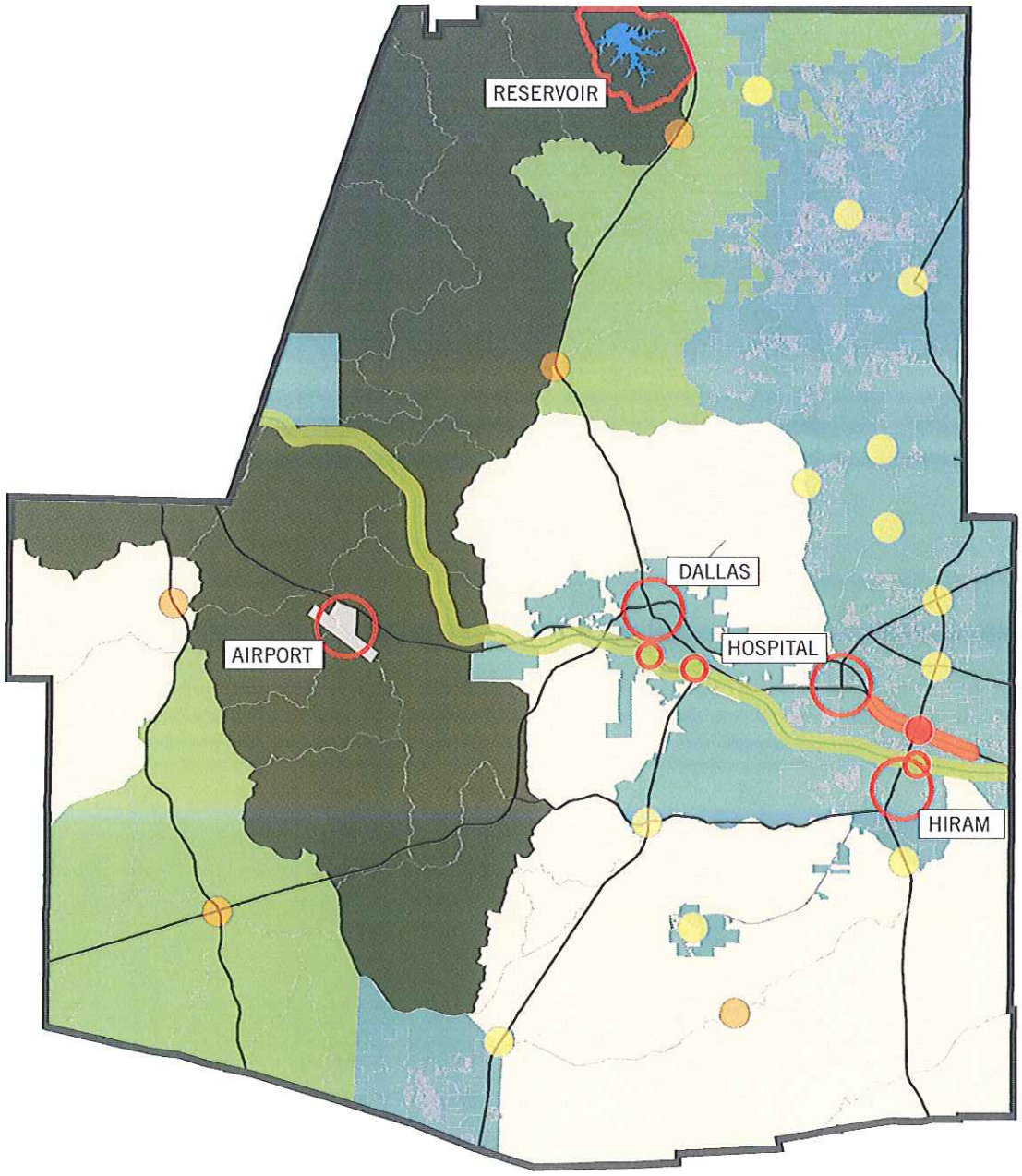
DISPLAY 7 – Richland Creek Reservoir

Map of reservoir location
Facts about reservoir
Color page

Documents and Supplies - TOTAL

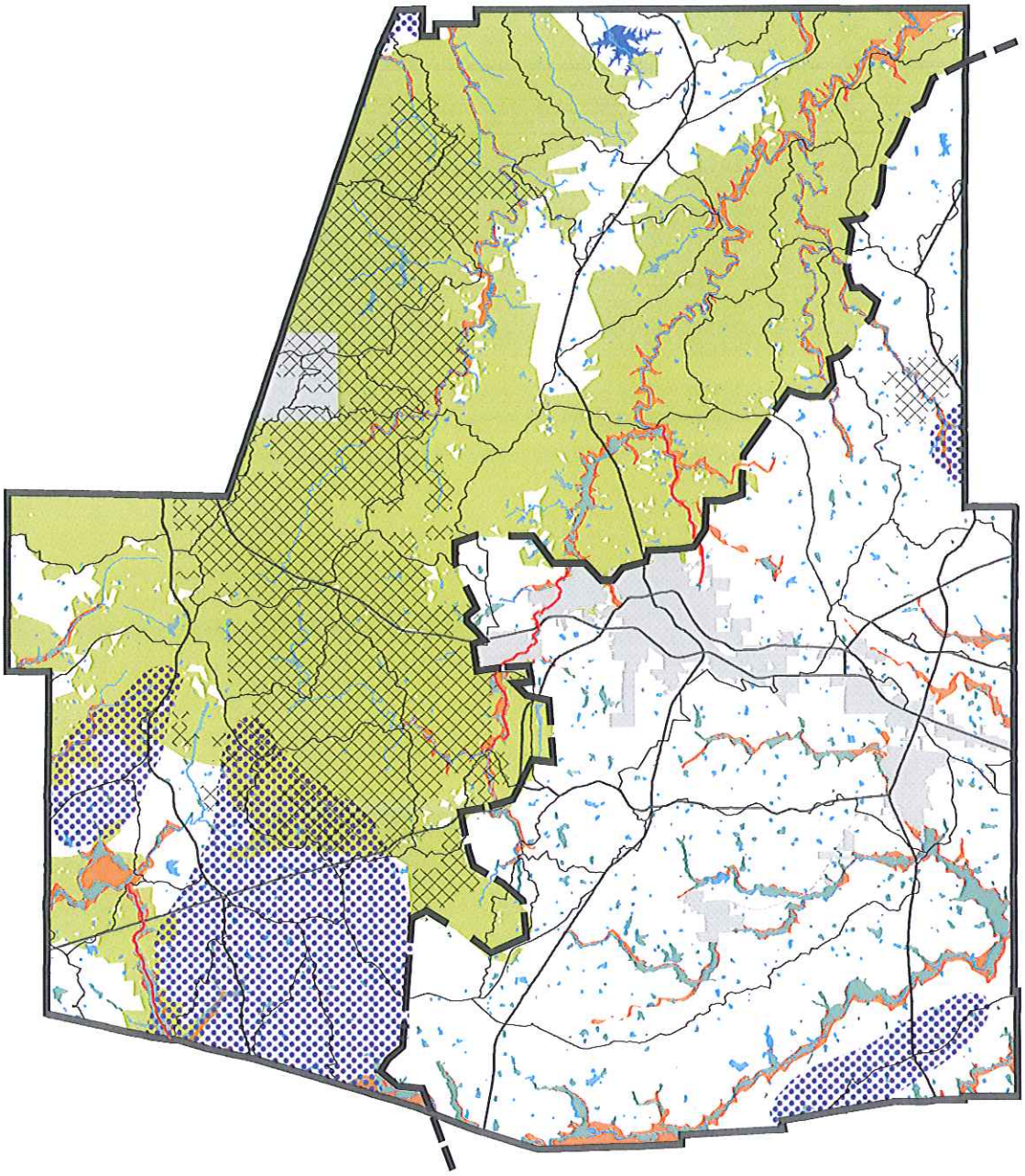
Banner
Sign-in Sheets
Community Planning Handout
Pens
Red Dots
Tables – 3 Rectangular
Tables – 6 Round
Easels – 13 - 16
Cards 4 X 6
Boxes to collect contact information
Quiz
Large county map to note location of home or business
Large asset map with specific assets and photos
Old fashioned school desk or Blackboard
Welcome sign
Thank You sign
Table signs – Sign In and Displays 1 - 7
GC maps
Edited COM GOALS and NDS and OPPS Display
Existing copies of asset list

CHARACTER AREAS



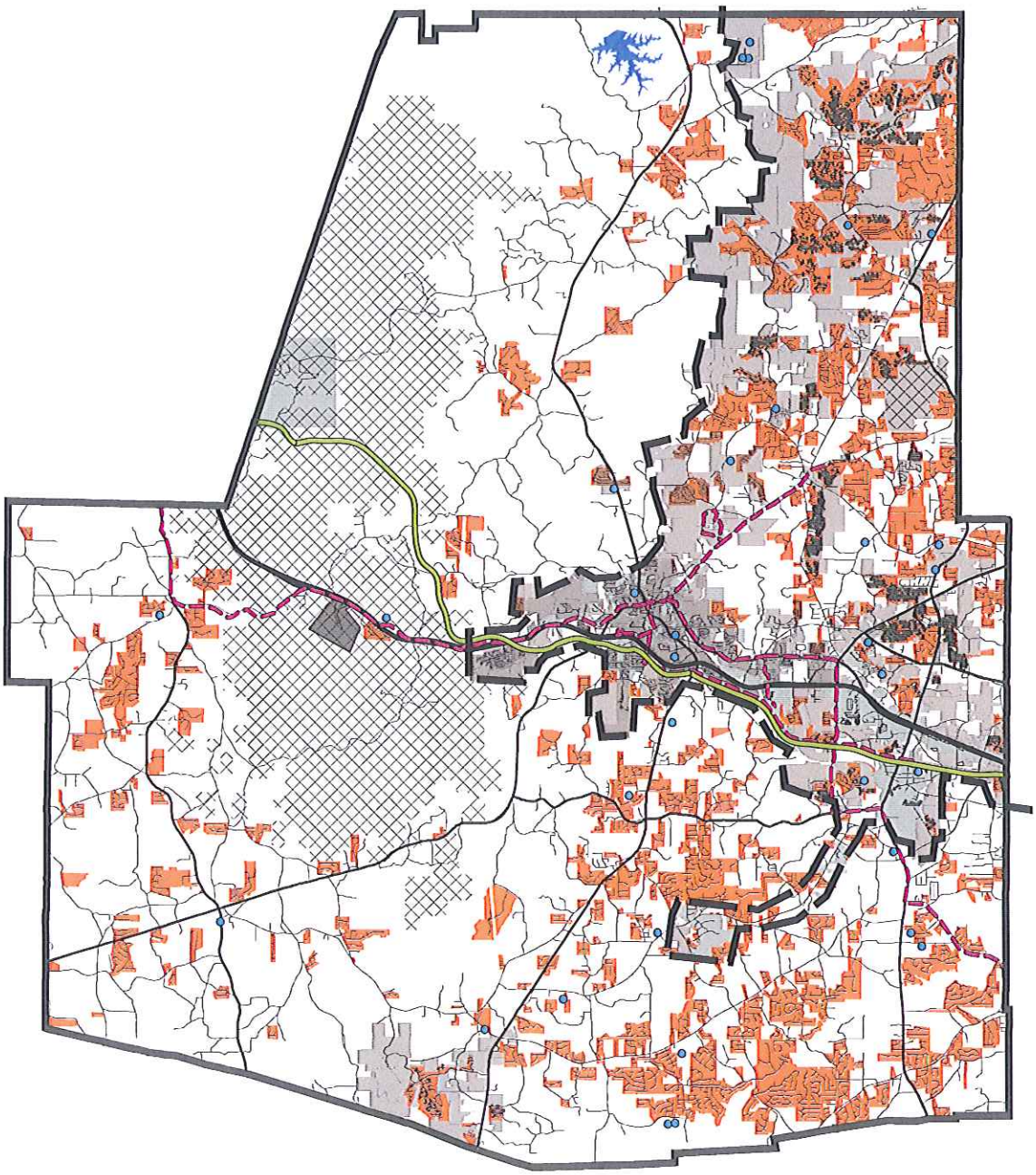
- CONSERVATION 1
- CONSERVATION 2
- RURAL RESIDENTIAL
- COMMUNITY RESIDENTIAL
- CORRIDORS
- CROSSROAD COMMUNITIES
- TARGET AREAS

ENVIRONMENT
EXISTING CONDITIONS



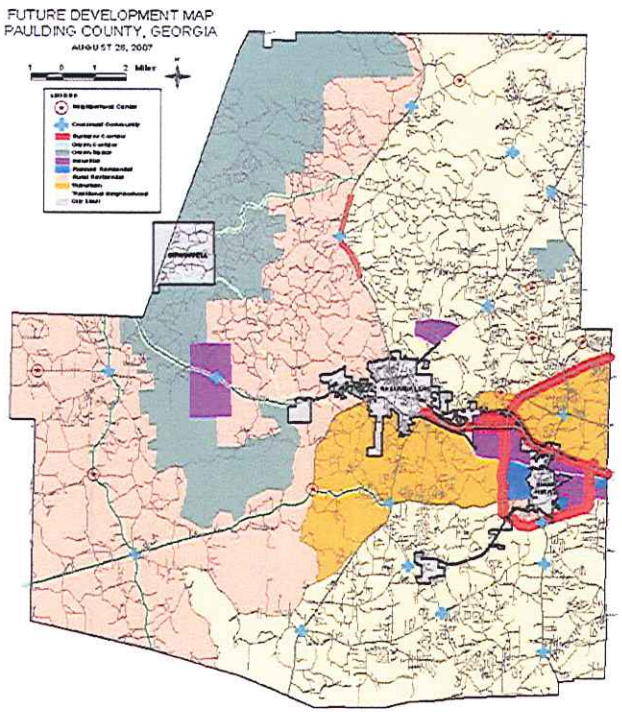
- HYDROLOGY AND WETLANDS
- IMPAIRED STREAMS
- GROUNDWATER RECHARGE
- FEMA FLOODPLAINS
- PRIORITY ECOLOGICAL AREAS
- WMA / PAULDING FOREST
- MUNICIPALITIES

INFRASTRUCTURE
EXISTING CONDITIONS

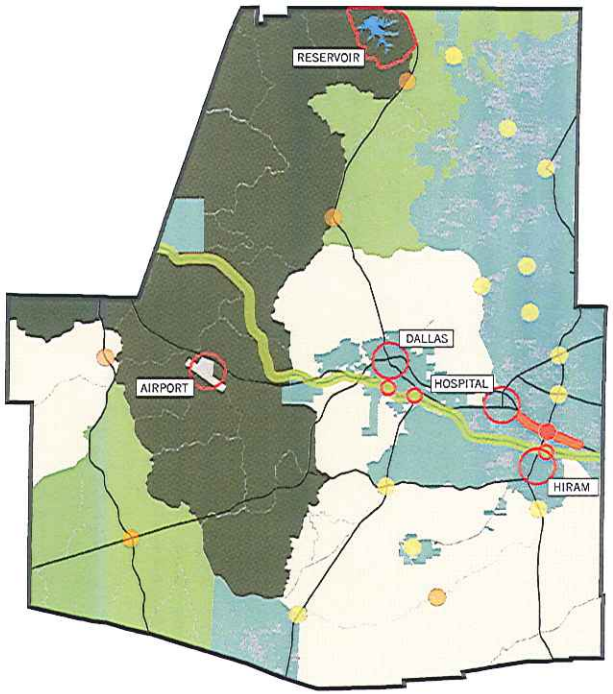


- ROAD NETWORK
- SILVER COMET TRAIL & PARKS
- FIBER NETWORK
- PARCELS SERVED BY SEWER
- SUBURBAN DEVELOPMENT
- SCHOOLS
- WMA / PAULDING FOREST

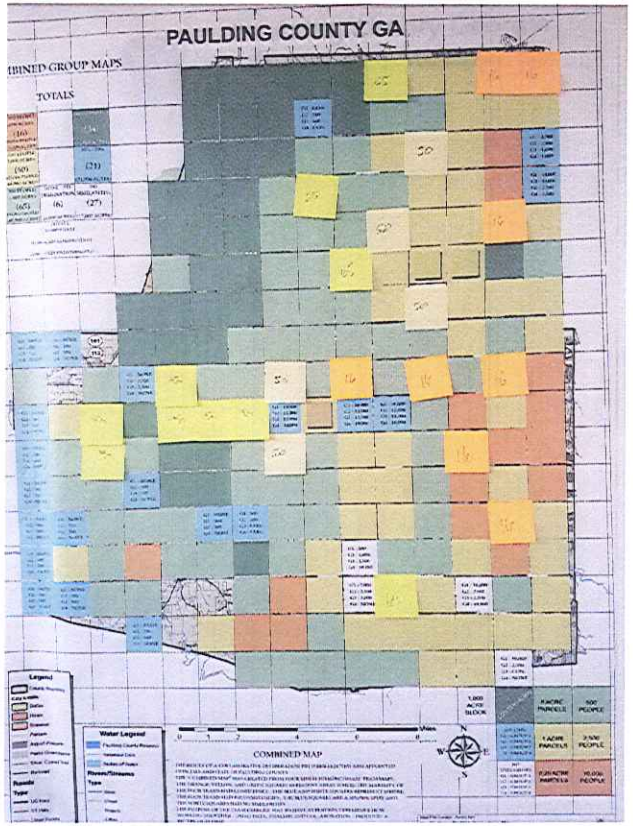
CURRENT AND EXISTING PLANS



2007-2027
CHARACTER AREAS



2016-2036
CHARACTER AREAS



PLACING PEOPLE

TEN YEARS
COMPREHENSIVE PLAN
Paulding County, Ga
http://www.paulding.gov
SIGN IN
SIGN IN
COMPREHENSIVE PLAN
Paulding County, Ga
Charting a Course

PUBLIC PARTICIPATION

D. Community Workshops

2. Workshop Details

Workshop #1 – August 11, 2016
Dallas Civic Center

Charting a Course

The Future of Paulding County
Share Your Ideas @ Thursday Workshops

Paulding governments invite all citizens to interactive workshops about the

COMPREHENSIVE PLAN 2017 2027 Paulding County Ga

Charting a Course

Drop in 4PM – 7PM
and explore interactive displays

WORKSHOP 1

August 11, 2016
Dallas Civic Center
208 Main Street
Dallas, GA 30132

Sign-In Sheet

Public Meeting
Workshop #1

August 11, 2016 4pm to 7pm
Dallas Civic Center

COMPREHENSIVE PLAN 2017 2027 Paulding County Ga

Charting a Course

	Name	Address	E-Mail	Phone/Fax
1	Chuck Rann	2203 Charles Hardy Pkwy Dallas GA 30157	crann@edisonenl.com	770-505-8115
2	Geof Hutton	46 Bingham Ct Acworth, GA 30101	efhutton@yahoo.com	678.591.6944
3	Deena Sanfilippo	452 Somersby Dr. Dallas GA 30157	dsanfilippo217@bellsouth.net	770 505 9959
4	Nigee			
5	Kenn Swehla	121 East Spring St.	kennmswehla@gmail.com	404 710 4348
6	Shelley Hubbard	115 Diane Ct. Dallas, GA 30157	shubbard@dallas-ga.gov (dasn)	404-723-4347
7	Chris Robinson	240 Constitution Blvd Dallas, GA 30132	crobinson@paulding.gov	770-443-7601
8				
9				

COMMMUNITY MEETING 1

August 11 – Dallas, GA
Attendees: 8

Input (from cards)

Display 1 – Where do you live?
Consider a community meeting in the Burnt Hickory area

Display 2 - What do you know?
25 Correct Answers
32 Wrong Answers
See attached roll up for details from individual meetings and collectively

Display 3 – What do you love? What would you add / what do you wish for?
<u>LOVE</u>
The Beauty
Gas Stations
Dave Carmicheal
Antique Stores
Cool Structures
Coke Factory
Coke Zero and Mountain Dew
Mountains and Fields
Awesome Schools
Roger Leggett
Animals
<u>ADD</u>
Add Creekside Golf Course
Add Bentwater Golf Course
<u>WISH FOR</u>
More auctions
Dollar General
Small doors
Beaches
More houses and people
Hollywood and more theaters
More lettuce and growers
Nature, Trees, Snakes and Land
Racetracks

Display 4 – Needs and Opportunities (SWOT)
<u>STRENGTHS</u>
NW Atlanta airport
Atlanta film studios

WEAKNESSES
Lake of interstate access
PRD: lot size of 8,000 sq ft minimum
No long term countywide agreed upon vision

NEEDS
RCR needs to add a business bark
7 Hills area as an economic center
Expand the trail network of Bentwater to other areas of the county
Make the WMAs user friendly beyond hunters

OPPORTUNITIES

OTHER
Share link to info at community meetings so can share the info with friends
Put maps out on the Paulding.gov site so I can look at them and assess a little more
Give me a place to offer more comments after the meeting – on line

Display 5 – Community Goals
Access to WMAs
Attract daytime tourism
Upscale houses
Large lot development

Display 6 – Land Use Study
Images

PUBLIC PARTICIPATION

D. Community Workshops

2. Workshop Details

Workshop #2 – August 18, 2016
The Events Place (Hiram)

Charting a Course

The Future of Paulding County
Share Your Ideas @ Thursday Workshops

Paulding governments invite all citizens to interactive workshops about the

COMPREHENSIVE PLAN 2017 2027 Paulding County Ga

Charting a Course

Drop in 4PM – 7PM
and explore interactive displays

WORKSHOP 2

August 18, 2016
Hiram Community Center
217 Main Street
Hiram, GA 30141

Sign-In Sheet

Public Meeting
Workshop #2

August 18, 2016 4pm to 7pm
The Events Place - Hiram

COMPREHENSIVE PLAN 2017 2027 Paulding County Ga
Charting a Course

		Name	Address	E-Mail	Phone/Fax
1	73	Frank Moran	310 Westchester Club Dr. Hiram, GA 30141	fmoran@hiram-Ga.Gov	
2	74	Herb Haynes	165 Trailside Circle Hiram, GA 30141	herbhaynes@gmail.com	770-378-9660
3	75	Barry Atkison	217 Main Street Hiram, GA 30141	batkison@hiram-ga.gov	7709433726
4	76	Zachary Goodwin	108 Watson Glen Dr Dallas GA 30157	Zach Attack Cleaning@gmail	7404 202 1817
5	77	Melissa Chosewood	338 Thorn Thicket Dr. Rockmart 30153	mchosewood@hiram-ga.gov	(7)943-3726
6	78	Tom VandeZande	110 Coxley Ct Douglasville 30134	tvandezande@hiram-ga.gov	(7)9433089
7	79	Lori Cirami	5084 Apple Orchard Rd. Canton, GA 30115	LCIRAMI@BRWNCALD.COM	678-296-2915
8	80	Kathy Marshall	328 Hollis Ct Dallas, GA 30157	mrskathymarshall@gmail.com	770 714 6171

COMMMUNITY MEETING 2

August 18 – Dallas, GA
Attendees: 8

Input (from cards)

Display 1 – Where do you live?
N/A

Display 2 - What do you know?
7 Correct Answers
26 Wrong Answers
See attached roll up for details from individual meetings and roll up of all
NOTE: only 3 questionnaires were collected

Display 3 – What do you feel are the 3 highest priority assets?
Roll Up From Cards Asking Attendees' to List Their Top 3 Assets
Veteran's Park
Ben Hill Strickland Park
Silver Comet Trail
Homer Leggett Park
Hounds Dog Park
Trees
Silver Comet Field/Airport

Marked as High Ranking on the Paulding County Asset List

Topography	1
Trees	11
Reservoir	11
Silver Comet Trail	1
Park System	11
Pumpkinvine Creek	1
Pickett's Mill Battlefield	1
Old Paulding County Courthouse	1
Burnt Hickory Park	1
Veteran's Park	1
White Oak Park	1
Kennesaw State	1
Georgia Highlands	1
Chattahoochee Tech	11
Silver Comet Field	1
Atlanta Film Studios	1
Wellstar Paulding Hospital	11
Rail Line Access	1
Vacant Land for Commercial Development	1

The Genealogical Center	1
Air Show	11
Savage Race	1
July 4 Celebration	1
Fiber Network Superiority	1
Hometown Feel	11
Proximity to Atlanta	1
Topography – rolling land and view of Atlanta	1

Other Input
Add WMP Sheffield and Paulding (Sheck with someone else, could not read)
Add RCR Park
Add Ragsdale Inn
Add Libraries
Add Free Christmas Movies

Display 4 – Needs and Opportunities (SWOT)
STRENGTHS
An airport that can be commercialized to attract jobs and provide alternatives Hartsfield/Jackson
Revitalization opportunities in Hiram – but only a "strength" if continuing private/public investment to allow development per the Livable Centers Initiative (LCI)

WEAKNESSES

NEEDS
Leverage airport commercialization

OPPORTUNITIES

OTHER

Display 5 – Community Goals
Leverage airport commercialization

Display 6 – Land Use Study

PUBLIC PARTICIPATION

Community Workshops

Workshop #3 September 8, 2016

New Georgia Library

COMPREHENSIVE PLAN 2017 2027 Paulding County Ga

Charting a Course

PUBLIC PARTICIPATION

D. Community Workshops

2. Workshop Details

Workshop #3 – September 8, 2016
New Georgia Library

Charting a Course

The Future of Paulding County
Share Your Ideas @ Thursday Workshops

Paulding governments invite all citizens to interactive workshops about the

COMPREHENSIVE PLAN 2017 2027 Paulding County Ga

Charting a Course

Drop in 4PM – 7PM
and explore interactive displays

WORKSHOP 3

September 8, 2016
New Georgia Library
94 Ridge Road
Dallas, GA 30157

Sign-[illegible] Sheet

Public Meeting
Workshop #3

September 8, 2016 4pm to 7pm NGeorgia Meeting
New Georgia Library

COMPREHENSIVE PLAN 2017 2027 Paulding County Ga
Charting a Course

	Name	Address	E-Mail	Phone/Fax
1	Rosemary Herrschaft	Villa Rica (Paulding)	RJHERR08@AOL.COM	||| ✓
2	Burnell Paul	Douglasville (Paulding)	burnellpaul429@gmail		✓
3	Celeste Pierce	Dallas	aeeseel2@yahoo.com	||| ✓
4	Maria Meadows	NWGRC	jmeadows@nwgrc.org	
5	Brian Wood	NWGRC	bwood@nwgrc.org	
6	Ethan Calhoun	NWGRC	ecalhoun@nwgrc.org	
7	Kendra Winters	Dallas	Kendra.winters@att.net	
8	Jamie Shaw	Douglasville	Grlegion@live.com	||| ✓
9	Rebecca Cain	Douglasville	beckiep6256@aol.com	|||| ✓

tamea630@gmail.com Tamea Cain II
jahnaicain@yahoo.com Jahnai Cain IIII
azizfadma@yahoo.com
loreeoneill@gmail.com
Gene Harris 770 445 1994
770 344 7260

Sign-In Sheet

Public Meeting
Workshop #3

September 8, 2016 4pm to 7pm
New Georgia Library

Charting a Course

	Name	Address	E-Mail	Phone/Fax
10	Sue Wilkins	85 Grover Way, Dallas 30157	suewilkins@outlook.com	770-627-3785
11	Mike Wilkins	" " " "	fwtbtome.com	770-627-3785
12	Chris Robinson		crobinson@paulding.ga.gov	770-443-7801
13	Gerald Martin	Temple, Ga 728 Mud Creek Rd		cell 678-451-9487
14	Fadma Aziz	151 Collins Run Lake Dallas GA 30157	@umyasseen@msn.com	
15	Amber Robinson	2095 Ridge Rd Douglasville GA 30134	amber.robinson.680@gmail.com	
16	Janeen Witkowski	224 Nottingham DR Douglasville GA 30134	timandjaneen12@bellsouth.net	
17	Adam Smith		MUSIKMAN1208@bellsouth.net	
18				

Sign-I heet

Public Meeting
Workshop #3

September 8, 2016 4pm to 7pm
New Georgia Library

COMPREHENSIVE PLAN 2017 2027 Paulding County Ga
Charting a Course

	Name	Address	E-Mail	Phone/Fax
19	Josiah patterson	Douglasvill (paulding	Snapbar k108604@gmail.com	||| ✓
20	Deana Cobb	293 Legend Creek Terrace Doug. 30134	DeeDeeCobb@att.net	||||| ✓
21	Mark Stevens	835 Goldpoint Tr 30189 Woodstock, GA	LRCLL@aol.com	4 5934898
22	Loree O'Neill	24 Crabapple Trl	loreeoneill@gmail.com	—
23	GEOF HUTTON	46 BINGHAM CT ACWORTH, GA 30101	cfhutton@yahoo.com	678.591.6944 ||| ✓
24	Leah Nacion	175 Templeton Lane Villa Rica GA 30180	Leahnacion@gmail.com	
25	Susan Rovia	1717 Lake Creek Rd	Pjg60.@yahoo.com	1✓ 678-355-9427
26	Tammy Walls	156 Southland Path Hiram 30141	TammyWalls31 at Gmail.com	|||| ✓ 404-748-5093
27	Tamea Cain	Douglasvill (paulding	babyguri17@gamil.com	

COMMMUNITY MEETING 3

September 8, 2016 – New Georgia Library
Attendees: 26

Input (from cards)

Display 1 – Where do you live?
N/A

Display 2 - What do you know?
45 Correct Answers
152 Wrong Answers
See attached roll up for details from individual meetings and roll up of all

Display 3 – What do you feel are the 3 highest priority assets?
Roll Up From Cards Asking Attendees' to List Their Top 3 Assets

Movie Industry	11
Education, Culture, Art	1
Chattahoochee Tech	1111
Georgia Highlands	1
Land (Parks and Recreation)	1
WMA	11
Paulding Meadows	111
Parks	1
Taylor Farm Park	111111
Sweet Water Park	11
White Oak Park	11
Ben Hill Strickland Park	1
Sara Babb Park	111
Mr. Tabor Park	1
Sweetwater Creek Park	11
Trees	1
High Shoals Water Trail	11
Friendly People	1
Silver Comet Trail	1111111111
Community Events	1
Movies in the Park	1
Wellstar Paulding Hospital	1
Proximity to Atlanta	1
Hometown Feel	1

Marked as High Ranking on the Paulding County Asset List

LAND	
Topography	11111
Trees	111111111111
Reservoir	11111
Silver Comet Trail	111111111111111
Park System	1111111
Ag Land	111
Trout Streams	11
Pumpkinvine Creek	1111
Raccoon Creek	11
Sweet Water Creek	11111111
HISTORIC	1 – All, All X New Hope
Pickett's Mill Battlefield	11111
New Hope Church	1
Trenches at Sara Babb	11
Old Paulding County Courthouse	11111
Dallas New Era	1
Hiram Railroad Depot	11
Faith Based Historic Buildings	1
RECREATION AND CULTURE	
Burnt Hickory Park	
Earl Duncan Park	11111
Mr. Tabor	11111
Samuel Braly Sports	11
Silver Comet – Passive – Trailheads	111111111
Tara Drummond	111
Taylor Farm	1111111111
Veteran's Park	111
White Oak Park	11111111
McKoon	1
Sara Babb	11111
Ben Hill Strickland	11
Homer Leggett	11
Frog Golf Course	1
Creekside Golf and Country Club	
Bentwater Gold Club	11
Ridge Road Youth Association	1
Union Youth Association	1
Senior Citizen's Center	11
655 West	1
Indigo Falls Event	1
Rose Hall	1
High Shoals Water Fall	11

Dallas Theater – Civic Center	1111
Events Place – Hiram	11111
EDUCATION (Secondary)	
Kennesaw State	1111111
Georgia Highlands	11111
Chattahoochee Tech	111111111
ECONOMIC	
Silver Comet Field	11111
Atlanta Film Studios	111
Wellstar Paulding Hospital	11111111111
Rail Line Access	11
Vacant Land for Commercial Development	1
TOURISM	
The Genealogical Center	
Tritt	111
Loveless	1
Various Movie Locations	111111
EVENTS	
Paulding Meadows Festival	111111111
Air Show	111
Raccoon Creek Music Festival	111
Savage Race: Moon Farm	11
Dallas Car Show	1
Dallas Christmas Parade	11
Paulding Arts Annual Fair	1111
Food Truck Friday	11
July 4 Celebration	11111
Hiram Car Show	1
Hiram Tree Lighting	11
Taste of Hiram	1
Downtown Hiram Music Events	11
Movies in the Park	111
OTHER	
Fiber Network Superiority	1
Fine Arts Society	
Friendly People	1111
Hometown Feel	11111
Pauldingcounty.gov – geo-explorer	1
Proximity to Atlanta	111111
Topography – rolling land and view of Atlanta	11111

Other Input
Add splash pads to some of the parks
Wish there was more access to Pumpkinvine, Sweetwater and Raccoon Creek
Wish there was more information on the Battles of New Hope and Dallas
Add the Bentwater Natural Trail
We need to market Paulding County – I have lived here 12 years and don't know most of the items listed (on the PC Asset List)
Add the Flight 242 Marker at New Hope

Display 4 – Needs and Opportunities (SWOT)
STRENGTHS
Paulding NW Atlanta Airport
Movie studio
RCR
Education opportunities

WEAKNESSES
Lack of forward thinking
A disconnected road network with lack of access to the interstate
Drug problem becoming a huge problem
Lack of public transportation
Job opportunities
Jobs
Board of Education Schools

NEEDS
More mental health resources/ Some individuals are being released from Willow brook that are wandering on Ridge Road. They are not from Paulding but have no resources to get home
The county needs a public indoor swimming pool
More safety on trails
Any new or existing commercial construction should mesh with the surrounding area or buildings
Affordable housing
Widen Highway 61 between Dallas and Dallas-Nebo Road (as promised 15 yrs ago)
Need more programs or punishment like Douglasville
More programs to help educate people about the drug issue
More programs to help the families of addicts
More programs to help those addicted to drugs
Hiking in our part of Sweetwater Creek
Habitat for Humanity
Places for the Homeless

OPPORTUNITIES
Airport: Many beneficial reasons to have an airport in Paulding Co

bringa more money in Paulding Co
more business tax dollars into PC instead of Atlanta
would help with traffic flow within the metro area
make it easier to get flights w/out travelling to Atlanta
bring more people to PC

RCR
Undeveloped land
3rd Army Road Interchange
Usage of Existing Building before new construction

<u>OTHER</u>
Add Zip Line like at Lanier Islands

Display 5 – Community Goals

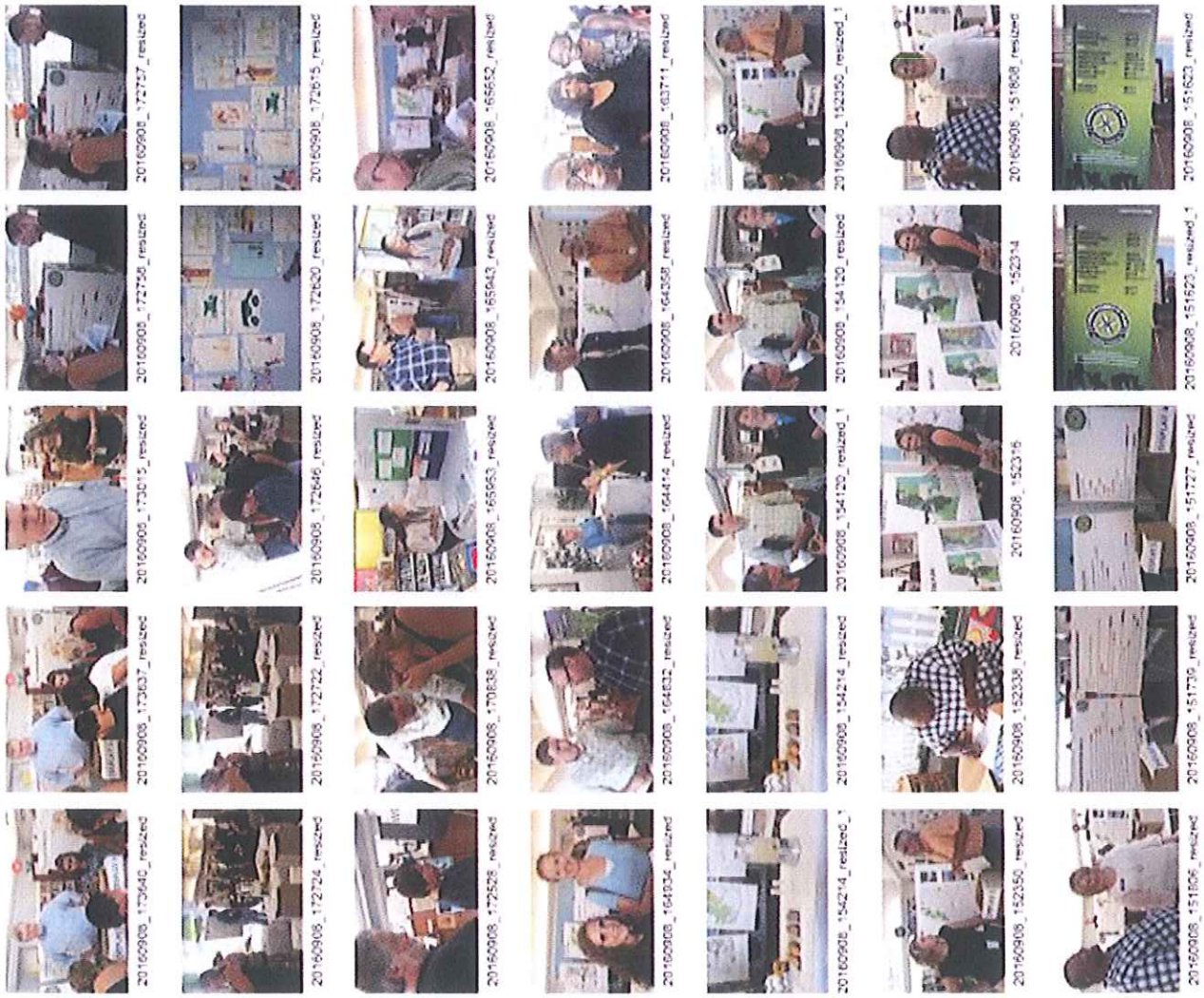
ARC Transportation Plan
- Reconcile I-75 3rd Army Interchange
- Sewer connection @ southeastern (future development) corner
- Reconcile ARC planned suburban residential w/rural residential in area south of Hiram

Movie Industry
- Expamd the film studio
- Support movie and T V show opportunities

Expand Communications in central Paulding County (Hitchcock Ridge Road)
- ATT
- Comcast

Display 6 – Land Use Study

Thursday, March 09, 2017
2:44 PM



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20160908_145824_resized

PUBLIC PARTICIPATION

D. Community Workshops

2. Workshop Details

Workshop #4 – September 15, 2016
Crossroads Library

Charting a Course

The Future of Paulding County
Share Your Ideas @ Thursday Workshops

Paulding governments invite all citizens to interactive workshops about the

COMPREHENSIVE PLAN 2017 2027 Paulding County Ga

Charting a Course

Drop in 4PM – 7PM
and explore interactive displays

WORKSHOP 4

September 15, 2016
Crossroads Public Library
909 Harmony Grove Church RD
Acworth, GA 30101

ART CONTEST AWARDS PRESENTATION
6:30 PM

Art contest sponsored by the Paulding County Library System
and the Paulding County Community Development Department

Sign-In Sheet

Public Meeting
Workshop #4

September 15, 2016 4pm to 7pm
Crossroads Library

Charting a Course

	Name	Address	E-Mail	Phone/Fax
1	Nina Lauter		nlauter@paulding.KD.GA.US	
2	Ora Stuckey		ora@wgrl.net	
3	Kristy Greene		kristy@wgrl.net	
4	Tonya Westbrook			
5	Kristen Milton		kristen@wgrl.net	
6	Tabatha Leavell	170 Remington Ln	whisperring_rose@yahoo.com	
7	Cherry Waddell	683 Crimson Dr. Dallas GA 30132	Waddell.Cherry@gmail.com	7-596-1886
8	Angie Townsend	52 Sandpiper Path Dallas GA		
9	Jeanine Southall	321 Chester Harris Dr. Dallas	yanamom@BellSouth.net	7/605-8773

Sign-In Sheet

Public Meeting
Workshop #4

September 15, 2016 4pm to 7pm
Crossroads Library

COMPREHENSIVE PLAN 2017 2027 Paulding County Ga

Charting a Course

	Name	Address	E-Mail	Phone/Fax
10	Marna Friedman		marna@marnafriedman.com	
11	Rita Norris		r53norris@yahoo.com	
12	GEOF HUTTON	46 BINGHAM CT ACWORTH, GA 30101	cfhutton@yahoo.com	
13	Cheryl Wood		Cherylsueroberts @hotmail.com	
14	Tatsuma Irish	315 Summerfield crossing Acworth GA 30101	tatsuma@hotmail.com	
15	Kim Johns	165 Michael Ct Dallas GA 30157	Krosersjohns@att.net	
16	Kasie Leverett	203 Northshore Xing Dallas, GA 30157	kleverett@s-nelson.com	
17	Michelle Whitlow	1156 Garmon Rd Hiram GA 30141	whitlow_michelle@yahoo.com	
18	Amber Reed	17 Palena way Dallas GA 30157		

Sign-In Sheet

Public Meeting
Workshop #4

September 15, 2016 4pm to 7pm
Crossroads Library

COMPREHENSIVE PLAN 2017 2027 Paulding County Ga
Charting a Course

	Name	Address	E-Mail	Phone/Fax
19	Josh Reed	" "		
20	Kaylee Reed Cheyenne Reed Elijah Reed	" "		
21	Hutton Hughes	292 Brooks Rackley Rd Dallas GA 30157	hutton1979@gmail.com	
22	Bob Lawson	42 Summer Lake cove Dallas Ga 30157		
23	Judith Adan.	98 London Ln. Hiram. GA 30141.	adanjudith@hotmail.com.	
24	Williams Family (Otis, Sybil, Shelby, Braden)	7 Central Park Ln. Powder Spgs 30127		
25	Daniel Tibbitts	225 Virgil Rd Dallas GA 30132	Rachelanne3012@yahoo.com	
26	Jerrod Wall	79 Shady Sp. Path Dallas GA 30157	walljerrod@hotmail.com	
27	Greg Perry	132 Legacy Pointe 30132	gperry@gmail.com amfam	678-522-6626

Sign-In Sheet

Public Meeting
Workshop #4

September 15, 2016 4pm to 7pm
Crossroads Library

COMPREHENSIVE PLAN 2017 2027 Paulding County Ga

Charting a Course

	Name	Address	E-Mail	Phone/Fax
28	Tony Crowe	747 Chester Harris Dr	Tony Crowe 26@yahoo.com Dallas Ga	
29	Kevin Gilbert	109 John Wesley Dr	Kevin@WHmechanical.com	
30	Bella Winkowski	22 Paper Birch Ct	Julietwinrose@gmail.com	
31	Karina Campos	172 Gellmore Ln.	shizuita@gmail.com	
32	Stephanie Roberson	832 Thomas Rd	taylor05@mc.com	
33	Kassie Munoz	3805 Purdy Dr.	Kassie_munoz@yahoo.com	
34	Emily Phillips	280 Crestwood Dr.	emilygreen@bellsouth.net	
35	Sara McKinney	3802 Harris Blvd.	SMckinney@paulding.k12.ga.us	
36	Stephanie Wehunt	133 Fox Ridge Ct Dallas 30157	Swehunt85@gmail.com	

Sign-In Sheet

Public Meeting
Workshop #4

September 15, 2016 4pm to 7pm
Crossroads Library

COMPREHENSIVE PLAN 2017 2027 Paulding County Ga

Charting a Course

	Name	Address	E-Mail	Phone/Fax
37	Kristi Steele	Burnt Hickory Elem.	KSteele@Paulding.K12.ga.us	~~(678) 249-5839~~
38	DeCarol White	371 Wilawana Trace Dallas, GA 30132	dlpwhite@gmail.com	770-529-4909
39	Roni Tewksbury	WestGA Regional Library	roni@wgrl.net	770-836-6211
40	Jenny Davis		jenni.l.davis@gmail	(678)674-3978
41				
42				
43				
44				
45				

COMMMUNITY MEETING 4

September 15, 2016 – Crossroads Public Library
Attendees: 37 Signed In – 100+ Total Attendees

Input (from cards)

Display 1 – Where do you live?
N/A

Display 2 - What do you know?
54 Correct Answers
100 Incorrect Answers
See attached roll up for details from individual meetings and roll up of all

Quote offered by a mother to her daughter who expressed her concern about many wrong answers she got on the quiz: *"It's not how many answers you get but how much you learned from taking the quiz."*

Display 3 – What do you feel are the 3 highest priority assets?

Roll Up From Cards Asking Attendees' to List Their Top 3 Assets

Mt. Tabor Park	1
Georgia Highlands	1
Pickett's Mill Battlefield	1
Airport	1
Pumkinvine Creek	1
Silver Comet Trail	1
Park System	1

Marked as High Ranking on the Paulding County Asset List

LAND	
Topography	
Trees	1
Reservoir	1
Silver Comet Trail	1
Park System	1
Ag Land	
Trout Streams	
Pumpkinvine Creek	1
Raccoon Creek	
Sweet Water Creek	
HISTORIC	
Pickett's Mill Battlefield	1
New Hope Church	

Trenches at Sara Babb	1
The Little Red Schoolhouse	1
Old Paulding County Courthouse	
Dallas New Era	
Hiram Railroad Depot	
Faith Based Historic Buildings	
Confederate Tomb of the Unknown Soldier	1

RECREATION AND CULTURE

Burnt Hickory Park	1
Earl Duncan Park	1
Mr. Tabor	1
Samuel Braly Sports	
Silver Comet – Passive – Trailheads	
Tara Drummond	
Taylor Farm	1
Veteran's Park	
White Oak Park	
McKoon	1
Sara Babb	
Ben Hill Strickland	
Homer Leggett	
Frog Golf Course	
Creekside Golf and Country Club	
Bentwater Gold Club	
Ridge Road Youth Association	
Union Youth Association	
Senior Citizen's Center	
655 West	
Indigo Falls Event	
Rose Hall	
High Shoals Water Fall	
Dallas Theater – Civic Center	
Events Place – Hiram	

EDUCATION (Secondary)

Kennesaw State	1
Georgia Highlands	1
Chattahoochee Tech	1

ECONOMIC

Silver Comet Field	1
Atlanta Film Studios	1
Wellstar Paulding Hospital	1
Rail Line Access	1

Vacant Land for Commercial Development

TOURISM	
The Genealogical Center	1
Tritt	1
Loveless	1
Various Movie Locations	1
EVENTS	
Paulding Meadows Festival	
Air Show	
Raccoon Creek Music Festival	
Savage Race: Moon Farm	
Dallas Car Show	1
Dallas Christmas Parade	1
Paulding Arts Annual Fair	
Food Truck Friday	
July 4 Celebration	
Hiram Car Show	1
Hiram Tree Lighting	1
Taste of Hiram	1
Downtown Hiram Music Events	
Movies in the Park	
OTHER	
Fiber Network Superiority	
Fine Arts Society	1
Friendly People	1
Hometown Feel	1
Pauldingcounty.gov – geo-explorer	1
People choosing Paulding	1
Rapid growth rate	1
Proximity to Atlanta	1
Topography – rolling land and view of Atlanta	1

Other Input

Display 4 – Needs and Opportunities (SWOT)

STRENGTHS

WEAKNESSES

NEEDS

OPPORTUNITIES

Airport

OTHER
Add Zip Line like at Lanier Islands

Display 5 – Community Goals
ARC Transportation Plan
- Reconcile I-75 3rd Army Interchange
- Sewer connection @ southeastern (future development) corner
- Reconcile ARC planned suburban residential w/rural residential in area south of Hiram

Movie Industry
- Expamd the film studio
- Support movie and T V show opportunities

Expand Communications in central Paulding County (Hitchcock Ridge Road)
- ATT
- Comcast

Thursday, March 09, 2017
2:50 PM

20160915_182416_resized

20160915_182423_resized

20160915_182622_resized

20160915_182637_resized

20160915_183310_resized

20160915_183448_resized

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20160915_183603_resized

20160915_183609_resized

20160915_183621_resized

20160915_183624_resized

20160915_183637_resized

20160915_183639_resized

20160915_183700_resized

20160915_183703_resized

20160915_183743_resized

20160915_183746_resized

20160915_183755_resized

20160915_183756_resized

20160915_183815_resized

20160915_183815_resized_1

20160915_183852_resized

20160915_183852_resized_1

20160915_183929_resized

20160915_184009_resized

20160915_184055_resized

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20160915_184127_resized_1

20160915_184130_resized

20160915_184130_resized_1

20160915_184135_resized

20160915_184136_resized

20160915_184240_resized

20160915_184312_resized

20160915_184315_resized

20160915_184317_resized

20160915_184331_resized

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20160915_184629_resized

20160915_184632_resized

20160915_184634_resized

20160915_184737_resized

20160915_184738_resized

PUBLIC PARTICIPATION

D. Community Workshops

3. Summary

Charting a Course

PUBLIC INPUT

COMMMUNITY WORKSHOPS

August 11 – Dallas
August 18 - Hiram
September 8 – New Georgia Library
September 15 – Crossroads Library

OUTREACH
Insert Statement

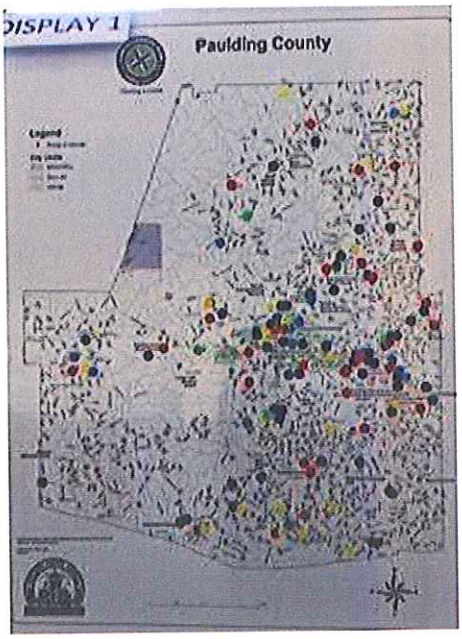
PROCESS
Insert Org Charts

OUTCOME
Between 150 and 200 Paulding citizens attended four community workshops. Attendees learned about the county, offering their feedback and input via six interactive displays manned by members of the multi jurisdictional workgroup and consultants assembled by the Paulding County Community Development Department to complete the 2017 Paulding County Comprehensive Plan. A seventh display offered information about the Richland Creek Reservoir project.

Total Number of Attendees: 8 + 8 + 26 + 100 = 142 + Staff + MJW = 150+

What follows is a roll up of feedback and input from Paulding citizens at the Community Workshops. The information will shared with and used to complete the Com Plan.

An overview of the interactive displays and citizen feedback is represented below.



Display 1 – Where do you live?
Attendees were asked to record the location of their home or business on a large Paulding County Map.

Also represented on the map are members of the Comp Plan Stakedholder Committee and other citizens who have been introduced to the planning process.

Display 2 - What do you know?

Display 2 was called "Pondering Paulding". Attendees took a quiz, composed of data-based questions. The planning team gained a sense of what citizens knew about the county and citizens gained knowledge about their community.

[redacted]

QUESTION	ANSWERS (choose one)	
1. How big is Paulding County? Land Mass in square miles	a. 298.7 square miles b. 345.9 square miles	c. 312.22 square miles d. 450.00 square miles
2. How big is Paulding County Compared to Georgia's other 159 Counties	a. 83rd b. 108th	c. 112th d. 95th
3. How many people live in Paulding County (2015)	a. 120,325 b. 152,238	c. 156,723 d. 176,342
4. What is Paulding's population rank in Georgia (2014)	a. 10th b. 19th	c. 15th d. 7th
5. What was Paulding's population growth rate 2000-2014 Compared to Georgia's other 159 Counties	a. 2nd b. 10th	c. 6th d. 12th
6. Percentage of citizens with high school/college degrees? High School Degree__/__Bachelor's Degree +	a. 89%/23% b. 80%/20%	c. 60%/10% d. 94%/27%
7. What is the number of housing units of all types? (2015)	a. 45,678 b. 53,948	c. 39,121 d. 65,760
8. What is the median value of owner-occupied housing? (2010 – 2014)	a. $156,434 b. $124,323	c. $135,242 d. $131,800
9. What is Paulding's median household income? (2010- 2014)	a. $62,010 b. $44,800	c. $61,153 d. $55,600
10. What is the percentage of Paulding citizens who commute to jobs outside the county?	a. 62% b. 75%	c. 54% d. 34%
11. How many total hours did citizens spend commuting?	a. 160 Hours b. 120Hours	c. 96 Hours d. 180 hours

148 Correct Answers
292 Incorrect Answers
See attached roll up for details.

An assessment of the results indicate that community workshop attendees have a strong understanding or sense of their community, particularly when it comes to data-specific information such as:

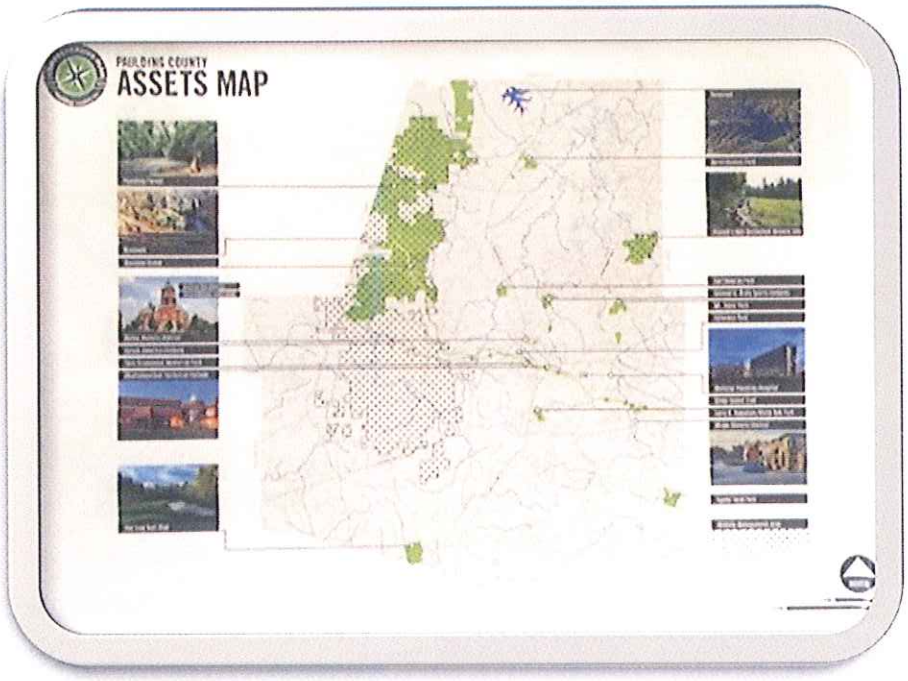
Land mass
Population
Housing Units
Growth Patterns

A majority of attendees were realistic about the following:
Median value of owner-occupied housing
Levels of education attained by Paulding citizens

On questions related to the job market, attendees' answers indicated that knew the following:
A high percentage of Paulding workers work outside the county
Paulding workers have long commutes to work

The one question where citizens showed the most disparity between the facts and their perceptions was:
Median household income
A majority of attendees believe that the median household income in Paulding is lower than the reality – by approximately 82%.

Display 3 – What do you feel are the 3 highest priority assets?
At Display 3, attendees were asked to review a comprehensive list of Paulding County assets listed under eight headings, acknowledging the assets they deemed most important to the community.



Land
Historic
Recreation and Culture
Education
Economic
Tourism
Events
Other

The results of the survey showed a number of highly valued assets. However, the significant take away from attendees was that Paulding citizens enjoy a diverse selection of assets and care most about those assets that enhance their quality of life.

<u>Top 3 Assets</u>
At workshops 2-4 a second input was requested of attendees when they were asked to record, on a separate piece of paper, the three assets "they loved the most" as well as any assets left off the list.

1, Silver Comet Trail 111111111111

2. Parks	111
Taylor Farm Park	111111
Sara Babb Park	111
Sweet Water Park	111
Ben Hill Strickland Park	11
White Oak Park	11
Mt. Tabor Park	11
Homer Leggett Park	1
Hounds Dog Park	1
Veterans Park	1
3. Chattahoochee Tech	1111

Other Assets on Attendees "Top 3" List

Paulding Meadows	111	Pickett's Mill Battlefield	1
Movie Industry	11	Education, Culture, Art	1
WMA	11	Wellstar Paulding Hospital	1
High Shoals Water Trail	11	Community Events	1
Trees	11	Movies in the Park	1
Georgia Highlands	11	Friendly People	1
Silver Comet Field	11	Proximity to Atlanta	1
Pumpkinvine Creek	1	Hometown Feel	1

<u>Marked as High Ranking on the Paulding County Asset List</u>

LAND - 75

Topography	111111
Trees	111111111111111
Reservoir	11111111
Silver Comet Trail	11111111111111111
Park System	1111111111
Ag Land	111
Trout Streams	11
Pumpkinvine Creek	11111
Raccoon Creek	11
Sweet Water Creek	11111111

HISTORIC - 23

Pickett's Mill Battlefield	1111111
New Hope Church	1
Trenches at Sara Babb	111
Little Red Schoolhouse	1
Old Paulding County Courthouse	111111
Dallas New Era	1
Hiram Railroad Depot	11
Faith Based Historic Buildings	1
Confederate Tomb of the Unknown Soldier	1

RECREATION AND CULTURE – 85 (63 Parks)	
Burnt Hickory Park	11
Earl Duncan Park	111111
Mt. Tabor	111111
Samuel Braly Sports	11
Silver Comet – Passive – Trailheads	111111111
Tara Drummond	111
Taylor Farm	11111111111
Veteran's Park	1111
White Oak Park	111111111
McKoon	11
Sara Babb	11111
Ben Hill Strickland	11
Homer Leggett	11
Frog Golf Course	1
Creekside Golf and Country Club	1
Bentwater Gold Club	11
Ridge Road Youth Association	1
Union Youth Association	1
Senior Citizen's Center	11
655 West	1
Indigo Falls Event	1
Rose Hall	1
High Shoals Water Fall	11
Dallas Theater – Civic Center	1111
Events Place – Hiram	11111
EDUCATION (Secondary) - 28	
Kennesaw State	111111111
Georgia Highlands	1111111
Chattahoochee Tech	111111111111
ECONOMIC - 32	
Silver Comet Field	1111111
Atlanta Film Studios	11111
Wellstar Paulding Hospital	11111111111111
Rail Line Access	1111
Vacant Land for Commercial Development	11
TOURISM - 15	
The Genealogical Center	11
Tritt	1111
Loveless	11
Various Movie Locations	1111111

EVENTS - 49	
Paulding Meadows Festival	111111111
Air Show	11111
Raccoon Creek Music Festival	111
Savage Race: Moon Farm	111
Dallas Car Show	11
Dallas Christmas Parade	111
Paulding Arts Annual Fair	1111
Food Truck Friday	11
July 4 Celebration	111111
Hiram Car Show	11
Hiram Tree Lighting	111
Taste of Hiram	11
Downtown Hiram Music Events	11
Movies in the Park	111

OTHER - 36	
Fiber Network Superiority	11
Fine Arts Society	11
Friendly People	11111
Hometown Feel	11111111
Pauldingcounty.gov – geo-explorer	11
People Choosing Paulding	1
Rapid Growth Rate	1
Proximity to Atlanta	11111111
Topography – rolling land and view of Atlanta	1111111

Additional Input

- Add WMP Sheffield and Paulding (Check w/ someone else as could not read)
- Add RCR Park
- Add Ragsdale Inn
- Add Libraries
- Add Bentwater Natural Trail
- Add Flight 242 Marker at New Hope
- Add Christmas movies
- Wish there was more access to Pumpkinvine, Sweetwater and Raccoon Creek
- Wish there was more information on the Battles of New Hope and Dallas
- We need to market Paulding County – I have lived here 12 years and don't know most of the items listed (on the PC Asset List)

Display 4 and 5 – Needs and Opportunities (SWOT) and Community Goals
Displays 4 and 5 are significant. The Georgia Department of Community Affairs (DCA) lists 21 elements in their comprehensive planning process – 8 mandatory elements and 13 optional elements. Of the mandatory elements, three are required to be completed by every community.

1. Community Goals
2. Needs and Opportunities (Identified through a public SWOT assessment)
3. Work Program

Display 4 was developed to ensure public input into the SWOT assessment, necessary to complete the needs and opportunities and community goals elements of the plan.

A list of SWOT line items was originally created in a 2014 Paulding County Leadership Workshop. The list was revised and confirmed by the Multi-Jurisdictional Workgroup in 2015. A Stakeholder Committee, formed in 2016 to support planning process offered their input toward a third version of the list of SWOT line items which were subsequently used in Display 4 of all 4 community workshops.

Attendees were asked to mark the most important items on the SWOT list and the results are as follows:

INSERT 2 Needs and Opps PHOTOS and ROLL UPS (Graph)

In addition, attendees were encouraged to leave comments or input should they wish to offer points of emphasis. Or additional recommendations:

Written input related to Needs and Opportunities:

STRENGTHS
Paulding NW Atlanta Airport
Movie studio
RCR
Education opportunities
An airport that can be commercialized to attract jobs and alternatives to Hartsfield/Jackson
Revitalization opportunities in Hiram – but only a strength if continuing public/private investment for development per the Livable Centers Initiative (LCI)

WEAKNESSES
Lack of forward thinking
A disconnected road network with lack of access to the interstate
Drug problem becoming a huge problem
Lack of public transportation
Job opportunities
Jobs
Board of Education Schools

NEEDS

More mental health resources/ Some individuals are being released from Willow brook that are wandering on Ridge Road. They are not from Paulding but have no resources to get home
The county needs a public indoor swimming pool
More safety on trails
Any new or existing commercial construction should mesh with the surrounding area or buildings
Affordable housing
Widen Highway 61 between Dallas and Dallas-Nebo Road (as promised 15 yrs ago)
Need more programs or punishment like Douglasville
More programs to help educate people about the drug issue
More programs to help the families of addicts
More programs to help those addicted to drugs
Hiking in our part of Sweetwater Creek
Habitat for Humanity
Places for the Homeless
Splash pads to some of the parks
Zip Line like at Lake Lanier
Leverage airport commercialization

<u>OPPORTUNITIES</u>
Airport: Many beneficial reasons to have an airport in Paulding Co
- Bring more money into Paulding Co
- More business tax dollars into PC instead of Atlanta
- Help with traffic flow within the metro area
- Make it easier to get flights w/out travelling to Atlanta
- Bring more people to PC

RCR
Undeveloped land
3rd Army Road Interchange
Usage of Existing Building before new construction

INSERT 2 Community Goals PHOTOS and ROLL UPS (Graph)

In addition, attendees were encouraged to leave comments or input should they wish to offer points of emphasis or additional recommendations.

Written input related to Community Goals:

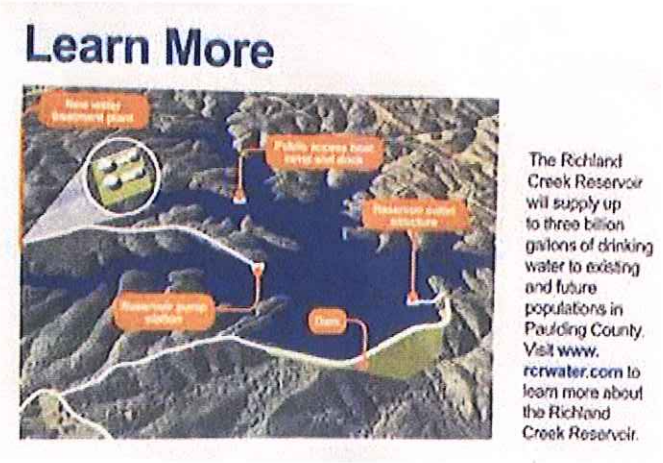
ARC Transportation Plan
- Reconcile I-75 3rd Army Interchange
- Sewer connection @ southeastern (future development) corner
- Reconcile ARC planned suburban residential w/rural residential in area south of Hiram

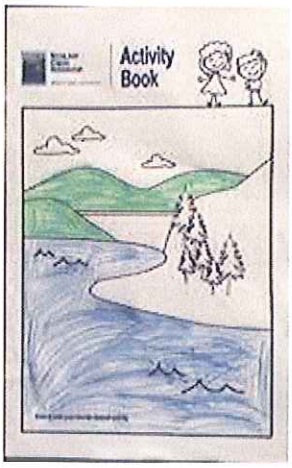
Movie Industry
- Expand the film studio

Support movie and T V show opportunities
Expand Communications in central Paulding County (Hitchcock Ridge Road)
ATT
Comcast

Display 6 – Land Use Study
Insert language about the Georgia Conservancy
Insert maps and a sample questionnaire

Display 7 – Richland Creek Reservoir
Representatives from the Richland Creed Reservoir team were available to talk with citizens about the project.





Water-resources themed coloring and game books were available to next generation Paulding residents who attended the workshops with their parents.

SUMMARY

A Community Involvement Plan, adopted by the MJW in February 2016 outlines a series of actions and initiatives designed to involve Paulding County citizens in the development of the 2017 Comprehensive Plan.

	2015 - 2016								2017						
	MAR	OCT	FEB	MAR	APR	MAY	AUG	DEC	J	F	M	A	M	J	J
Agency Coordination															
CIP Finalized			X												
Stakeholder Committee Approved and Contacted			X												
Stakeholder Meetings				X			X	X							
Stakeholder Committee Communications															
Marketing: Water Bills, Poster Displays, TV, Local News Media, Presentations to Business and Civic Organizations					X	X	X	X	X	X	X	X	X	X	
Public Meetings		X					X	X							
Art Contest							X								
Media and Mailings					X		X	X							
Remote Info Displays						X									
DRAFT Plan Available to Public								X	X						
Plan Submitted to NWGaRC											X				
Plan Adopted														X	
Plan Implementation Begins															X

Information collected from citizens as part of each CIP initiative is consolidated and assessed by the Multi-Jurisdictional Workgroup and outside experts as they draft the comp plan October – December 2016.

PUBLIC PARTICIPATION

E. Media & Other Public Participation

1. Website & Social Media
2. Art Contest
3. Presentations
4. News Articles

Charting a Course

PUBLIC PARTICIPATION

E. Media & Other Public Participation

1. Website & Social Media

Charting a Course

Engage your community - connect to news, events and information you care about. View more information... Sign In

Paulding County Comprehensive Plan

Introduction

Paulding County has begun the process of updating its Comprehensive Plan along with the Cities of Dallas, Hiram and Braswell. In the interest of providing healthy and economically vibrant communities that are vital to the state's economic prosperity, the State of Georgia requires all local jurisdictions to coordinate and conduct comprehensive planning duties through the Georgia Planning Act of 1989. The theme of the 2017-2027 Plan Update is "Charting a Course" as the plan seeks to ensure that future development is handled in a way compatible with the best interests of the community.

Join Us

Workshop Dates

Articles of Interest

Community Planning

Comp Plan Presentation 7-25-16

Paulding Comprehensive Plan Update

Ann Home Find Friends

Page Messages Notifications Insights Publishing Tools Settings Help

Charting a Course

Paulding Comprehensive Plan Update

Create Page @Username

Home
About
Photos
Events
Reviews
Likes
Videos
Posts
Promote

Liked Following Share

Add a Button

Write something...

Share a photo or video | Advertise your business | Get phone calls | Get messages

Help people find your business | Create an event | Create an offer | Write a note

See All

This Week

0	0	0
Post Reach	Website Clicks	Check-ins

Grow Your Business With an Ongoing Promotion

Facebook will automatically promote your business to the right people for the best results. Reach more people in your local community for $35 a month.

Get Started

See All

Photos

Public & Government Services in Dallas, Georgia

66 likes 0 this week

67 follows

See Pages Feed
Posts from Pages you've liked as your Page

Community

Invite your friends to like this Page

66 people like this

67 people follow this

About See All

Promote your business locally to lead people directly to 240 Constitution Blvd, 2nd Floor.

Promote Local Business

240 Constitution Blvd, 2nd Floor
Dallas, Georgia, GA 30132

(770) 443-7601

Send Message

http://www.paulding.g... Promote Website

Public & Government Services

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Paulding Comprehensive Plan Update

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Charting a Cours.

Paulding Comprehensive Plan Update

Create Page @Username

Home
About
Photos
Events
Reviews
Likes
Videos
Posts

romote

See All

Upcoming Events

No upcoming events

Make it easy for people to find your next event. Create it on Facebook.

Create Event

See All

Reviews

Paulding Comprehensive Plan Update has no reviews yet.

Tell people what you think

See All

Posts

Paulding Comprehensive Plan Update
March 22 ·

Paulding County staff, in collaboration with the cities of Dallas, Hiram and Braswell, the School District, Chamber of Commerce and Economic Development, has been working for over two years to update the Comprehensive Plan. This plan is a compass for guiding planning and development in Paulding County and its relationship to the region, the state and nation. There has been a great deal of input from our community thus far and staff is ready to present a draft of the Community Goals, Needs and Opportunities, Work Program and support materials. Please take some time to review this draft information and provide your feedback.

http://www.paulding.gov/index.aspx?nid=1127

Paulding County, GA - Paulding County Comprehensive Plan

+myConnections: Engage your community - connect to news, events and information you care about. View more information...

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romote

Like Comment Share

James Wilson Chronological

3 shares

Scott Munczenski I'm going to read it
Like · Reply · Message · 1 · March 22 at 4:06pm

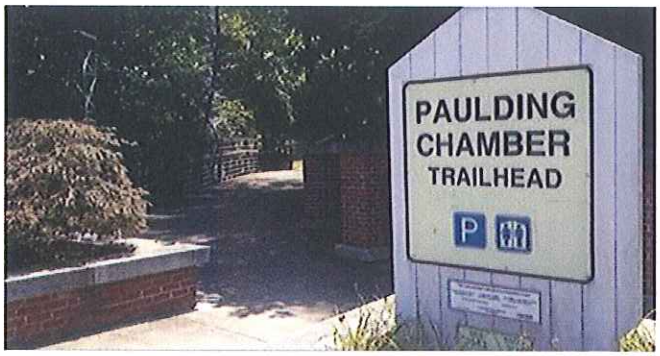
Write a comment...

Press Enter to post.

Paulding Comprehensive Plan Update
February 15 ·

The West Georgia Neighbor article about Economic Development Study

http://www.mdjonline.com/.../article_f4b46c50-f22d-11e6-ad12-...



Study: Emphasis on tourism and highways increases Paulding job chances

Bob Gray recalled he had to look hard to find the downtowns of Dallas and Hiram because signage pointing to those areas was not very prominent.

MDJONLINE.COM

428 people reached Boost Post

Like Comment Share

Scott Munczenski, Johanna McCrehan and Christopher Bragg

2 shares

Write a comment...

Press Enter to post.

See All

See More

Chat (Off)

PUBLIC PARTICIPATION

E. Media & Other Public Participation

2. Art Contest

Charting a Course

ART CONTEST

Kindergarten ➡ 5th Grade

August 15 - August 26

This contest is in conjunction with the

Paulding County Comprehensive Planning process

that, from October 2015 to June 2017, is charting a course for the future of our community.

What better group to offer advice than our youngest citizens?

After all, if the future of Paulding County works for them, it will work for everyone.

GREAT PRIZES*

Grand Prize
Runner Up Prizes: 2
Recognition Prizes: 20

E-Reader

Bicycle

Chik-Fil-A

Lego Set

AWARD PRESENTATION

September 15
@ 6:30 PM
Crossroads Public Library
Community Meeting

CONTEST DETAILS

ANSWER 1

of the following questions with artwork of any medium:

What do you want to be when you grow up?
(Example: Doctor, Ballerina, Astronaut)

How will you get to school in the future?
(Example: Bicycle, Flying Car, Rocket Shoes)

What is your most favorite place in Paulding County close to home?
(Example: Library, Park, Playground)

TO ENTER:
Pick up an entry form and further details from the front desk of your favorite Paulding County Library.

COMPREHENSIVE PLAN 2017 2027 Paulding County Ga

Charting a Course

Brought to you by: Paulding County Library System and Paulding County Community Development Department.

NEW GEORGIA FRIENDS OF THE LIBRARY
94 Ridge Road
Dallas, GA 30157

Friends of the Dallas Public Library Inc.
Dallas, GA
1010 Memorial Drive E
Dallas, GA 30132

FRIENDS OF THE CROSSROADS PUBLIC LIBRARY INC.
909 Harmony Grove Church Rd
Akworth, GA 30101

FRIENDS OF THE MAUDE P. RASSDALE PUBLIC LIBRARY
1815 Hiram Douglasville Hwy
Hiram, GA 30141

* Prizes provided by:
SAMSUNG
WALMART
TARGET

Background art: From a quilt created by Anita for her pal Hugo.

ANNOUNCEMENT

Charting a Course

TO: Librarians

FROM: Cherry Waddell

RE: Art Contest

The Paulding County Library System, in partnership with the Paulding County Community Development Department, is hosting an art contest for children grades kindergarten through 5th grade from August 15 to August 26.

Background
This contest is in conjunction with the Paulding County Comprehensive Planning process that, from October 2015 to June 2017, is charting a course for the future of our community.

What better group to offer advice than our youngest citizens? After all, if the future that is built works for them, it will work for everyone.

Details of the contest:
Paulding County Public Librarians have been asked to promote the art contest to young citizens visiting the library. Students will be asked to use any art medium they wish to answer 1 of the following questions:

CHILDREN OF PAULDING COUNTY

What do you want to be when you grow up?
How will you get to school and to work in the future?
What is your most favorite place in Paulding County close to home?

The Friends of your Library will choose the top five entries from your library. From the twenty winning library entries, a review committee will select the top three award winners. Winners will be notified during the week of September 5 and all 20 entrants will be honored at a Community Meeting on September 15.

A timeline is attached. For more information on this contest, please contact Cherry Waddell at 770.596.1836.

TOP PRIZE: E-reader/bike Runner-Up 1: Runner-Up 2:
Chick Fil A coupon to 20 library finalists

SCHEDULE

Charting a Course

CHILDREN OF PAULDING COUNTY ART CONTEST

What do you want to be when you grow up?
How will you get to school and to work in the future?
What is your most favorite place in Paulding County close to home?

The Paulding County Library System, in partnership with the Paulding County Community Development Department, is hosting an art contest for children grades kindergarten through 5th grade from August 15 to August 26.

Librarians, below is a schedule for your convenience.

AUGUST 8	Library begins promoting art contest via local media and on video screens Cherry Waddell delivers entry forms + information posters to libraries
AUGUST 15	Entry forms available to contestants at the libraries
AUGUST 26	Final day to submit artwork
AUGUST 29 – 31	Friends of the Library for each library choose top five entries
SEPTEMBER 1	Library Coordinator will notify library winners and invite them and their family to attend a Sept. 15 awards ceremony @ Crossroads Library Cherry Waddell delivers library art contest winning entries to PCCD
SEPTEMBER 2	Community Development Review Committee selects top three winners
SEPTEMBER 6	Library Coordinator will notify the top three winners and remind them of the Sept. 15 awards ceremony @ Crossroads Public Library
SEPTEMBER 15	Awards Ceremony, 6:30PM, Crossroads Public Library 909 Harmony Grove Church Road Acworth, GA 30101

AWARDS – Cherry Waddell will solicit awards and invite commissioners
20 participation awards
One top awards and two runner up awards
Commissioners, Chairman, Community Development Director and Cherry Waddell

Charting a Course

GRAND PRIZE
Name of Prize

Runner Up Prizes: 2
Recognition Prizes: 20

ART CONTEST

DETAILS

The Paulding County Library System, in partnership with the Paulding County Community Development Department, is hosting an art contest for children grades kindergarten through 5th grade from August 15 to August 26.

This contest is in conjunction with the Paulding County Comprehensive Planning process that, from October 2015 to June 2017, is charting a course for the future of our community.

What better group to offer advice than our youngest citizens? After all, if the future that is built works for them, it will work for everyone.

Details of the contest:
Use any art medium to answer 1 of the following questions

What do you want to be when you grow up?
How will you get to school and to work in the future?
What is your most favorite place in Paulding County close to home?

Step 1: Fill out entry form located on the back
Step 2: Complete artwork
Step 3: Submit artwork, along with this entry form, to a Paulding County Public Library NO LATER THAN FRIDAY, August 26

Winners will be notified during the week of **September 5**. All 20 entrants will be honored at a Community Meeting on **September 15** at 6:30PM. Crossroads Library, 900 Harmony Grove Church Road, Acworth, GA 30101 .

For more information on this contest, please contact Cherry Waddell at 770.596.1836.

Public Library Art Contest
ENTRY FORM

NAME _____

PARENT'S NAME _____

ADDRESS _____
Street

_____
City State Zip Code

TELEHPONE _____
Home Mobile

EMAIL _____

LIBRARY TO WHICH THE ARTWORK WAS SUBMITTED

_____

DATE ARTWORK SUBMITTED

_____

Crossroads Public Library
909 Harmony Grove Church Road
Acworth, GA 30101

Maude P. Ragsdale Public Library
1815 Hiram Douglasville Highway
Hiram, GA 30141

New Georgia Public Library
94 Ridge Road
Dallas, GA 30157

Dallas Public Library
1010 Memorial Drive E
Dallas, GA 30132

SIGNATURE OF LIBRARY PERSONNEL ACCEPTING THE SUBMITTAL

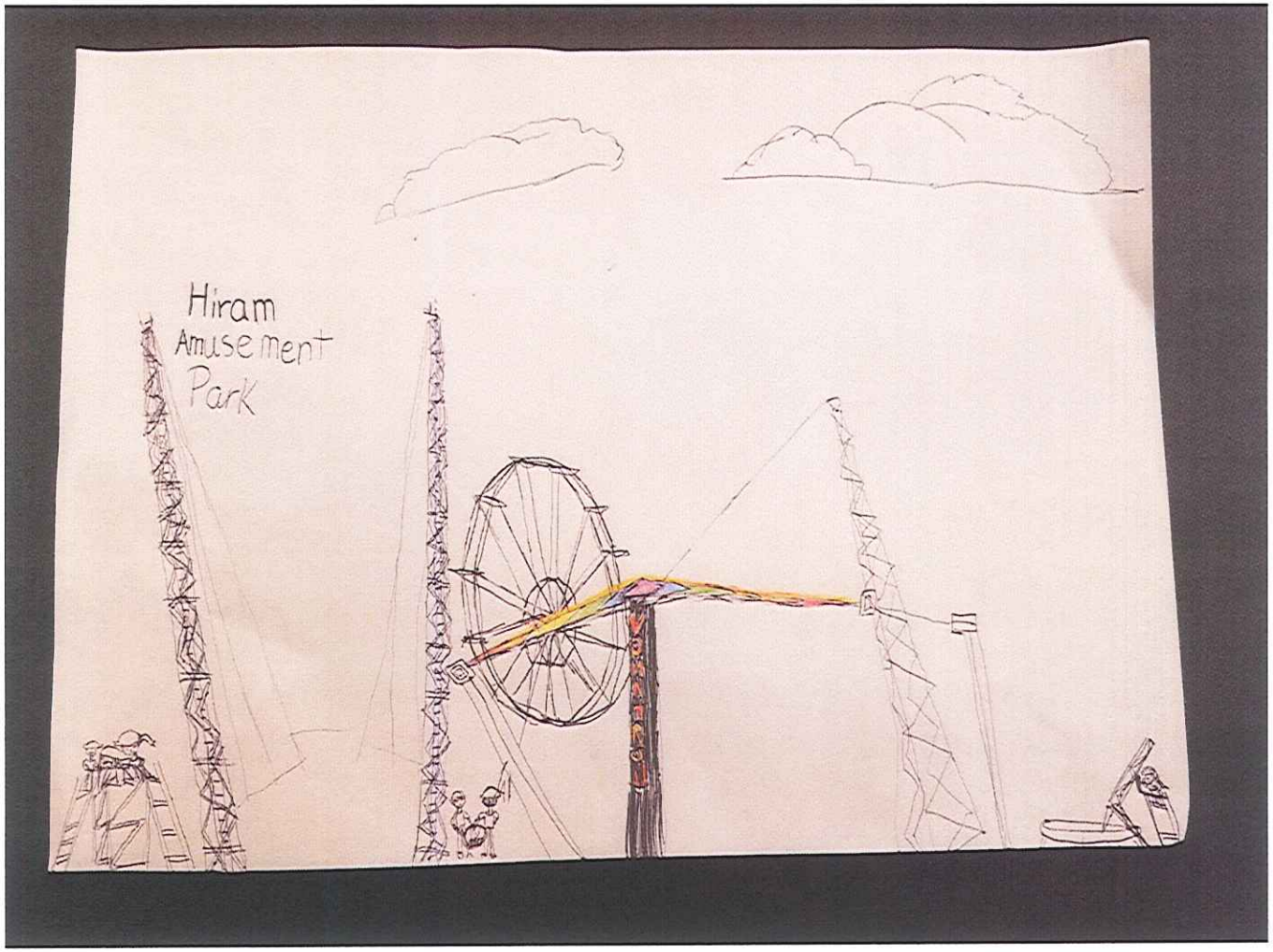
_____

SUBMITTAL IDENTIFICATION: For library use only.

Art Contest Winners

Sponsored by Paulding County Library System and Community Development Department

1st Place"Hiram Amusement Park"
Question: When I grow up…

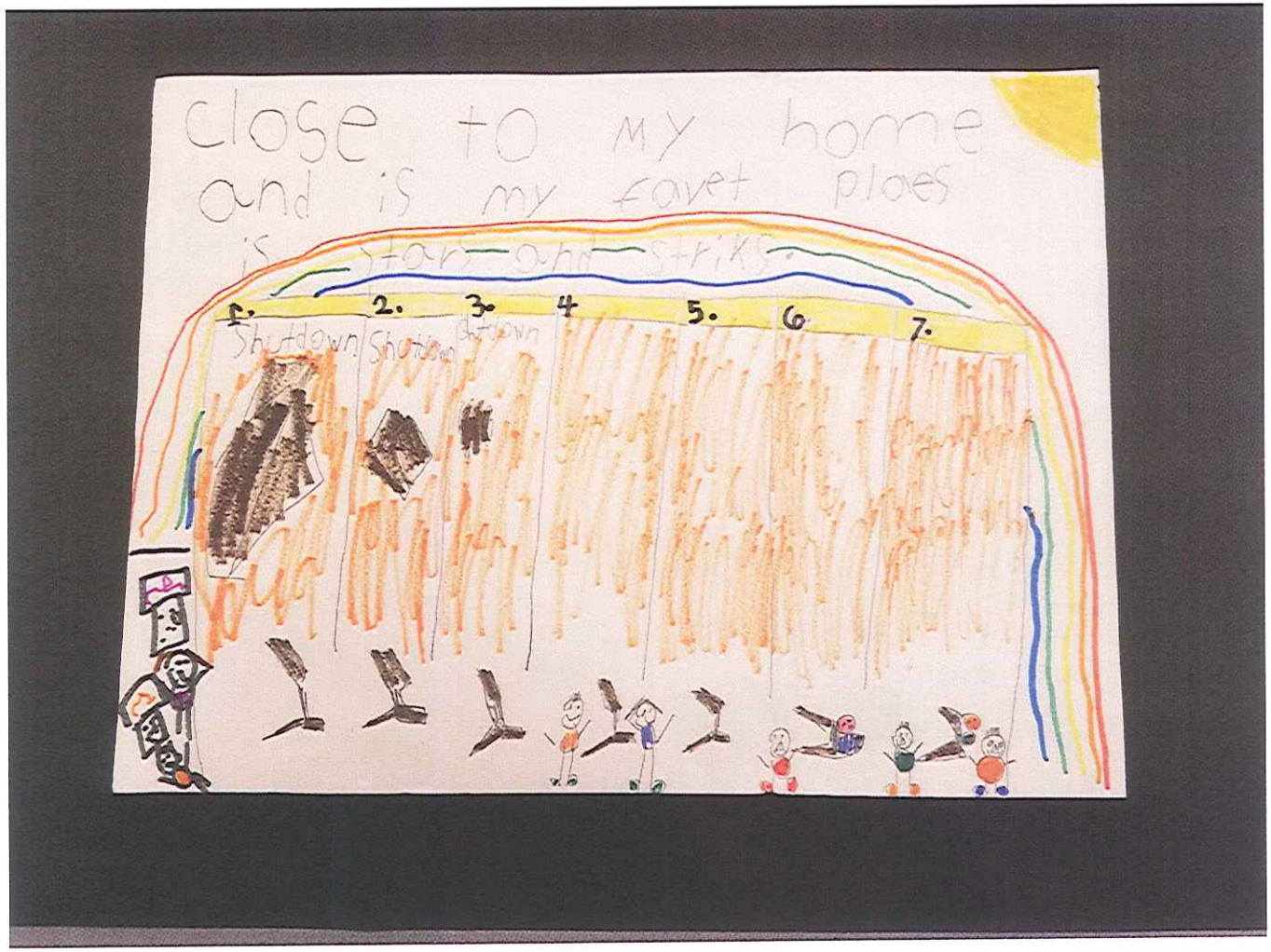


1st Place Winner
Braden Williams

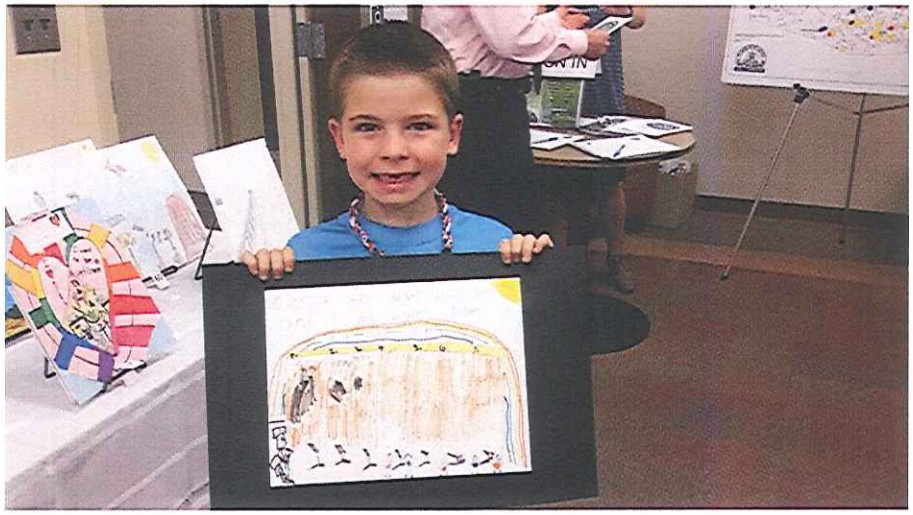
2nd Place "Movie Industry" Question: When I grow up…

2nd Place Winner
Sergi Vargas-Adan

3rd Place "Stars and Strikes"
Question: Places I love



3rd Place Winner
Mason Wall



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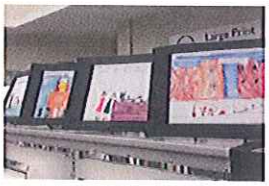
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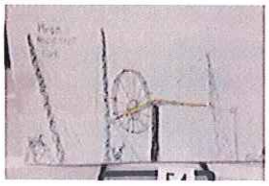
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20160915_184634

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PUBLIC PARTICIPATION

E. Media & Other Public Participation

3. Presentations

Charting a Course

DRAFT

PAULDING COUNTY BOARD OF COMMISSIONERS
JULY 25, 2016
WORK SESSION AGENDA

CALL TO ORDER: David A. Austin, Chairman

INVOCATION & PLEDGE: Pastor to be determined

MINUTES: The July 12, 2016, Work Session Minutes, and the July 12, 2016, Board Meeting Minutes are available for review.

ANNOUNCEMENTS:
The Board of Commissioners would like to recognize 911 Communications Officers Bethany Anderson, Natalie Roper, Roseanne Linares, Marlee McClure, Cyndi Coleman and Amber Aiken for their outstanding teamwork during an active shooter incident on July 5th, 2016 and would like to present the Public Safety Award to 911 Communications Officer Cyndi Coleman for her professionalism and outstanding performance while speaking with a wounded caller during this incident.

The Board of Commissioners would like to congratulate Will Lyons, Paulding County Information Technology Director, for being selected as the 2016 winner of the prestigious GMIS Outstanding Professional Award. Will was nominated by his GMIS International peers and selected for this award by the GMIS International Awards Committee. With this award Will is being honored for his outstanding service and dedication to his jurisdiction.

INVITED GUESTS:
Terry Tibbitts, Interim Airport Director, to give update on the Silver Comet Field Airport

BID AWARDS:
1. Discuss action to approve the construction contract for the Stonewood Creek Outfall Sewer Project to the lowest, responsive, responsible bidder, Strack, Inc., in the amount of $284,735.
2. Discuss action to approve the construction for the Richland Creek Dam and Reservoir to the lowest, responsive, responsible bidder, Brad Cole Construction, in the amount of $42,708,932.67.

REPORTS FROM COMMITTEES & DEPARTMENTS:
Ann Lippmann Re: Paulding County Comprehensive Plan Update

PUBLIC PARTICIPATION ON AGENDA ITEMS:

CONSENT AGENDA: Discuss action on one (1) consent agenda item:

OLD BUSINESS: None

NEW BUSINESS:
1. Public Hearing on the Fiscal Year 2017 Budget.
2. Public Hearing on project submitted by RedX Medical, LLC for a Medical Waste Facility on 6.76 acres of property located in Land Lot(s) 685 & 758 of 2nd District, 3rd Section 740 of 19th District, 2nd Section Paulding County, Georgia, Lot #3 of Hiram Industrial Park on Metromont Road. Post 3
3. Discuss action to adopt Resolution 16-28 A Resolution of the Board of Commissioners of Paulding County, Georgia, authorizing the issuance of certain General Obligation Bonds to fund certain projects for the Paulding County Sheriff's Office, and requesting the Paulding County Board of Registration and Elections call a Special Election of the Voters of Paulding County, Georgia, to approve the issuance of said General Obligation Bonds and further specifying the use of the proceeds from such bonds, approving the form of the ballot question to be used in the Special Election and the Notice of the Special Election; and for such other purposes.
4. Discuss action to authorize the Chairman to enter into a Development Agreement with McNeel Lakeside North Properties LLC to fund improvements to Metromont Road in the amount of $84,255.00.
5. Discuss action to approve a Development Agreement between Paulding County and four developers upstream of the proposed Stonewood Outfall Sewer.
6. Discuss action to adopt Resolution 16-29 Amending Resolution 16-24 to allow the payments to extend beyond 2050 to 2058.

CONCLUSION OF REGULAR BUSINESS

EXECUTIVE SESSION: Real Estate

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:
Kathryn Melton Re: Request for Renewal of Contract for Advocacy Program

ADJOURNMENT:

PAULDING COUNTY BOARD OF COMMISSIONERS
JULY 25, 2016
CONSENT AGENDA

1. Declare items listed as Surplus, and approve their disposal through donation to Richmond County, Augusta:

Department	Items Name	Modle/Make	Serial Number
Superior Court	Court Reporting Machine	Sony- Model BM-246	527260
Superior Court	Court Reporting Machine	Sony- Model BM- 246	524791
Superior Court	Court Reporting Machine	Sony- Model BM-246	524789
Superior Court	Reporting Tapes	177 Cassette Tapes	

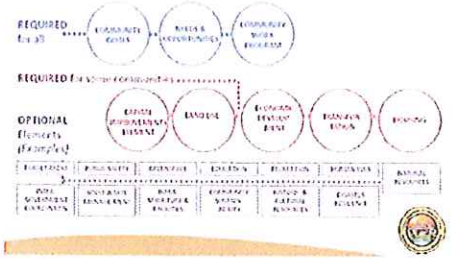
Charting a Course

Paulding County, Georgia
Board of Commissioners Work Session
July 25, 2016

- MJWG meets monthly and has:
  - Reviewed DCA Requirements for Plan Update
  - Developed mission and objectives for the update
  - Inventoried and prioritized community assets
- Official kick-off for the update of Comprehensive Plan with Public Hearing on October 27, 2015

Where Did We Start?

Menu of Plan Elements



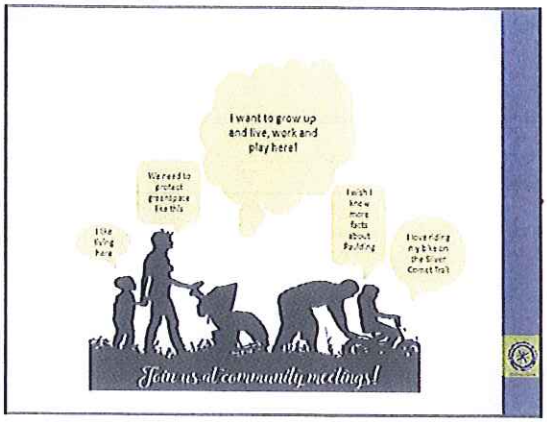
- In 2015 County staff began meeting with representatives from Dallas, Hiram, Braswell, Economic Development, Chamber of Commerce, School District and Northwest Georgia Regional Commission and formed Multi-Jurisdictional Work Group

- A Stakeholder committee comprised of residents, and business owners met on March 15, 2016 at the Dallas Civic Center and began to review the work done by the MJWG

Where Are We Now?

- Strategic Economic Development Plan being completed by SPG, Inc.

- Land Use Study conducted by the Georgia Conservancy in association with Georgia Tech



Thursday August 4, 2016 – Paulding Chamber of Commerce
Georgia Power Luncheon
Keynote Speaker

Katherine Moore, Sustainable Growth Program Manager
Georgia Conservancy

- All citizens are invited to interactive workshops – drop in between 4 pm and 7 pm for a series of Thursday Workshops

August 11th Dallas Civic Center

August 18th Hiram Community Center

September 8th New Georgia Library

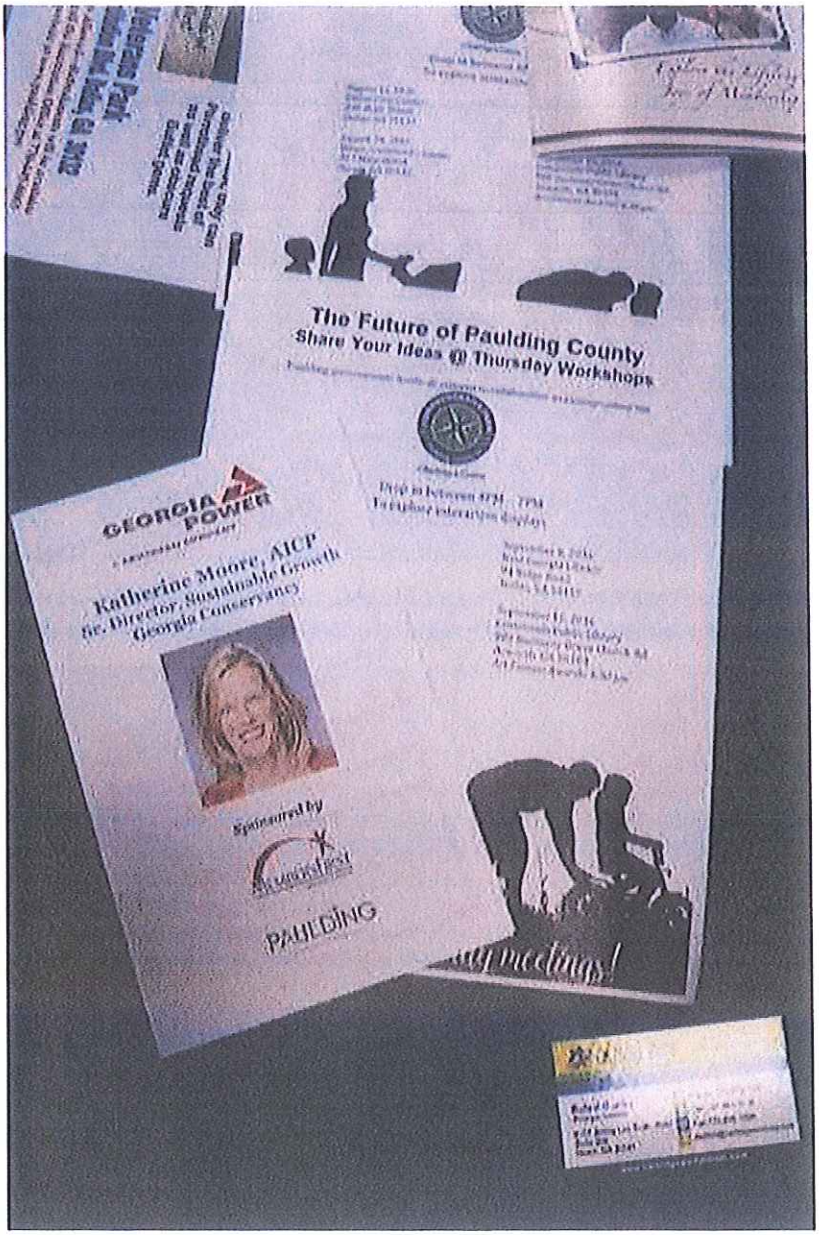
September 15th Crossroads Library

Where Are We Headed?

- Completion of Land Use and Economic Development Studies
- Plan Draft to complete by December
- Final Public Hearing – January 2017
- Plan Submitted – March 2017
- Plan Approved – June 2017

Questions???

Charting a Course


The Future of Paulding County
Share Your Ideas @ Thursday Workshops
GEORGIA POWER
Katherine Moore, AICP
Sr. Director, Sustainable Growth
Georgia Conservancy
Sponsored by
PAULDING

COMPREHENSIVE PLAN
2017 2027
Paulding County Ga

Charting a Course

PAULDING COUNTY
LAND USE PLAN

Georgia
CONSERVANCY

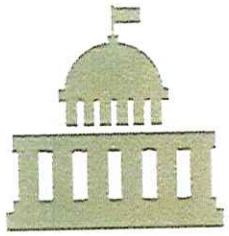
Our Mission

To protect and conserve Georgia's natural resources through advocacy, engagement and collaboration.

GEORGIA CONSERVANCY · OUR PAST IS YOUR PRESENT

WHAT WE DO

The Georgia Conservancy's five programmatic areas work throughout the state to advance our mission and conserve Georgia's land and water.



ADVOCACY

LAND CONSERVATION

SUSTAINABLE GROWTH

COASTAL GEORGIA

STEWARDSHIP TRIPS

SUSTAINABLE GROWTH

The Georgia Conservancy's Sustainable Growth program works to foster smart, sustainable development across the state.

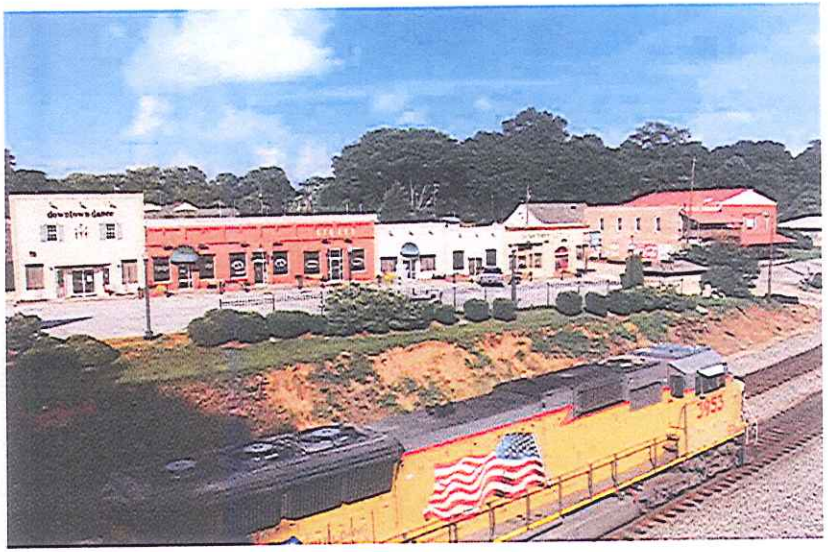
We provide:

- Technical assistance
- Advocacy
- Trainings, education, and workshops

Issues:

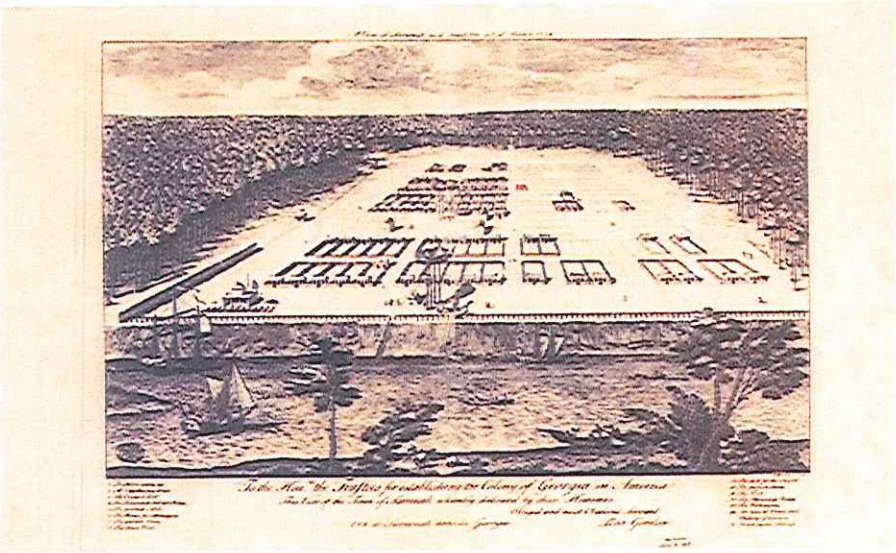
- Community planning
- Good Urbanism
- School Siting
- Small Towns

YOUR COMMUNITY IS YOUR PRODUCT

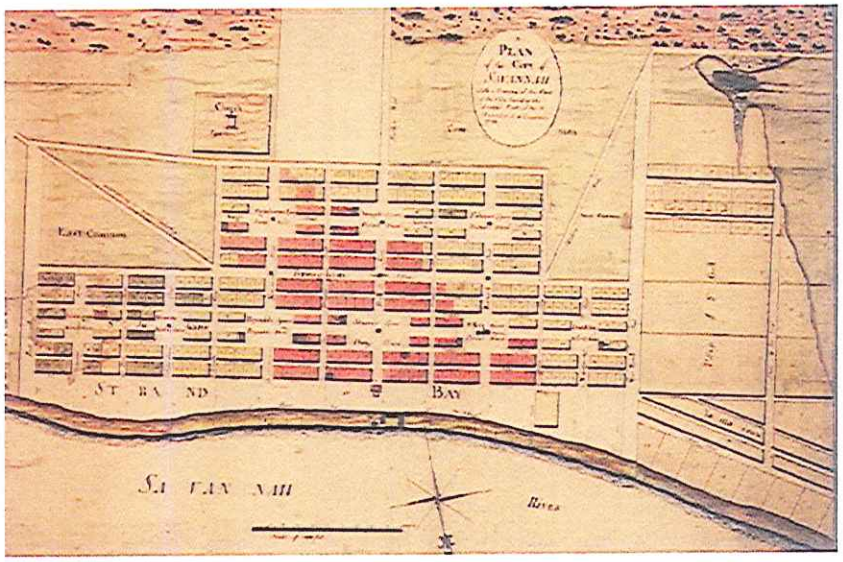


Dallas
Hiram
Silver Comet Trail

Savannah's Evolving Urban Form

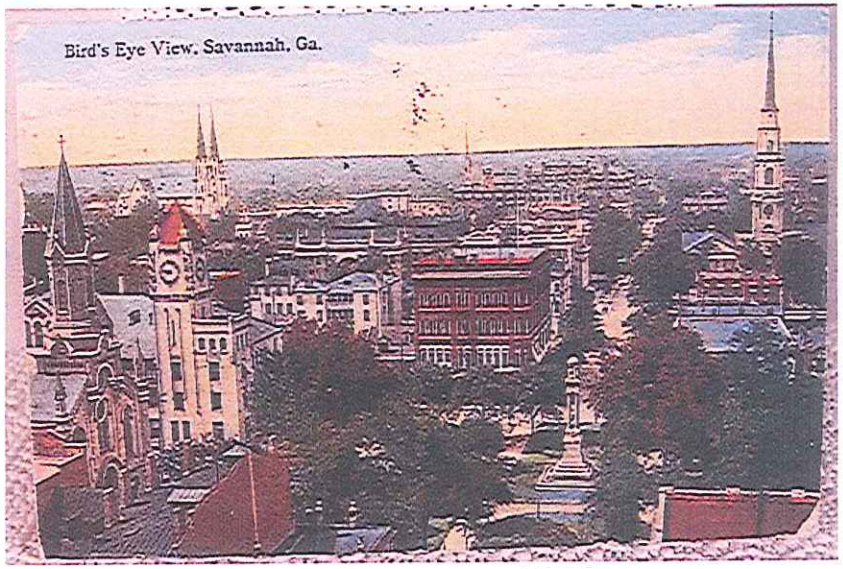


Savannah 1734



Savannah 1796

Savannah 1837

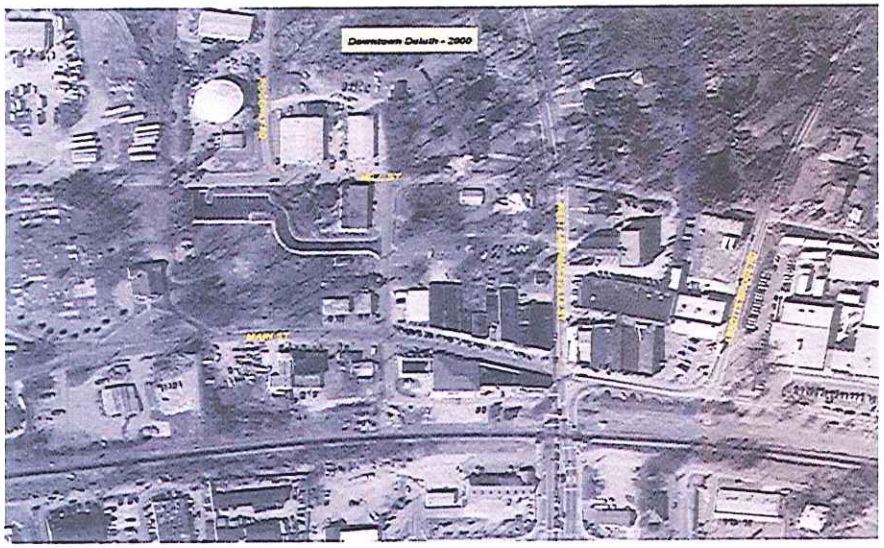


Savannah 1950

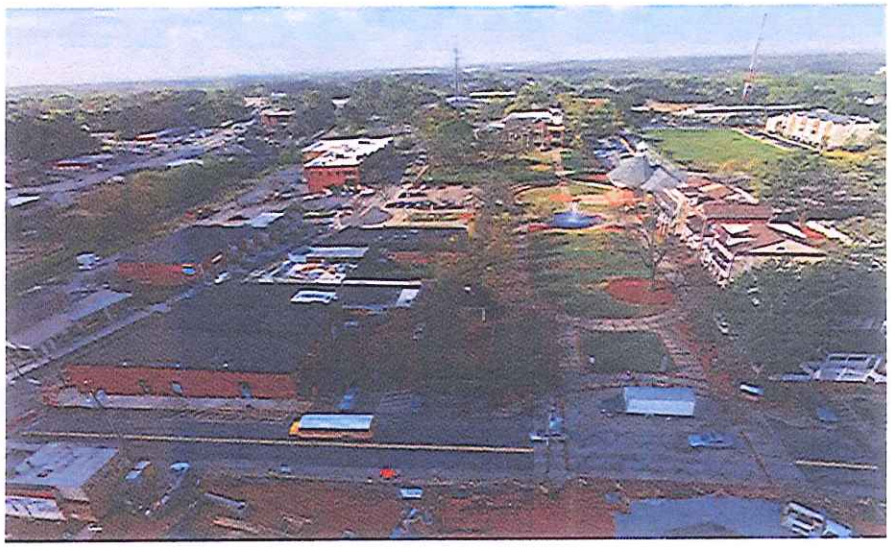
Duluth's Evolving Urban Form

Duluth 1873 – 1940s

Duluth 1970s



Duluth 2000



Duluth 2016

Dallas's Evolving Urban Form

Dallas 1993

Dallas 2004

Dallas 2006

Dallas 2015

Hiram's Evolving Urban Form

Hiram – off US 278 - 1993

Hiram – off US 278 - 2015

Hiram downtown 1993

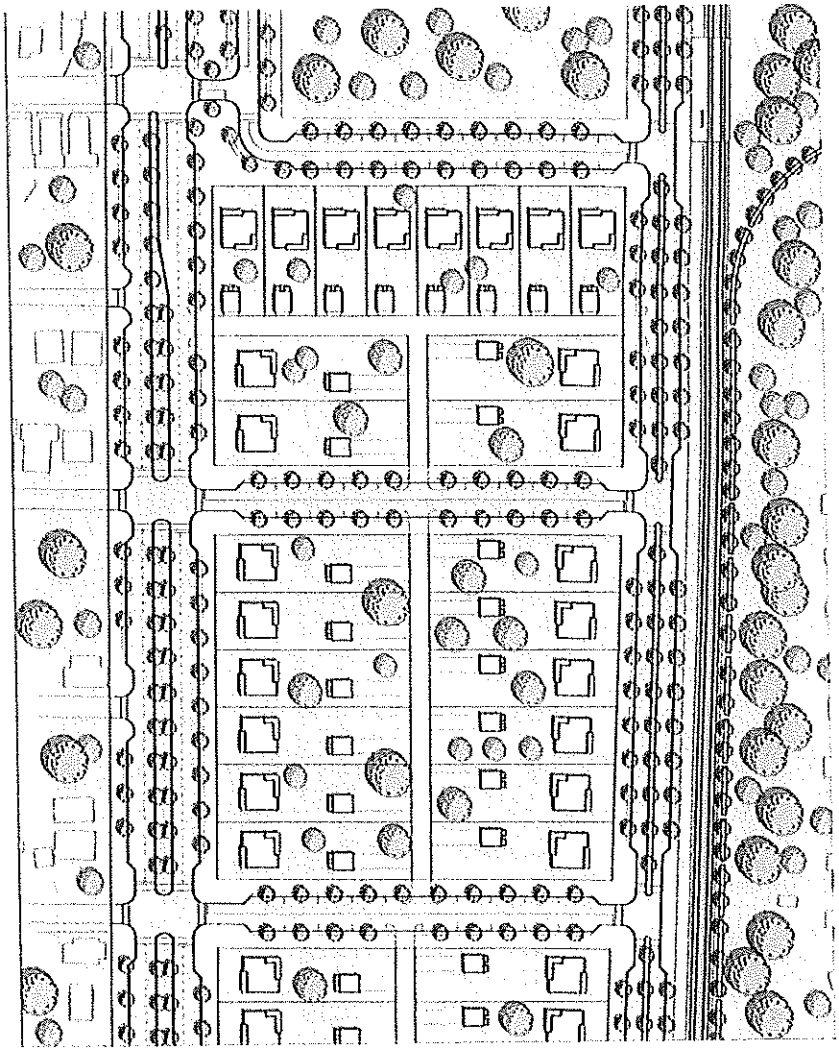
Hiram downtown 2015

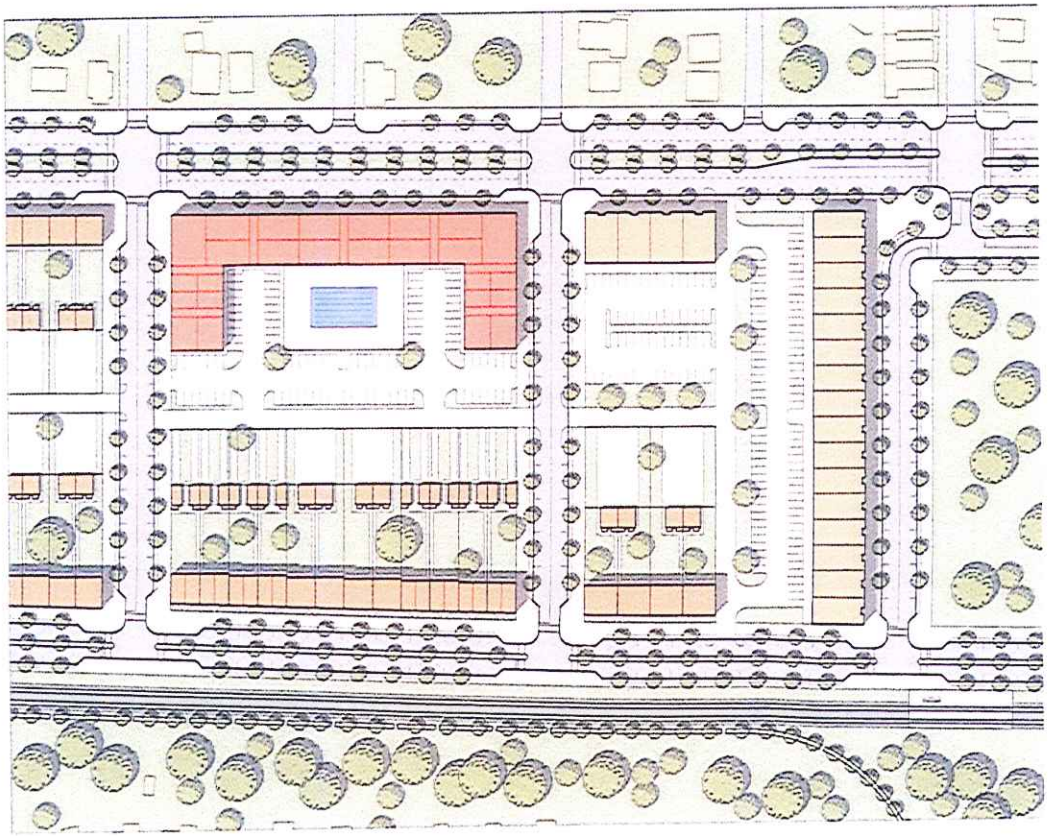
The size, shape, orientation, legal process of the subdivision

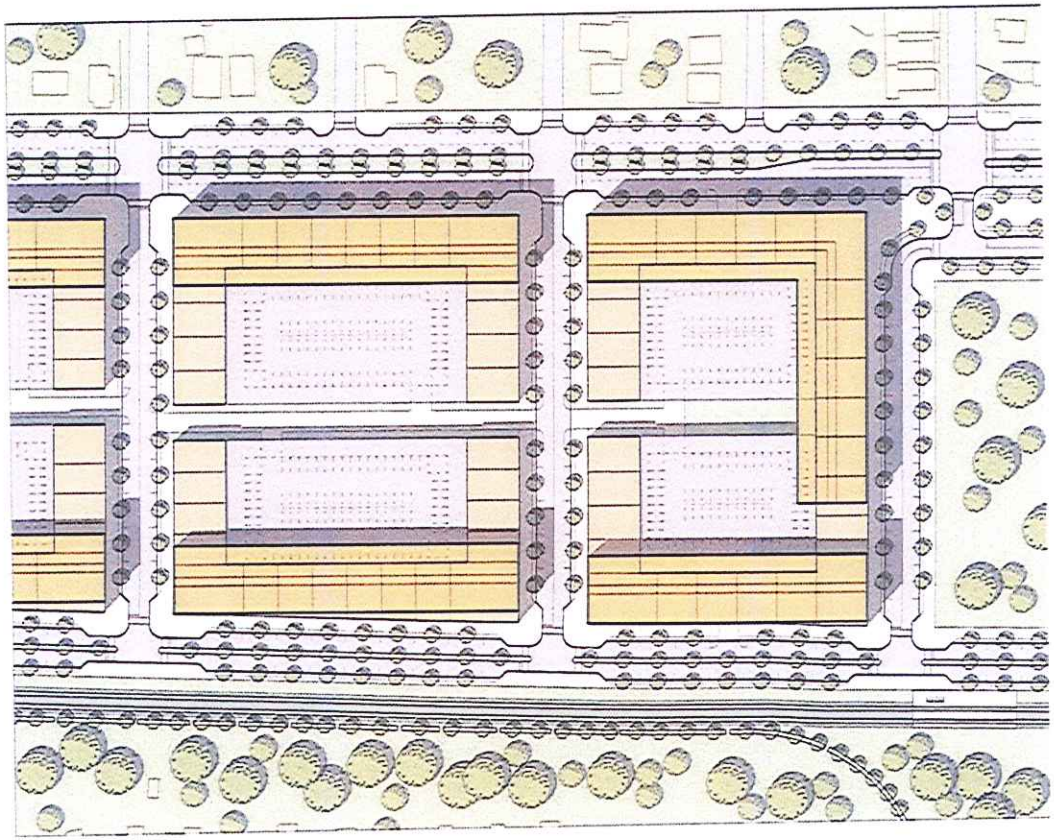
How we divide up our land is more important than what we do with it.

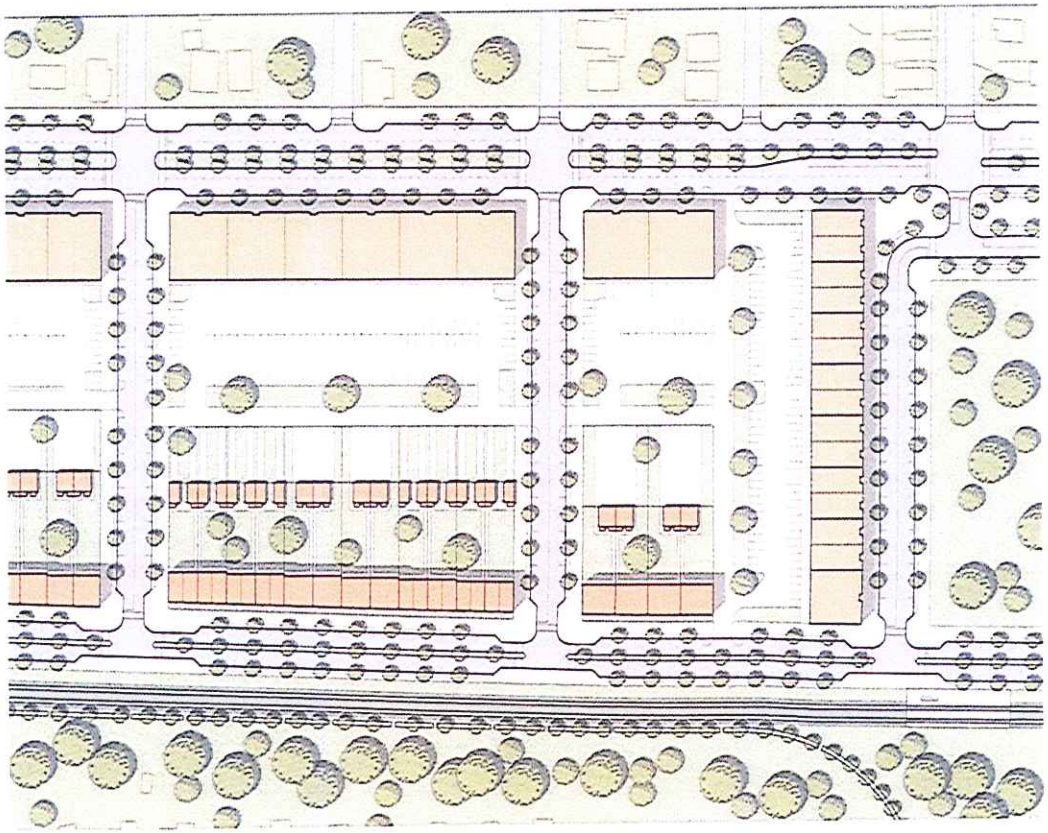
Zoning, use changes, bulk limitations

(because this allows USE to change over time)









dynamic:

demographic shift

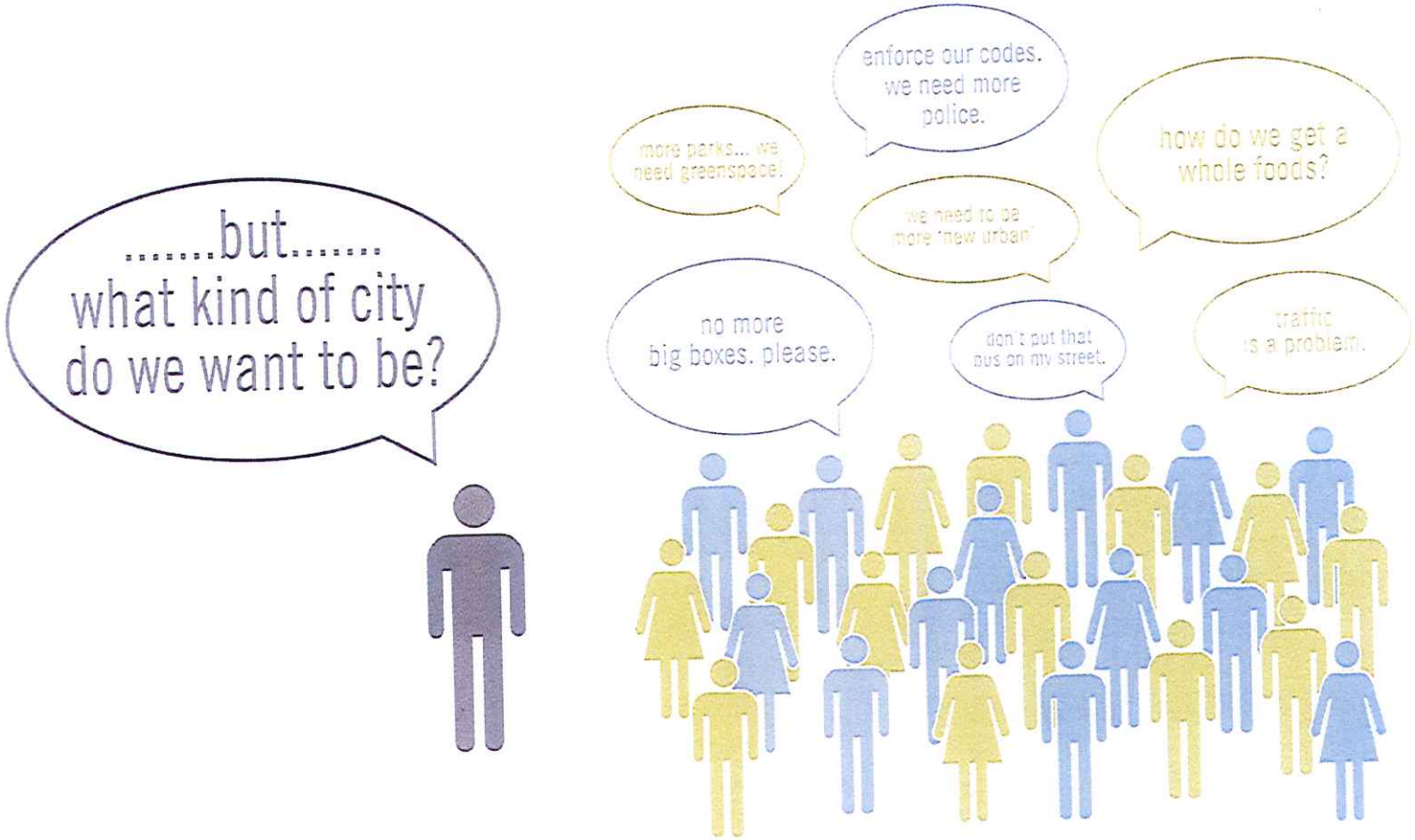
Millennials (born 1981 – 2000) and **Baby Boomers** (born 1946 – 1964) account for over **150 Million** Americans **(nearly 50% of the population)**

Millennials want to live in vibrant, diverse and accessible places…and so do Boomers.

…Places with a diversity of land uses and the ability to walk to shops, grocery stores, schools, etc.

WHAT DOES THIS MEAN?

1. Competition is stiff for the shrinking small towns and businesses
2. Careful investment in key areas will make the difference in stable vs. non stable communities
3. Planning is essential to making those investment decisions


.....but.....
what kind of city
do we want to be?
more parks... we need greenspace.
enforce our codes. we need more police.
how do we get a whole foods?
we need to be more 'new urban'
no more big boxes. please.
don't put that bus on my street.
traffic is a problem.

Paulding Board of Realtors®
General Membership Meeting
August 10, 2016

CHARTING A COURSE
With Chris Robinson
& Ann Lippmann

Welcome
Wendy Turnbill - 2016 PBOR President

Invocation and Pledge
John Bosonetto - Housemaster

Introduction of Affiliates
Drew Hook – Greystone Power Corporation
2016 Affiliate Local Director

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2015 Distiguished Service Award
Wendy Turnbill

Announcements/Committee Updates
Wendy Turnbill

Adjourn

August General Membership Luncheon

Guest Speakers: Chris Robinson - Planning & Zoning Division Manager
Ann Lippmann - Community Development Director

***Charting A* Course**
Comprehensive Plan 2017-2027

Come and hear where Paulding County is headed!
Be the first in the community to receive this updated information!

2015 RPAC (REALTOR® Political Action Committee) Contribution Recognition. All 2015 Donors will be recognized and will receive their pin. And then...2016 RPAC Cake Auction!

Cost: **PBOR Member**: $15.00 advance purchase ($20 at the door if seats are available)
Non-PBOR member: $20 advance purchase ($25 at the door if seats are available)

Purchase your tickets today: https://augustgm2016.eventbrite.com

All sales are final. Advance Purchase sales will CLOSE Monday August 8th at 12:00 pm (noon).

Time: 11:00 am -- 11:30 am: Registration / Networking
11:30 am – 1:00 pm: Luncheon / Meeting
Location: The Events Place (855 Hiram-Dougalville Hwy, Hiram GA 30141)
Don't delay as seating is limited. Purchase your ticket today!
https://augustgm2016.eventbrite.com

Come kick-off the new School Year with Paulding Board of REALTORS®. Please bring new school supplies to be donated to Paulding County School District for the 2016-17 school year. Any and all donations are greatly appreciated!

Sample of Requested School Supplies for K – 5

Crayons Pencils / Colored Pencils Pencil Box / Zipper Case
Washable Markers / Dry Erase Markers Scissors Glue Sticks Composition Notebooks
Notebook Paper Tissues Baby Wipes Hand Sanitizer Ziploc Bags

Thank you
to our SPONSORS

Thank you to our valued Affiliate Sponsors for your continued support!

Silver Level Sponsorship

AmeriSpec Home Inspections – Tim & Kris Maxwell
Almand & Cohen LLC – Bond Almand & Holly Cohen McMurray
GAMLS – Greg Epps & John Ryan
HomeStar Financial Corporation Villa Rica – Anna Harvey Carter & Brittany McCorkle

Bronze Level Sponsorship

Fidelity Bank Mortgage – Tony Boothe; HomeStar Financial Corporation – Debbi Lindsay; Artisan Built Communities – Cammy Luchina; HouseMaster – John Bosonetto; Davis Home Inspections – Scott Davis; Paul Davis Restoration – Garrett Bell; Keystone Communities, LLC – Mark Taglieber; Eagle Home Mortgage – Corey Mason; All Print Marketing - Donnie Glass; FMLS - Bob Ramsey

Charting a Course

Paulding County Board of Realtors
August 10, 2016

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  - Developed mission and objectives for the update
  - Inventoried and prioritized community assets
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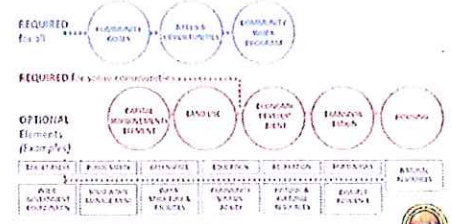

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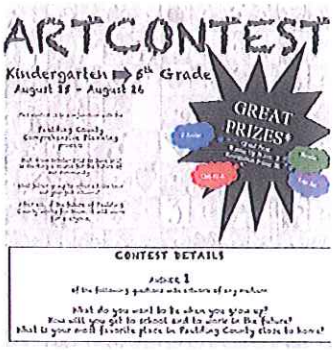

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- Final Public Hearing – January 2017
- Plan Submitted – March 2017
- Plan Approved – June 2017

Questions???

Charting a Course

Single Family Permits Issued By Post Commission District
Total Permits Issued as of 7/31/16 = 753

Post	Units	%	Value	Ave Value	Fees
Post 1	222	29%	$22,132,362	$99,695	$83,888
Post 2	30	4%	$2,579,593	$85,987	$11,040
Post 3	71	9%	$6,703,830	$94,420	$27,501
Post 4	430	57%	$46,015,321	$107,012	$176,266
Total	753	100%	$77,431,111	$102,830	$298,695

Residential Building Permit Update

As of July 31, 2016

Single Family Permits Issued By High School Attendance Zone

HS Zone	2016	2015	2014	2013	2012	2011	2010	Total	%
EPHS	203	252	199	53	7	10	26	750	22%
HHS	41	75	161	56	23	15	38	409	12%
NPHS	322	493	451	338	86	71	94	1,850	56%
PCHS	63	54	29	6	6	27	25	215	6%
SPHS	26	30	11	10	3	5	17	102	3%
Total	*660*	*909*	*851*	*463*	*125*	*128*	*200*	*3,336*	100%
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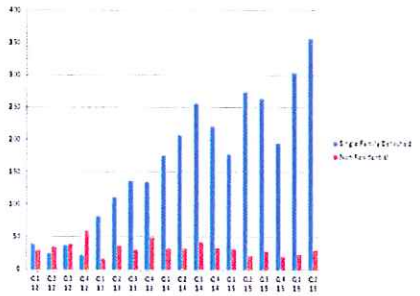
Number of New Construction Permits by Quarter



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EPMS	119	114	49	64	24	18	25	413	12%
HJMS	44	32	16	3	2	19	19	135	4%
McMS	226	371	400	290	53	39	55	1,434	42%
MMS	136	126	72	14	1	11	17	377	11%
PBRMS	105	154	253	66	24	15	41	658	19%
SMS	9	11	6	0	2	2	9	39	1%
SPMS	21	11	2	0	0	3	1	38	1%
N/A*	47	50	38	25	19	15	18	212	6%
Total	*753*	*909*	*851*	*463*	*125*	*128*	*200*	*3,439*	100%
Average per Month	*103*	*76*	*71*	*39*	*10*	*11*	*17*	*43*	

Ann Lippmann

From: BARBOUR, DON F <db5391@att.com>
Sent: Wednesday, August 10, 2016 3:37 PM
To: ryan_pelfrey@isakson.senate.gov; "matt.buzzelli@iabcga.com' (matt.buzzelli@iabcga.com)'; 'michaellewis.mason@gmail.com'; 'Jim Hatsell'; 'Brandon Reese'; 'Chris Cochran (chris@cmcochran.com)'; 'ed.cahill@greystonepower.com'; 'Ford Thigpen (FThigpen@WestSideBank.net)'; 'drew.ferguson@mail.house.gov'; 'Virginia Galloway'; Scott Greene; 'Matt Buzzelli'; 'Michael Mason'; 'Steven Schell'; 'Brandon Reese'; 'Terry Hardy'; 'Devan Seabaugh (Devan.Seabaugh@maas911.com)'; 'Ferguson, Drew'; 'Lawson, Josh'; 'derrick.vincent@jacobs.com'; 'Josh Rowan'; 'reynolds@pauldingdevelopment.org'; christine.mullinax@cobbemc.com; rjmarroq@southernco.com; beatrice_torralba@perdue.senate.gov; mark.haney@wellstar.org; christine.mullinax@cobbenergy.com; Mark Mathews; Cliff Cole; Shelbia Bone; Williams, Tim; Mark Lethbridge; Ann Lippmann; crann@edisoneng.com; terry.tibbitts@pauldingairport.com; mmason@pauldingchamber.org
Cc: Amy Scheid
Subject: Paulding Chamber Government Affairs Committee Meeting - August 15th @ 8:00 AM

Paulding Chamber Government Affairs Committee,

Our next Government Affairs Committee Meeting will be held next Monday, August 15th, at 8:00 AM in the Kenneth Rogers Room at the Chamber.

Our guest speaker will be Paulding County Community Development Director Ann Lippmann, who will provide an overview of the County's new Comprehensive Plan.

We will also begin our work on the 2017 State Legislative Agenda.

I look forward to seeing you next Monday.

Thanks,

Don Barbour
Regional Director - External Affairs
AT&T Georgia
(770) 422-2425 (Office)
(404) 345-2447 (Cell)
(770) 423-0677 (Fax)
don.barbour@att.com

Please do not Text and Drive. Take the pledge. It Can Wait.

THE OBJECT OF ROTARY is to encourage and foster the ideal of service as a basis of worthy enterprise and, in particular, to encourage and foster:

First: The development of acquaintance as an opportunity for service;

Second: High ethical standards in business and professions; the recognition of the worthiness of all useful occupations; and the dignifying of each Rotarian's occupation as an opportunity to serve society;

Third: The application of the ideal of service in each Rotarian's personal, business, and community life;

Fourth: The advancement of international understanding, goodwill, and peace through a world fellowship of business and professional persons

THE FOUR WAY TEST

1. Is it the truth?
2. Is it fair to all concerned?
3. Will it build goodwill and better friendships?
4. Will it be beneficial to all concerned?

ROTARY INTERNATIONAL PRESIDENT
JOHN T. GERM

DISTRICT 6900 GOVERNOR
RAYMOND RAY

ASSISTANT GOVERNOR
CHARLES MORRIS

Attendance at all meetings is a goal of Rotary.
Members who miss are expected to make up at other clubs.
The following information is for your use.

WHERE AND WHEN TO MAKE UP MEETINGS:

MONDAY

Atlanta—Loudermilk Conference Center 40 Countland Street ..... 12:15 PM
Atlanta Peachtree—Buckhead Club ..... 7:15 AM
Buckhead—Anthony's Restaurant—3109 Piedmont Road ..... 12:15 PM
Cartersville—Barbeque Street ..... 12:15 PM
Douglas County—Downtown Douglas Conference Center ..... 12:00 PM
Fayetteville—Village Café ..... 12:15 N
Henry County—PJ's Sidewalk Café ..... 12:00 PM
Marietta Metro—Marietta Conference Center ..... 12:15 N
Sandy Springs—The Hammond Glen Apartments ..... 12:15 PM
Windward (N. Fulton Co.) - Pisces Seafood & Jazz ..... 12:00 PM

TUESDAY

Bainbridge—Terri Lynn's Restaurant—Charter House Inn ..... 12:00 PM
Barnesville—Women's Club House ..... 12:05 PM
Canton—Cherokee City Chamber of Commerce ..... 12:00 N
Carrollton—Sunset Hills Country Club ..... 12:00 N
Etowah Cartersville—Barbeque Street ..... 7:30 AM
Midtown Atlanta—Ansley Golf Club ..... 12:15 PM
North Fulton—Rainwater Restaurant ..... 12:00 N
Rockmart/Polk County—Women's Club House ..... 12:00 N
Smyrna—Smyrna Community Center ..... 12:15 PM
Stone Mountain—Smoke Rise Golf & Country Club ..... 12:15 PM
Rome—Seven Hills—Coosa Country Club ..... 12:00 N
Woodstock—Latimer Hall ..... 7:30 AM

WEDNESDAY

Brookhaven—Capital City Country Club ..... 12:00 N
Carrollton Dawn Breakers—Sunset Hills Country Club ..... 7:30 AM
Dawson—Dawson Country Club ..... 12:00 N
East Cobb—Indian Hills Country Club ..... 7:00 AM
LaGrange—Highland Country Club ..... 12:00 N
Marietta—Marietta Conference Center ..... 12:00 N
Roswell East—Roswell River Landing ..... 12:00 N
Vinings—The Vinings Club—2859 Paces Ferry Rd. ..... 12:15 PM

THURSDAY

Austell/South Cobb—Presbyterian Village ..... 12:00 N
Bartow County—Cartersville Country Club ..... 12:15 PM
Bremen—West Central Technical College ..... 12:45 PM
Dallas—Audrey's Cafe ..... 7:40 AM
Fayette Daybreak—Wyndham Peachtree Conference Center ..... 7:15 AM
Forsyth—Monroe County—Holiday Inn ..... 12:00 N
Griffin—Griffin Country Club ..... 12:00 N
North Cobb—Pinetree Country Club—4300 McCollum Pkwy ..... 7:30 AM
North Lake—Northlake Doubletree ..... 12:15 PM
Peachtree City—Wyndham Peachtree Conference Center ..... 12:00 N
Perimeter DeKalb—Wyndham Garden Hotel—800 Hammond Dr. ..... 7:30 AM
Rome—Coosa Country Club ..... 12:00 N

FRIDAY

Alpharetta—Alpharetta Presbyterian Church ..... 7:15 AM
Atlanta Airport—Michons Restaurants ..... 12:15 PM
Decatur—Old DeKalb County Count House—Ponce de Leon ..... 12:30 PM
Dunwoody—Ravinia Club—2 Ravinia Dr., Atlanta ..... 7:15 AM
Newnan—Newnan Country Club ..... 12:00 N
North DeKalb County—Ravinia Club—2 Ravinia Dr., Atlanta ..... 2:15 PM

Revised 7/14/00
~www.rotarydistrict6900.org

Rotary Club of Paulding County

P. O. Box 853 ● Dallas, Georgia 30132
www.pauldingrotary.org

Proud Member of
Rotary District 6900

SEPTEMBER 13, 2016

ROTARY SERVING HUMANITY

The Rotary International Theme
2016-2017
www.rotary.org

Charting a Course

Paulding County Rotary
September 13, 2016

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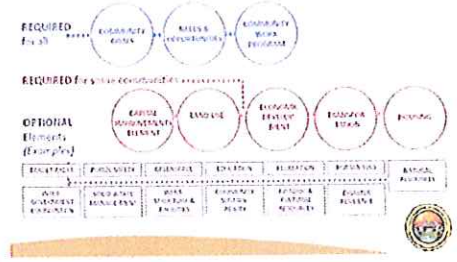

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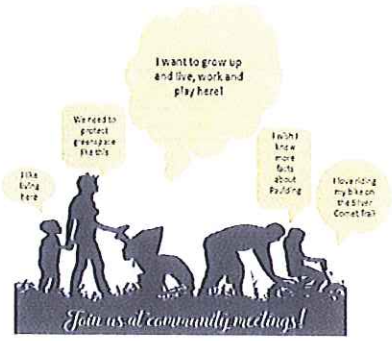

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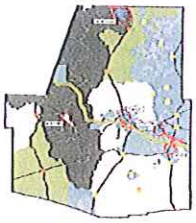

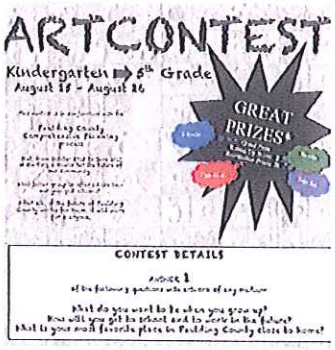

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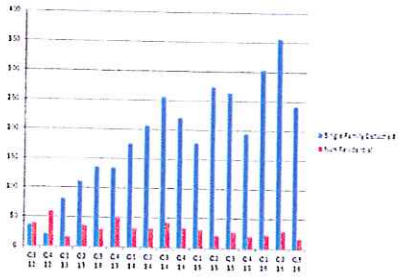

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PAULDING

Governmental Affairs Committee
Agenda
August 15, 2016

I. Welcome, Call to Order and Introductions

II. Overview of Paulding County Comprehensive Plan by Ann Lippmann, Paulding County Community Development Director

III. Review and discuss 2017 State Legislative Agenda

IV. Review and Approve 2017 RBC Legislative Agenda

V. Discuss Next Meeting Date and Remaining 2016 Schedule

VI. Adjourn

Remaining 2016 Meeting Schedule

August 30th and/or September 13th?
October – Legislative Listening Day (October 20th?) * 11:30 Noon lunch
November – schedule as needed
December – Pre-Legislative Breakfast

Recreation Industry
see when Bob will be up here
send rec industry info to Shelbie
+ meeting ad

Casino gambling – back to legislature (GA)
Religious freedom

PAULDING COUNTY COMPREHENSIVE PLAN

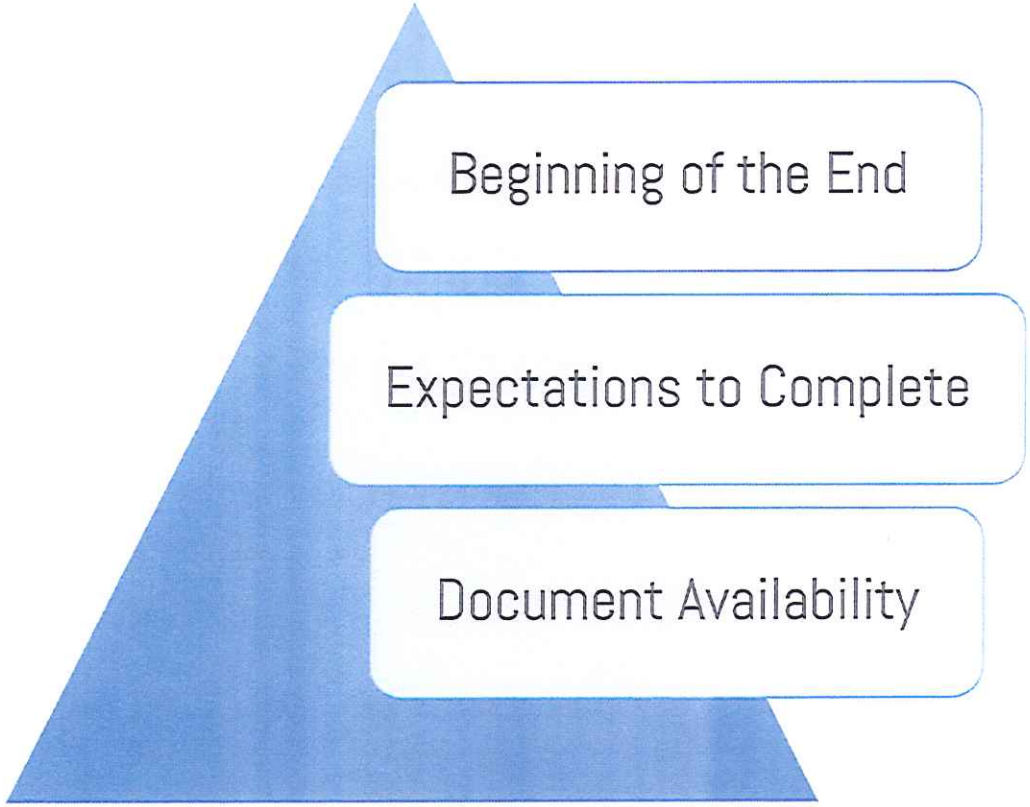
2017 - 2037

"Atlanta's Backyard"

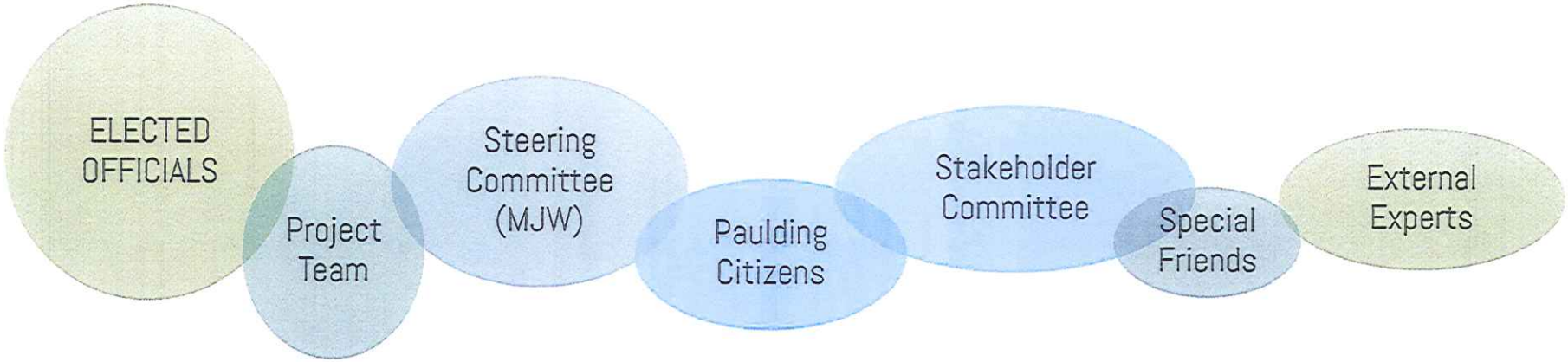
PAULDING COUNTY, GEORGIA

BOARD of COMMISSIONERS

SETTING THE STAGE



ACKNOWLEDGEMENTS



REGULATIONS

PAULDING COUNTY & CITIES

JOINT COMPREHENSIVE PLAN
10-YEAR FULL PLAN UPDATE
DUE DATE: JUNE 30, 2017

Required Elements:

- ☑ 1) Community Goals
- ☑ 2) Needs & Opportunities
- ☑ 3) Community Work Program
- ☑ 4) Land Use Element (If zoning is place)
- ☑ 5) Transportation Element

Optional Elements:

- A) Economic Development Element (Tax Credit – Tier 4) ☑
- B) Housing Element
- C) Others (Natural Resources, Public Facilities, Target Area) ☑

The Process:

A) The First Required Public Hearing talks about the process and what is to be done – *October 27, 2015.* ☑

B) Each Element of the Plan is developed with Public Participation. Paulding County and the participating cities are creating a Stakeholder Committee that meets as often as needed; each meeting is open to the public. The planning staff works with the Steering/Stakeholder Committee and the public to prepare the plan elements; ☑
Stakeholder Meetings held March 15, 2016 and August 4, 2016 and February 2, 2017
Public Meetings held August 11th, 18 and September 8 & 15 of 2016 ☑
Draft ready by March 2017

C) Once the Draft is Complete, a Second Required Public Hearing is held – *February 28, 2017*

D) Local Governments Prepare a Transmittal Letter to Send the DRAFT to the Regional Commission.
1) Must certify that the Regional Water Plan was considered;
2) Must certify that Rules for Environmental Planning Criteria (water supply watershed protection; wetland protection; groundwater recharge area protection; river corridor protection; and mountain protection)

E) Regional Commission notifies Interested Parties
1) Surrounding governments;
2) Local Authorities, special districts or others involved with government coordination;
3) Regional Commissions which are contiguous to or likely to be affected by the plan;
4) Affected state agencies – GDOT; DNR; GEFA; and DCA

F) Regional Commission reviews all paperwork for Compliance with Planning Rules

G) Department of Community Affairs reviews all paperwork for Compliance with Planning Rules

H) Regional Commission prepares a Findings and Recommendation Report and sends to local government

I) Adoption Resolution is Executed by the Local Governments; the Plan is Publicized – *June 30, 2017*

BACKGROUND

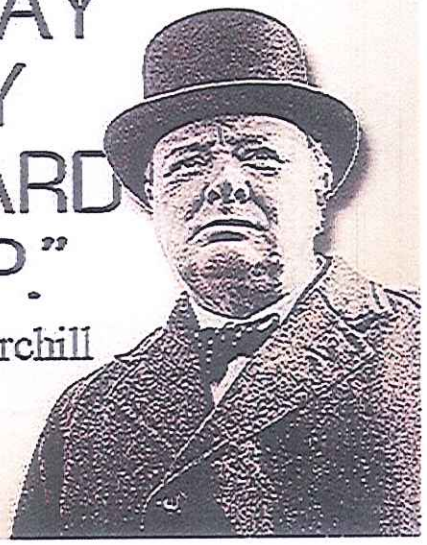
Kay B. Lee
Church Street Services, LLC.

COMPREHENSIVE PLAN
2017 2027
Paulding County Ga

Charting a Course

"TACT IS
THE ABILITY
TO TELL
SOMEONE TO
GO TO H[redacted]
IN SUCH A WAY
THAT THEY
LOOK FORWARD
TO THE TRIP."

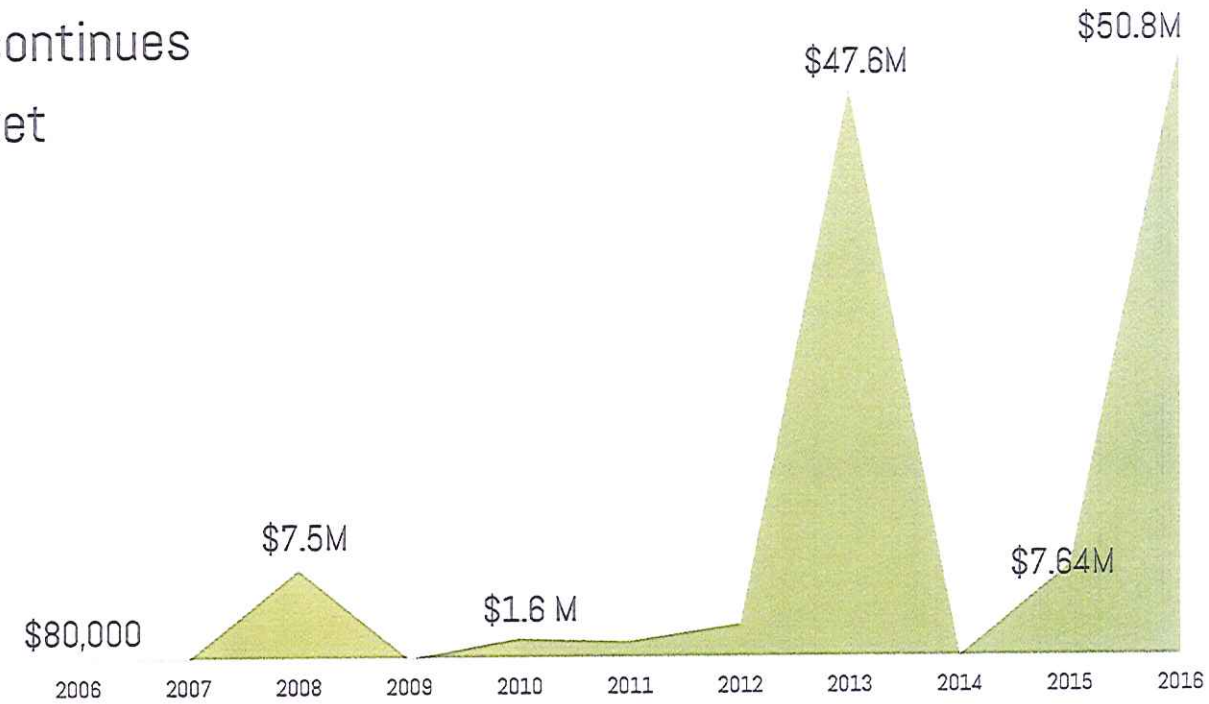
Winston Churchill



OVERVIEW – WHY PAULDING COUNTY PLANS

- To plan for the future
- To ensure state funding continues
- Compete in a global market

QLG FUNDING TIMELINE



BACKGROUND

PART ONE
Planning
Outcomes
PART TWO
Details
Recommendations
PART THREE
Implementation
Value

PART ONE
PLANNING AND OUTCOMES

INTRODUCTION

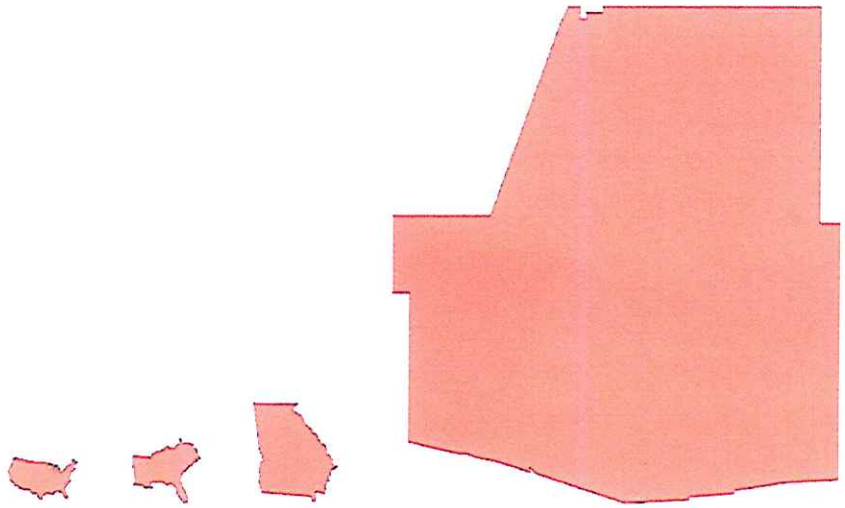
Paulding County is positioned to become one of the most livable places in metro Atlanta

- It has grown rapidly and will continue to do so
- It has a beautiful, vast and pristine landscape
- It has a unique mix of economic assets – housing, recreation, tourism and wellness
- It has an enviable list of historic, cultural and educational resources
- It has an existing & growing transportation network for autos, bikes, pedestrians
- It has strong potential for success

Decisions made and actions taken in the next five years will ensure or endanger that position

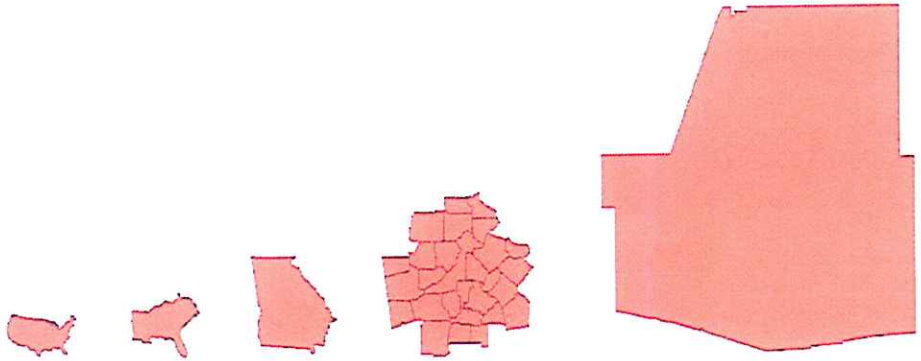
CONTEXT – RAPID GROWTH

1960 – 2010



CONTEXT – RAPID GROWTH

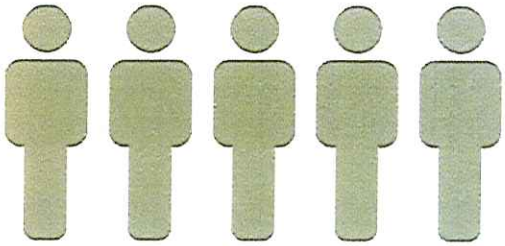
2000 – 2010



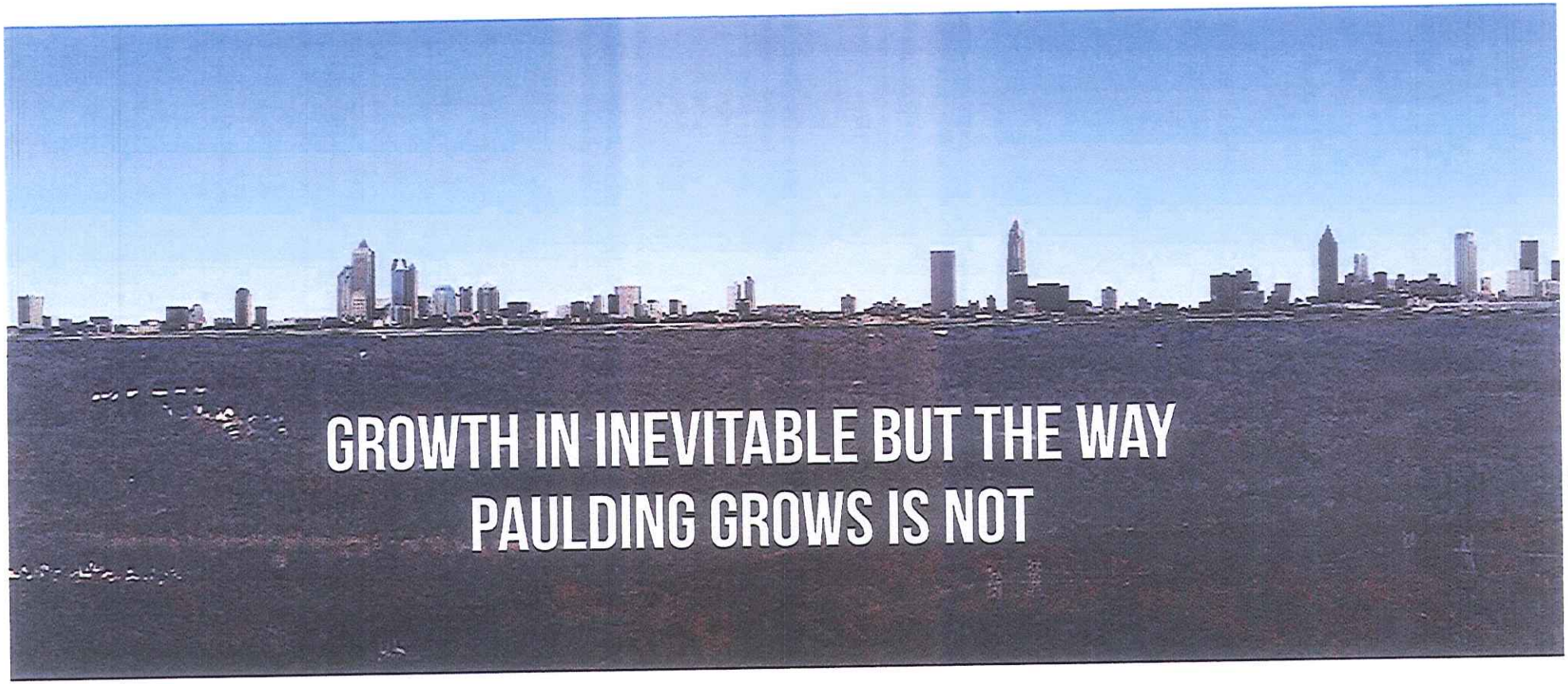
CONTEXT – RAPID GROWTH

IN 15 YEARS

56% population growth = 84,629 more people

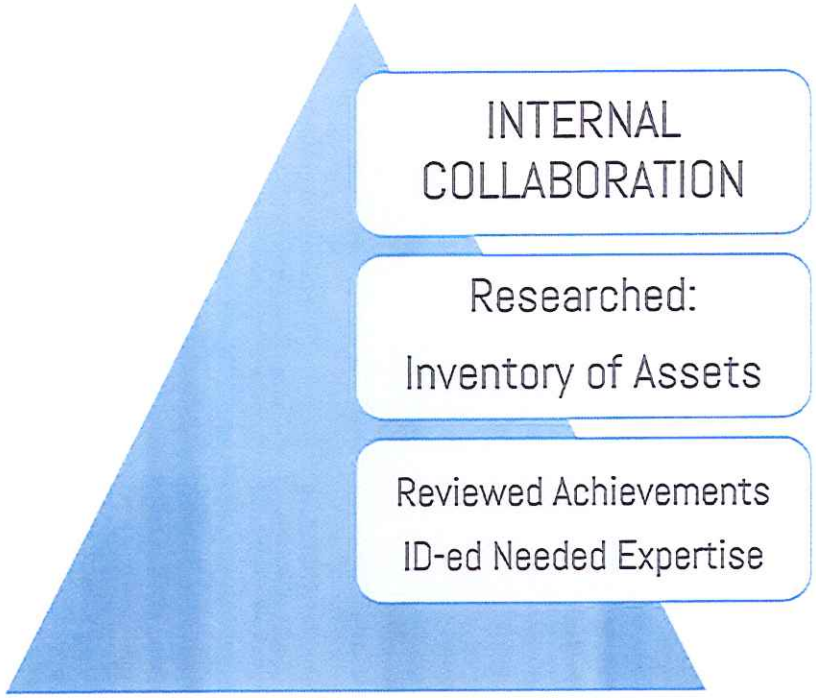


CONTEXT

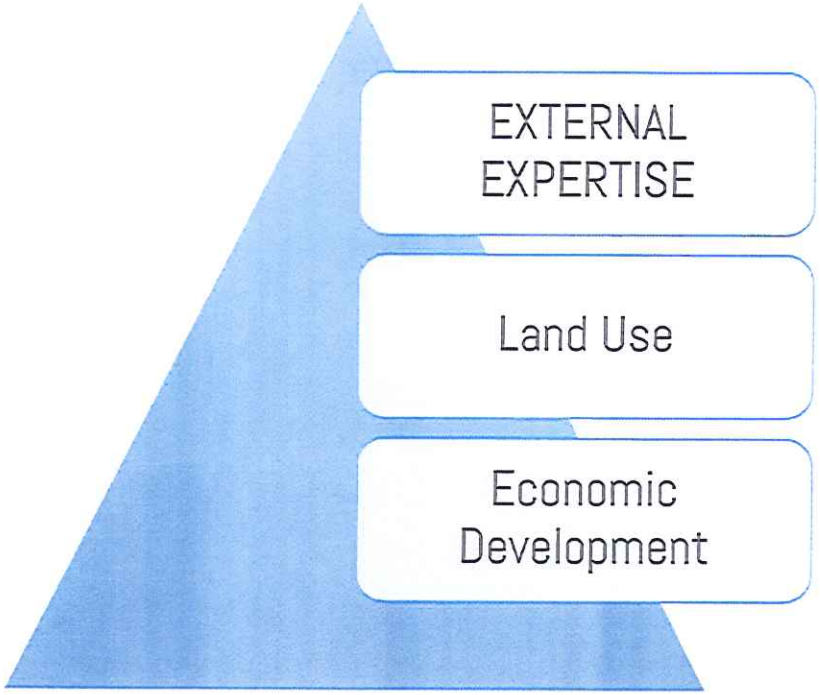


PAULDING PLANNING APPROACH

PAULDING PLANNING APPROACH



PAULDING PLANNING APPROACH



PAULDING PLANNING APPROACH

PLANNING APPROACH

PLANNING APPROACH

OUTCOMES

GOAL 1: PROTECT AND PRESERVE NATURAL RESOURCES

GOAL 2: TARGET GROWTH

GOAL 3: LEVERAGE AND PROMOTE EXISTING AND NEW ASSETS

GOAL 4: CREATE CONNECTION

GOAL 5: MAINTAIN FISCAL VIABILITY

OUTCOMES

GOAL 1: PROTECT AND PRESERVE NATURAL RESOURCES

N&O: Rural character is protected through conservation lands, while also providing for new economic opportunities within the Conservation Character Area

GOAL 2: TARGET GROWTH

N&O: Richland Creek Reservoir, currently under development in Paulding County, will supply 350,000 - 400,000 residents. The current zoning ordinance allows for 900,000 residents

GOAL 3: LEVERAGE AND PROMOTE EXISTING AND NEW ASSETS

N&O: Approximately 1.9 million users travel along the Silver Comet Trail (SCT) each year, 650,000 along the 22 miles of the portion that passes through Paulding County. Users spend $100,000,000 annually on food and beverage items and merchandise

OUTCOMES

GOAL 4: CREATE CONNECTION

N&O: The communities of Dallas, Hiram and Braswell can best take advantage of the economic potential of the Silver Comet Trail if they are physically connected to the Trail and if there is directional signage from the trail to the community

GOAL 5: MAINTAIN FISCAL VIABILITY

N&O: Current annexation practices could, over-time, lead to disconnected areas and difficult servicing issues. Consistent annexation policies and "clean-up" of problematic past annexations should be considered

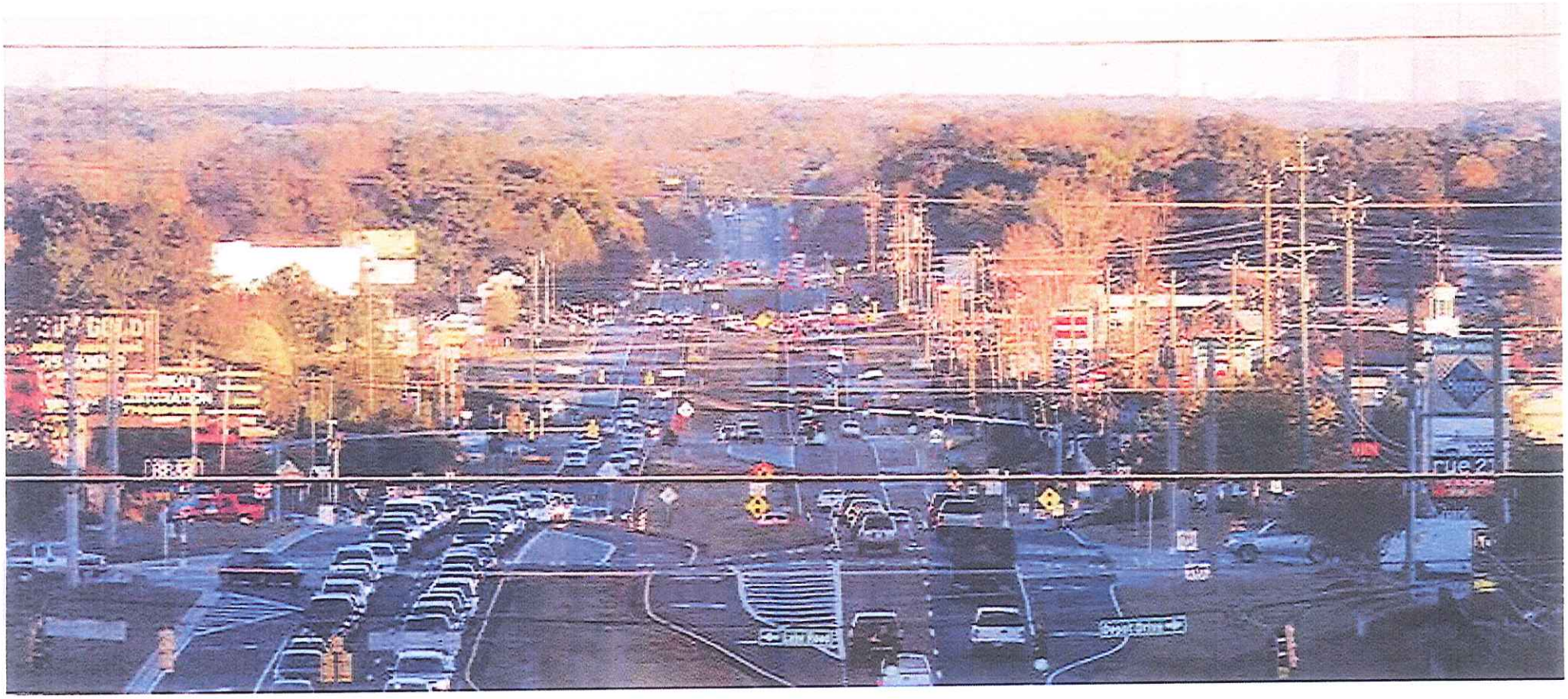
OUTCOMES

WORK PROGRAMS

PAULDING COUNTY 2017-2021 SHORT TERM WORK PROGRAM

Project / Activity Description	Timeframe					Responsible Dept. / Agency	Cost Estimate	Funding Source	Status	Strategy / Page Reference	Notes
	2017	2018	2019	2020	2021						
CONNECT DALLAS to SILVER COMET TRAIL											
Host Project Development Workshops to identify connection solutions (SWOT Analysis, ID Constraints , Develop Concept Designs, Create Cost Estimates)	X	X				City of Dallas	$5,000	Local		ED-6	
Seek alternative funding to connect Dallas to the Silver Comet Trail	X	X				City of Dallas	$0	Fixed Labor		ED-7	

CONTEXT – RAPID GROWTH



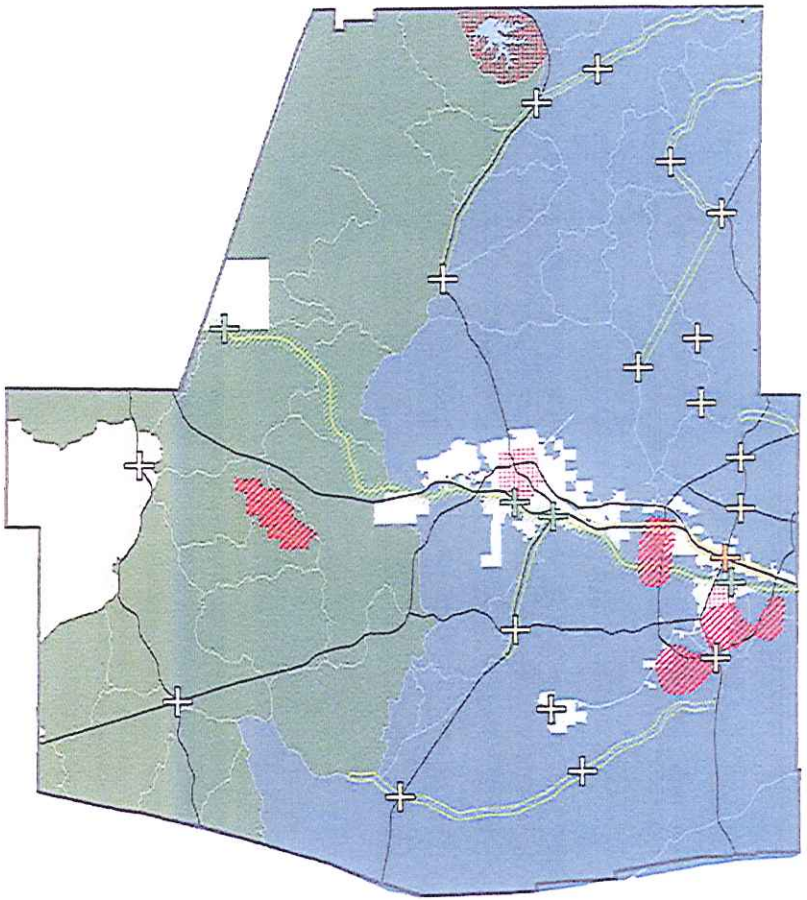
CONTEXT – BEAUTIFUL, VAST, PRISTINE LANDSCAPE

CONTEXT – UNIQUE ECONOMIC ASSETS

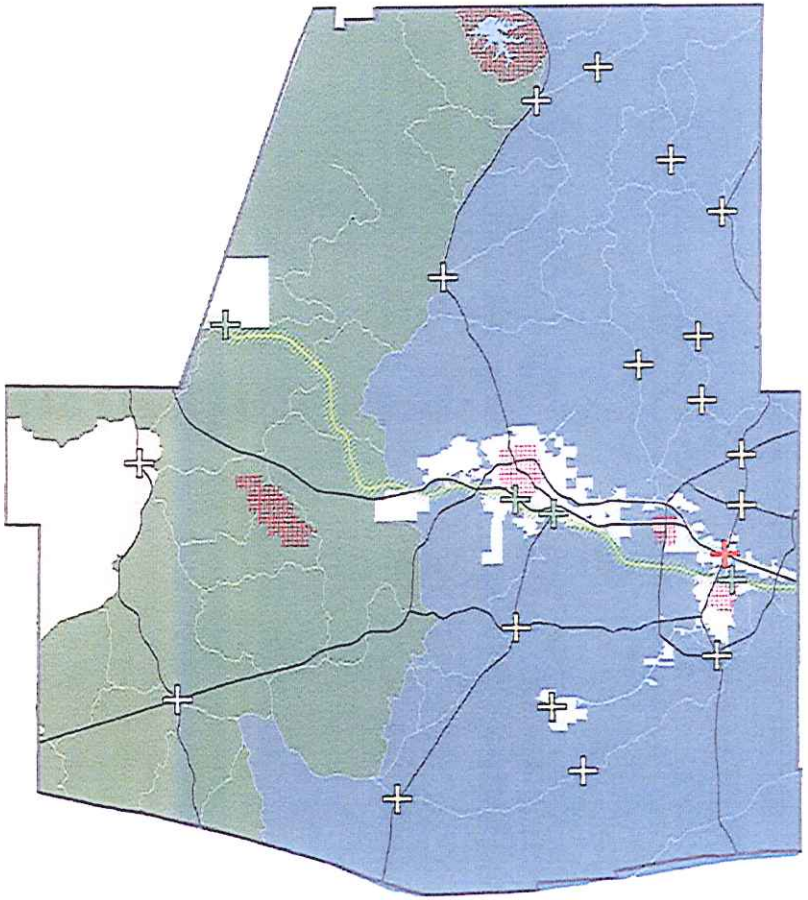
CONTEXT – GROWING MULTIMODAL SYSTEM

CONTEXT – INTERGOVERNMENTAL COOPERATION

FINDINGS



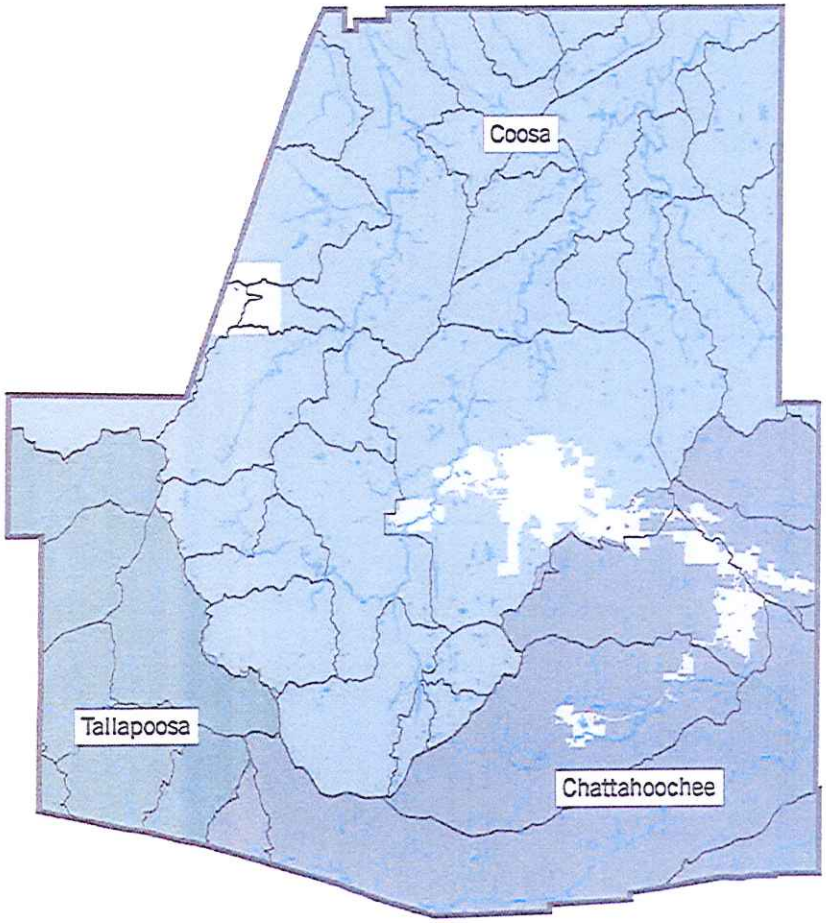
PART TWO
THE PLAN



LAND USE PLAN

Why do a land use plan?

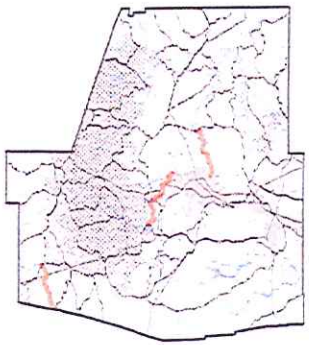
Watersheds and Paulding County



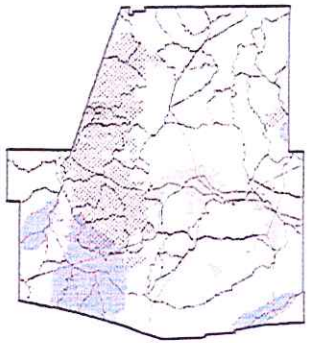
LAND USE PLAN – EXISTING CONDITIONS

ENVIRONMENTAL ANALYSIS

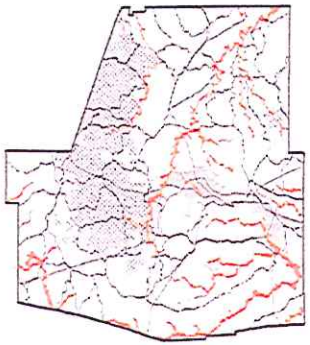
Hydrology & Wetlands



Impaired Streams



Groundwater Recharge Areas



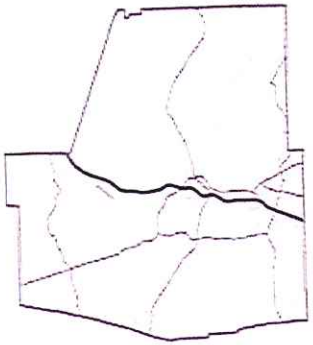
FEMA Floodplains

SEF's Priority Ecological Areas

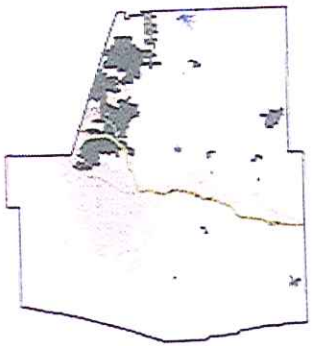
Slope Analysis

LAND USE PLAN – EXISTING CONDITIONS

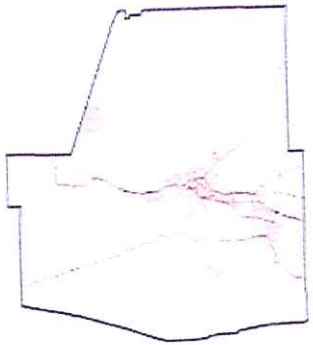
INFRASTRUCTURE ANALYSIS



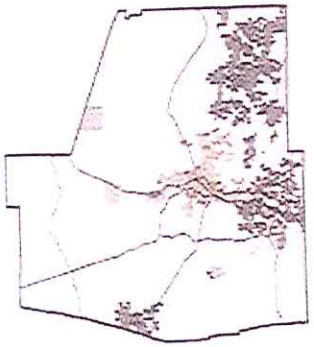
Road Network



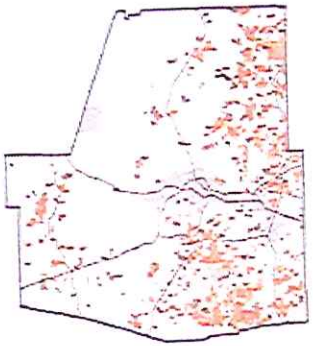
Silver Comet Trail & Parks



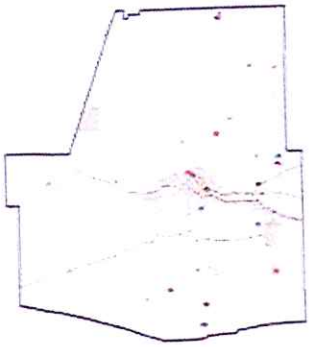
Fiber Network



Parcels Served by Sewer



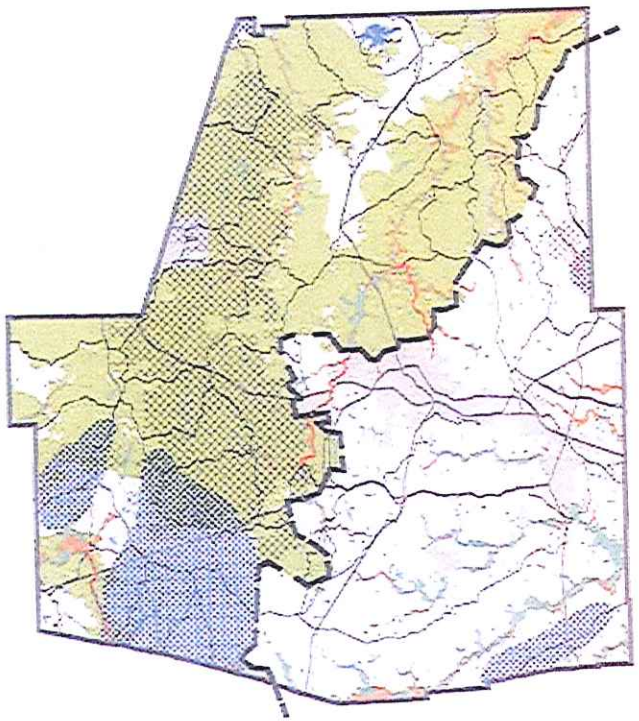
Suburban Development



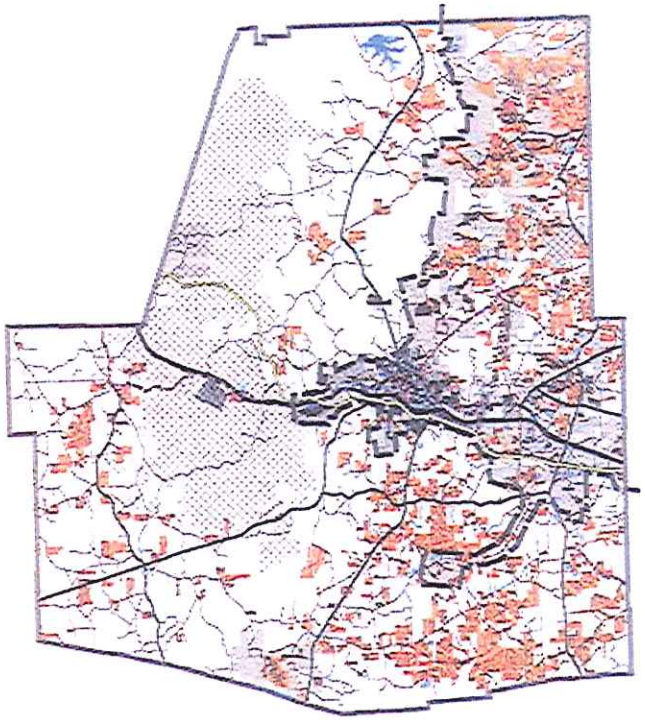
Schools

LAND USE PLAN – EXISTING CONDITIONS

ENVIRONMENT



INFRASTRUCTURE



LAND USE PLAN – CHARACTER AREAS

The Character Areas are intended to ensure compatibility with existing infrastructure conditions as well as appropriateness within specified areas of the county. The Character Areas are as follows:

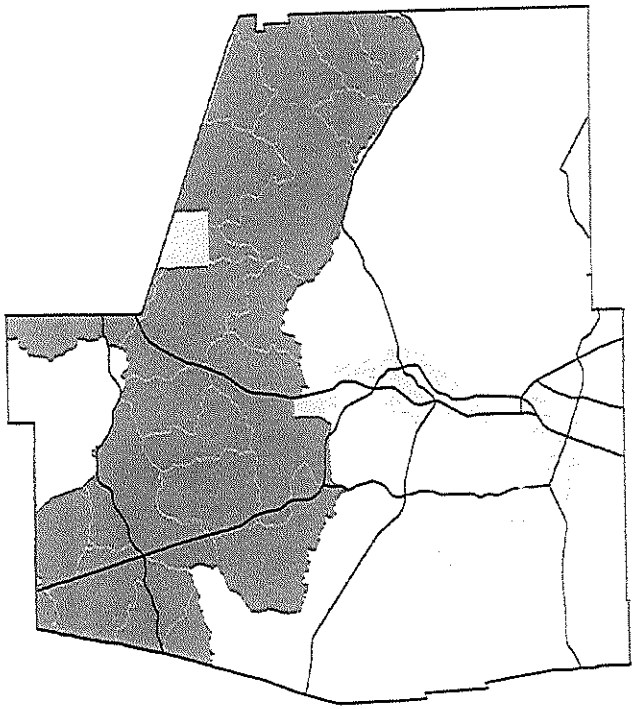
Conservation, Community Residential, Rural, Corridors, Crossroad Communities.

The Target Areas identify developments/projects that need attention on their future surroundings because of their potential to catalyze growth.

LAND USE PLAN – CHARACTER AREAS

CONSERVATION

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



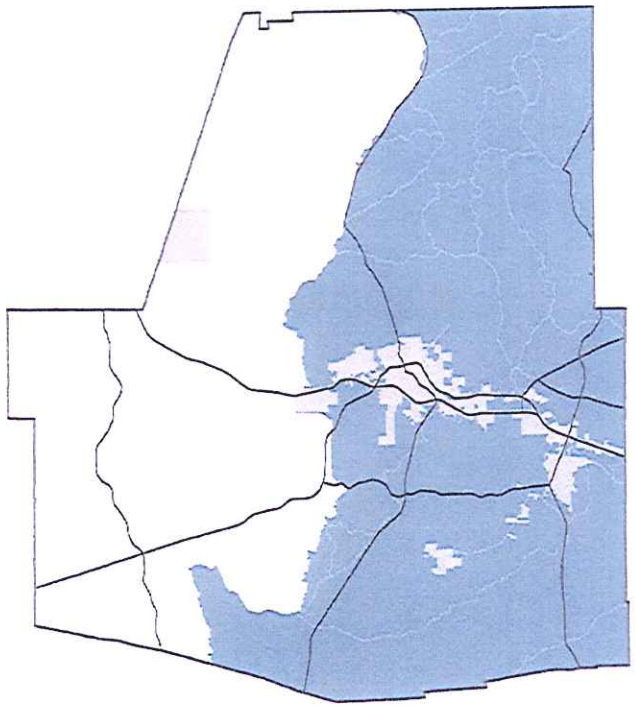
KEY DEVELOPMENT PATTERNS

- Very large minimum lot size requirements to limit development density and protect farmland and rural character
- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts
- Use infrastructure availability to steer development away from areas of natural, cultural, and environmentally sensitive resources

LAND USE PLAN — CHARACTER AREAS

COMMUNITY RESIDENTIAL

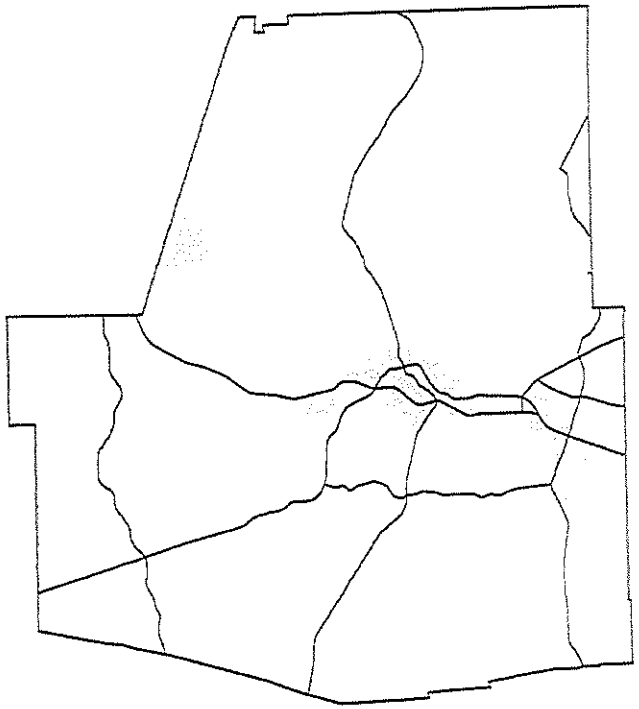
Encourage walkable and interconnected residential developments that highlight the natural environment.



KEY DEVELOPMENT PATTERNS

- Well-designed development that blends into existing neighborhoods by disguising density
- Support infill development
- New developments should contain a mix of residential, commercial uses and community facilities at a small enough scale and proximity to encourage walking between destinations

LAND USE PLAN – CHARACTER AREAS



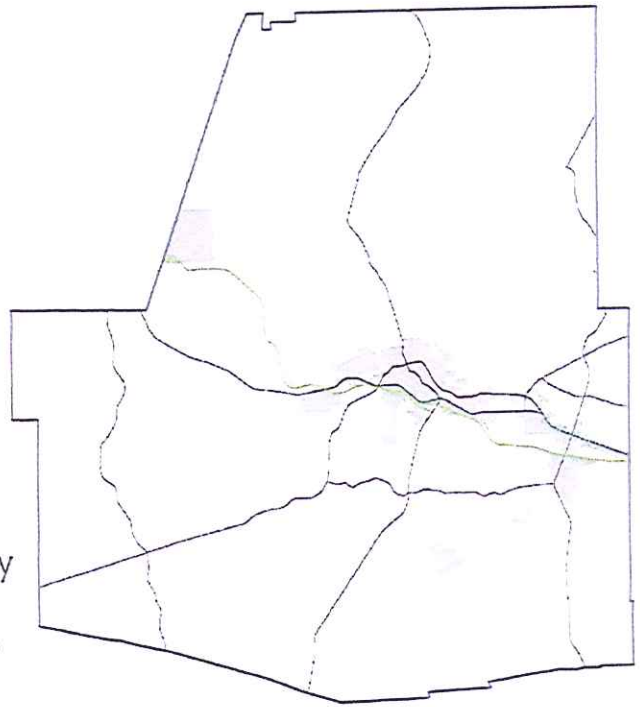
RURAL

Maintain rural character while allowing for residential development on septic.

KEY DEVELOPMENT PATTERNS

- Very large minimum lot size requirements to limit development density and protect farmland and rural character
- Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenities that shape the identity and character of new development
- Nodal or village developments with buildings clustered at center, clearly defined edges surrounded by open space

LAND USE PLAN – CHARACTER AREAS



CORRIDORS

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

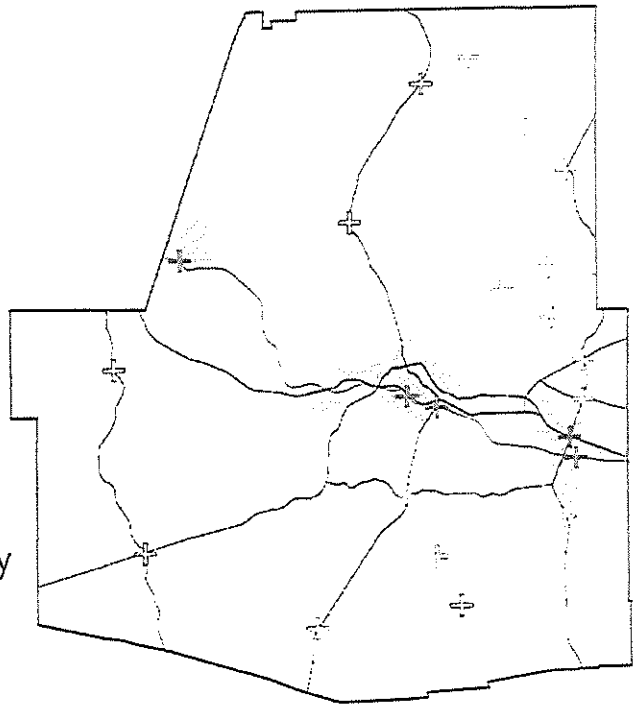
KEY DEVELOPMENT PATTERNS

- Commercial structures (shopping, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian friendly
- Redevelopment of older strip commercial centers in lieu of new construction further down the strip
- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Developments have easy access to nearby transit, shopping, schools and other areas where residents travel daily

LAND USE PLAN – CROSSROADS

CROSSROADS

Maintain natural, rural character while providing nearby amenities for residents.



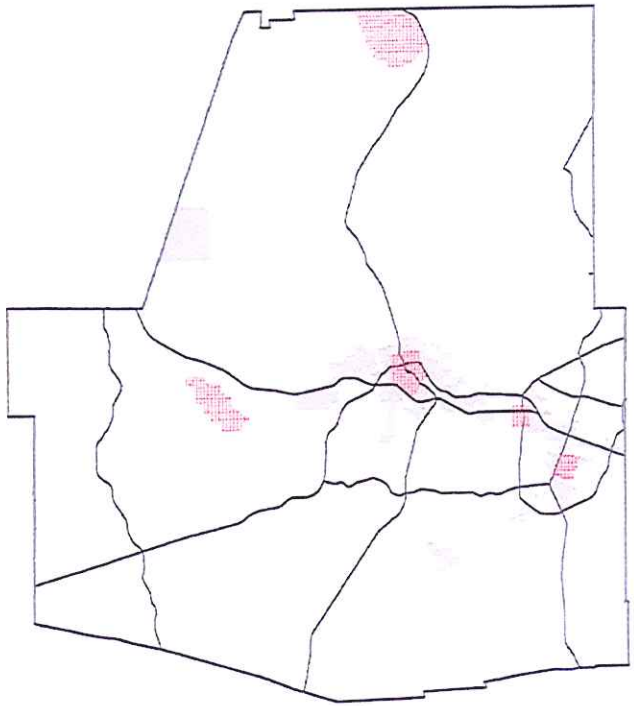
KEY DEVELOPMENT PATTERNS

- Commercial structures (shopping, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian friendly
- Redevelopment of older strip commercial centers at these locations in lieu of new construction further along the corridor
- Well-designed development that blends into existing neighborhoods by disguising its density
- On-street parking or rear parking / shared parking agreements

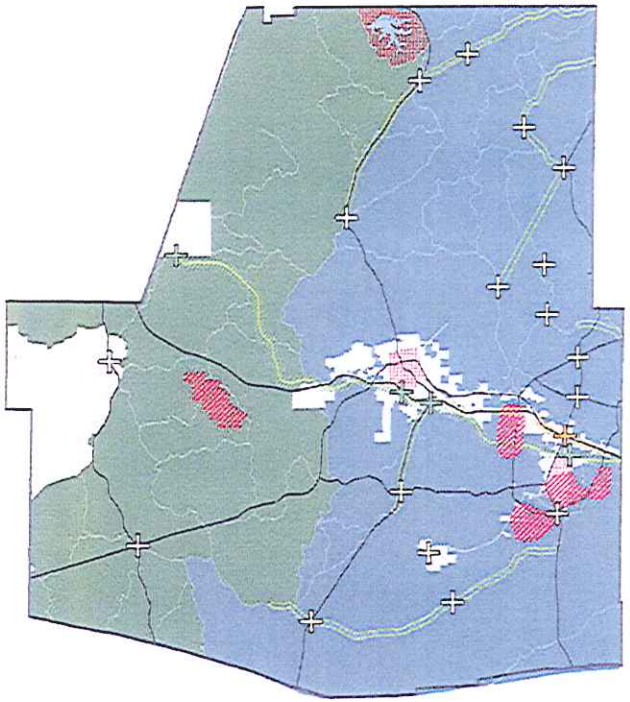
LAND USE PLAN – TARGET AREAS

TARGET AREAS

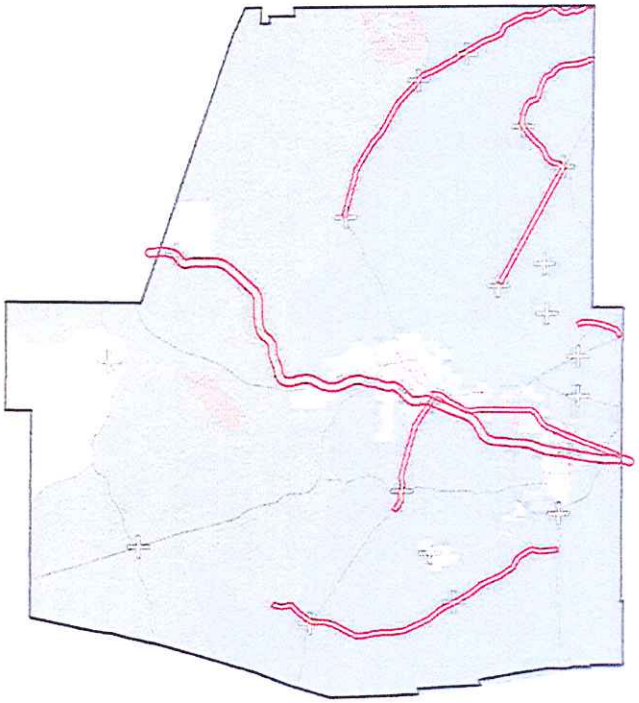
- The Cities of Dallas, Hiram, and Braswell
- Wellness District and WellStar Hospital
- Paulding County Airport
- Silver Comet Trailheads
- Richland Creek Reservoir



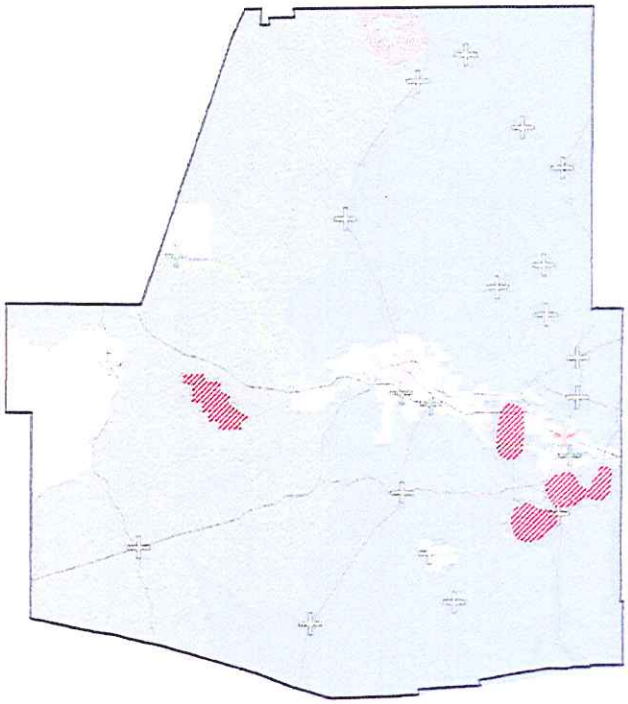
LAND USE PLAN – COMPOSITE MAP



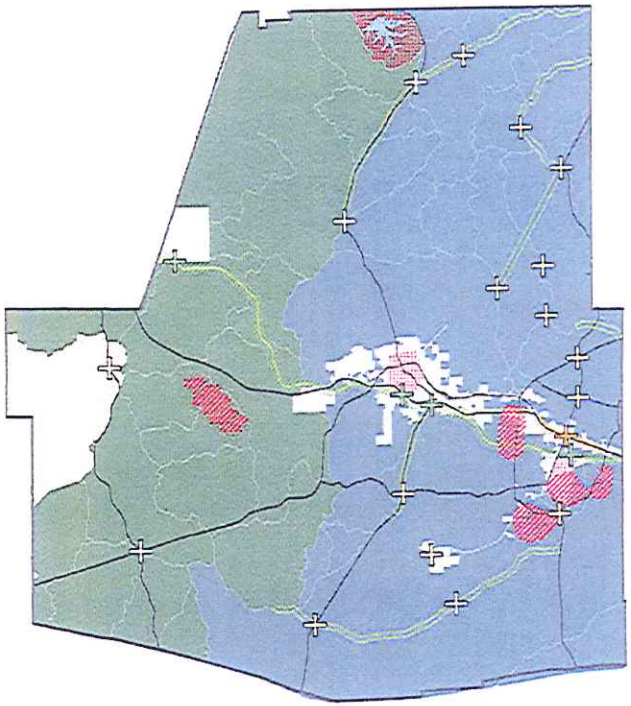
COMPOSITE MAP
LAND USE + TRANSPORTATION



COMPOSITE MAP
LAND USE +
ECONOMIC DEVELOPMENT

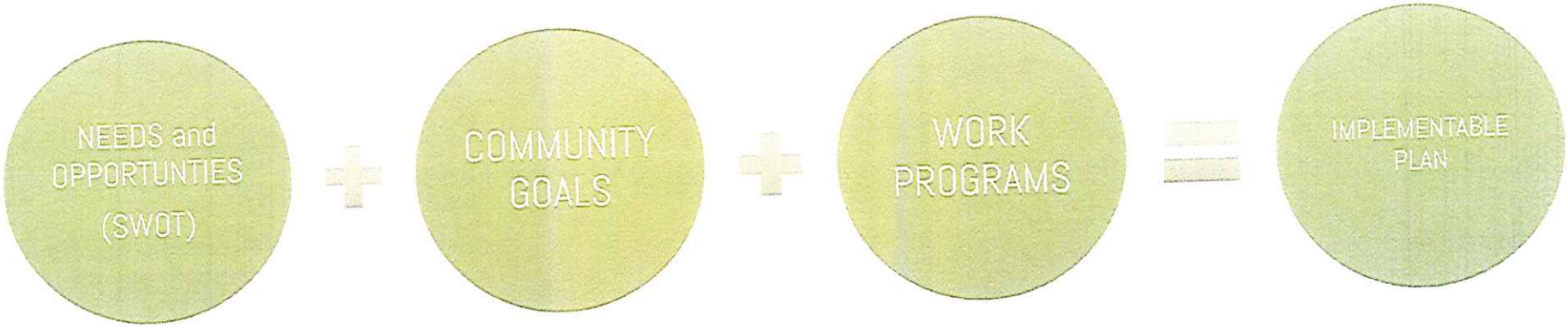


COMPOSITE MAP
LAND USE +
TRANSPORTATION +
ECONOMIC DEVELOPMENT



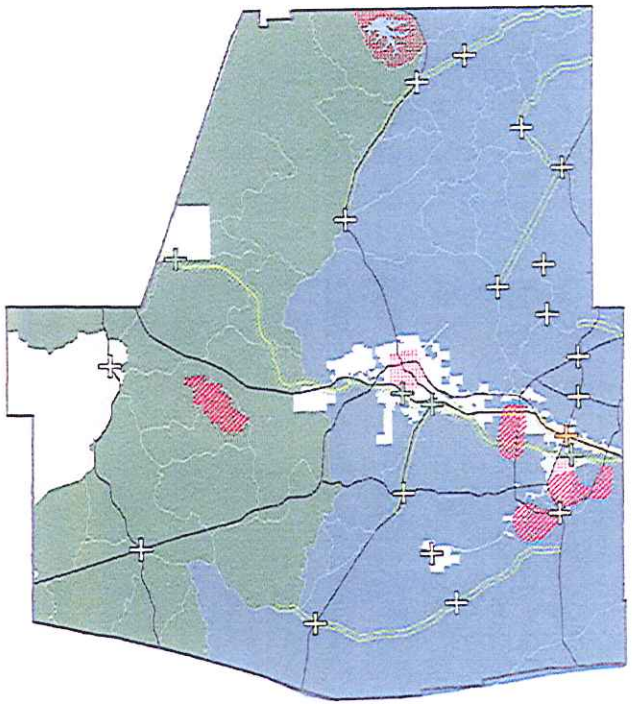
PART THREE - IMPLEMENTATION

IMPLEMENTATION

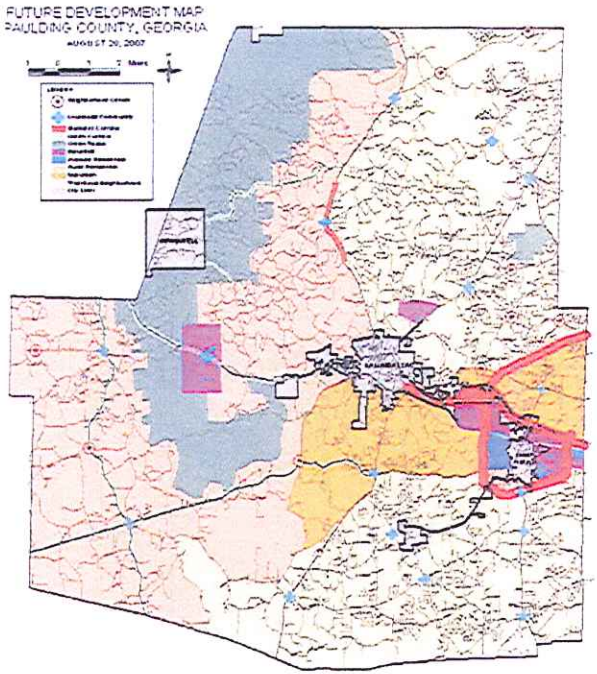


IMPLEMENTATION

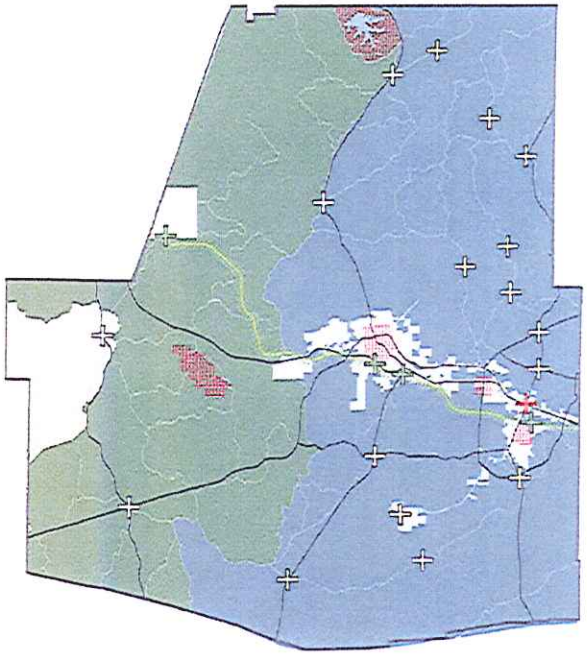
The team that created the plan is ready to implement the plan



READY? WILLING?



2007-2027
CHARACTER AREAS



2017 – 2037
CHARACTER AREAS

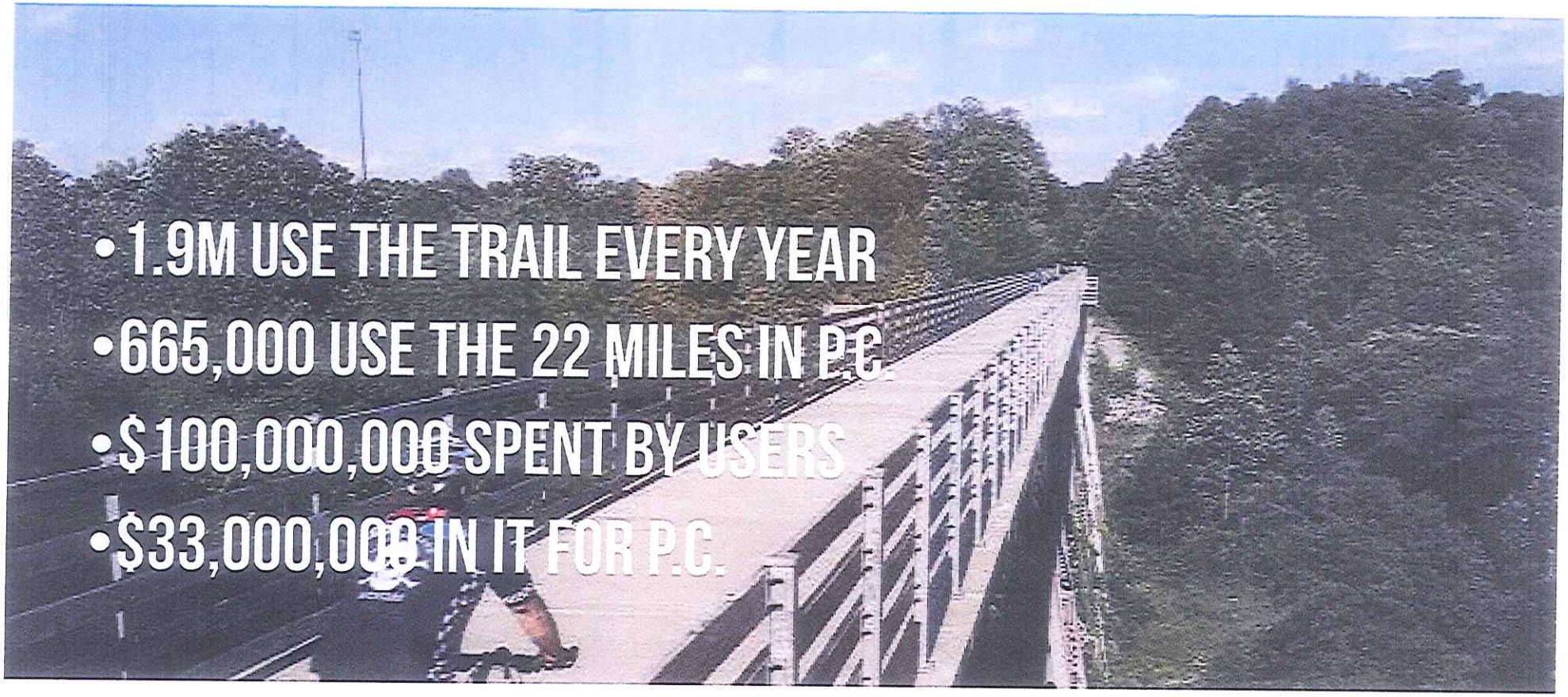
GETTING STARTED

- Approach to Implementation
- Land Use by Character Area
- Silver Comet Trail Connection
- Wellness Corridor Overlay
- Highway 92 and 3rd Army Interchange

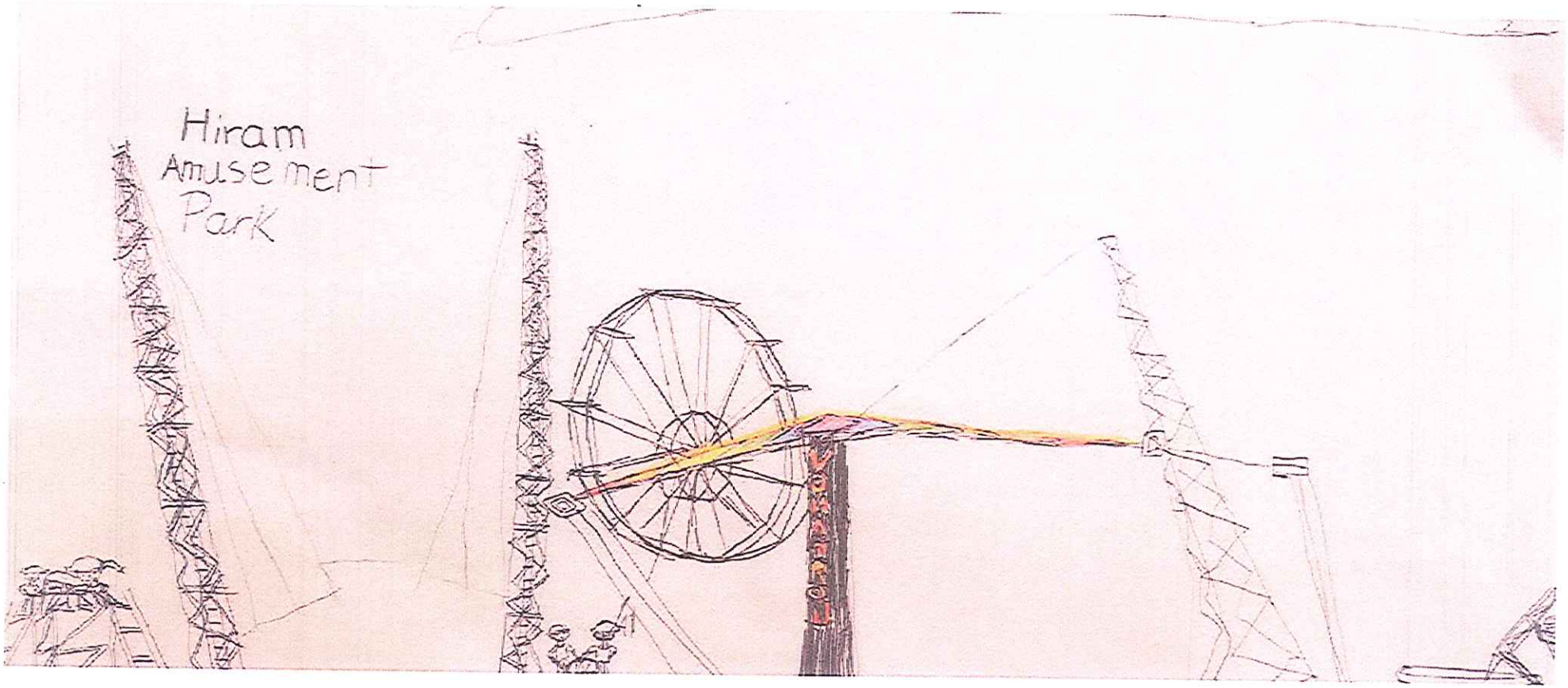
Quick Start EXAMPLE

STRATEGY	LEAD ENTITY / ORGANIZATION	ACTION STEPS	COST	PROGRESS / STATUS UPDATE
BUSINESS EXPANSION				
Retain and expand commerce industry	Chamber of Commerce	- Create strategic plan	$ 35,000	- Chamber to provide strategic plan in late April

IMPLEMENTATION



GROWTH IN INEVITABLE BUT THE WAY PAULDING GROWS IS NOT



QUESTIONS?

COMPREHENSIVE PLAN

2017 2027

Paulding County Ga

Charting a Course

PUBLIC PARTICIPATION

E. Media & Other Public Participation

4. News Articles

Charting a Course

LATEST

Multi-million dollar sports and entertainment complex to make Stonecrest its future home

http://www.mdjonline.com/neighbor_newspapers/west_georgia/study-emphasis-on-tourism-and-highways-increases-paulding-job-chances/article_f4b46c50-f22d-11e6-ad12-c73e2522de93.html

FEATURED

Study: Emphasis on tourism and highways increases Paulding job chances

Tom Spigolon Feb 13, 2017

Staff - Tom Spigolon

A study recommends more aggressive marketing of tourist attractions like the Silver Comet Trail and the historic downtow and Dallas to help develop more jobs inside the county.

Bob Gray recalled he had to look hard to find the downtowns of Dallas and Hiram because signage pointing to those areas was not very prominent.

As a result, the county may be losing potential tourism business it needs to help supplement potential economic development gains from a potential medical industry centered on WellStar Paulding Hospital and other new industry the county is working to attract, he said.

Gray's company, Florida-based Strategic Planning Group Inc., authored an economic development study for Paulding County government. He reviewed for Paulding Chamber of Commerce members the study which will be part of a a comprehensive plan the county government is working to compile for Paulding and its three cities as required by the state every 10 years.

Paulding Economic Development director Robert Reynolds noted the report is part of the state-required plan which focuses on overall community goals. It will, however, be a useful tool for his agency's work to attract new employers.

"It's always helpful to have an extra set of eyes, if you will, to take a look at strengths, weaknesses, opportunities and threats," Reynolds said.

The economic development study cost about $77,000 and took about a year to complete. It delved into a variety of factors companies consider in determining where to locate — from area residents' overall education levels to the county's business and political climate.

Paulding's non-governmental employment was concentrated in retail, food services and health care, the study showed.

Those three areas totaled 57 percent of the 16,000 who work in Paulding, significantly higher than the 38 percent employed in those three sectors both in Georgia and the U.S., the study showed.

The report noted 86 percent of all employed Paulding residents – about 56,000 – travel outside the county to work, according to recent U.S. Census Bureau numbers. About 15,000 travel from outside the county to work in Paulding, and 9,100 both live and work in Paulding, the report stated.

Gray said the reason for any economic development study was for governments to generate more revenue to fund services like recreation or public safety.

He said the county must prepare for expected rapid residential growth and find ways to fund services to serve new residents who are coming because of the county's relatively affordable housing supply.

The county's population is rapidly growing. It increased 20,000 in two years and is now up to an estimated 162,000. Of that total, about one in four were below the age of 16, according to Census Bureau statistics in the report.

Gray said the county government cannot easily control the rate of population growth but can control the quality of education it provides and the county's appearance, including the types and quality of available housing which contributes to the county's image.

The recent increase in interest rates may spur more rapid population growth in the short term in Paulding because it may make the county's housing more affordable compared to much of metro Atlanta, he said.

"You're in a sweet spot," he told chamber members.

Its position in attracting new industry is not as "sweet" because of a number of factors, Gray said.

Paulding is in competition with Bartow and Cobb counties for new industry, he said. The plan noted Paulding is not directly served by an interstate highway which limits the types of industries it can attract.

However, parts of the county, such as the Georgian area of south Paulding and fast-

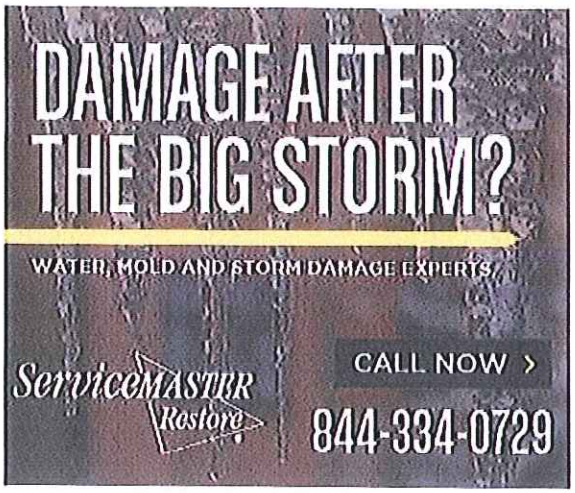
growing northeast Paulding, are relatively affluent, he said.

"Business does not look at political boundaries; it looks at markets," Gray said.

New employers typically are seeking a well-educated employment base because of rapidly increasing technology.

The county needs to maintain and expand its high-quality public school system, he said. It also needs to focus on more residents receiving college or technical school training, Gray said.

The report noted about nine out of 10 Paulding residents owned high school diplomas but only about 25 percent owned bachelor's degrees in 2014 — far below neighboring Cobb's rate of more than 40 percent, according to figures in the report from the U.S. Bureau of Labor Statistics.



The study recommended county and city leaders approve zoning to help spur establishment of a medical job center around WellStar Paulding Hospital.

Gray said Paulding must capitalize on its attractions to help attract tourism dollars to a county which is competing with neighboring counties for new employers and employment opportunities.

He said the county is not working as hard as it could to promote its potential tourist sites, including the popular Silver Comet Trail and the historic downtown areas of Dallas and Hiram.

The county and cities needs to put more effort into making themselves more visible to visitors by erecting highly visible gateway signage touting tourism assets and where to find them, Gray said.

Both cities also need to continue redevelopment efforts of their downtowns because they tend to be tourist magnets, he said.

Gray said county leaders need to continue lobbying for widening of Ga. Hwy. 92, as GDOT has planned for the entire length of the road through Paulding. That will create better connectivity to interstate highways 75 in Cobb and 20 in Douglas County.

Paulding's northeast border is about six miles south of I-75, though traffic to and from I-75 must travel along U.S. Hwy. 41 and turn right at Ga. Hwy. 92 to enter the county.

The county's southern border is about five miles north of I-20 on two-lane Ga. Hwy. 61 through Villa Rica. Eastern Paulding and Hiram have more direct access to I-20 along wider U.S. Hwy. 278 and Thornton Road but they are 11 miles from the interstate.

However, Gray said plans are in the works for a new I-75 interchange at Third Army Road in Acworth which is planned to link to Ga. Hwy. 92 in Paulding County, he noted. If built, the interchange could open the county to further industrial development, he said.

Current plans filed with the Georgia Department of Transportation show the new interchange would connect to a new road parallel to Third Army Road which would become Dabbs Bridge Road as it enters Paulding on the county's northeast corner. Paulding is planning a widening of the road within its borders, the GDOT document states.

MORE INFORMATION

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Chamber of Commerce

Consultant: Paulding must unite behind one agency to recruit industry

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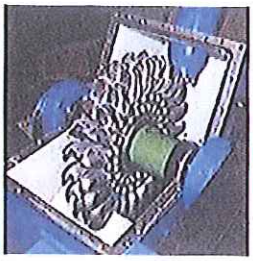

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Tom Spigolon

Tom Spigolon is West Metro Bureau Chief and news editor of the Douglas and Paulding Neighbors. He is a graduate of the University of Tennessee at Knoxville and grew up in Memphis, Tenn.

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The Dallas New Era

Economic Strategist Bob Gray Keynote Speaker at February Chamber of Commerce Luncheon

Published: 09 February 2017 | Written by Richard Grant

Economic Strategist Bob Gray Keynote Speaker at February Chamber of Commerce Luncheon

Bob Gray, chairman/CEO of the Strategic Planning Group, Inc. (SPG) was keynote speaker for the February Chamber Luncheon. Gray spoke to Paulding business leaders about the results of a recent ED study as part of an address labeled 'Why Do Economic Development?' According to the study, an Economic Development Strategic Plan (EDSP) is necessary to "...the process of improving the economic health of a city, region, county or state by bringing together its assets, resources and political action into a strategy to bring wealth and prosperity to that area."

Gray leads the resource team with over 35 years of international consulting experience in Growth Management/Comprehensive Land Use/Fiscal Planning: Development Economics/Feasibility, Redevelopment/Economic Development, Tourism and Hospitality Planning and Strategic Planning.

The SPG study looks at numerous factors including workforce, median income, education level, and other demographics and compares Paulding to surrounding counties.

The study is part of the process of updating Paulding County's Comprehensive Plan along with the cities of Dallas, Hiram and Braswell.

The theme of the 2017-27 plan update is "Charting a Course" as the SPG plan seeks to ensure that future development is handled in a way compatible with the best interests of the community. According to Gray the study is very comprehensive. The EDSP contains 5 Goals, 16 objectives and 53 strategies, he said. But Gray also stressed the need for a unified approach and a decision regarding who will actually implement Paulding's EDSP plan over the next several years.

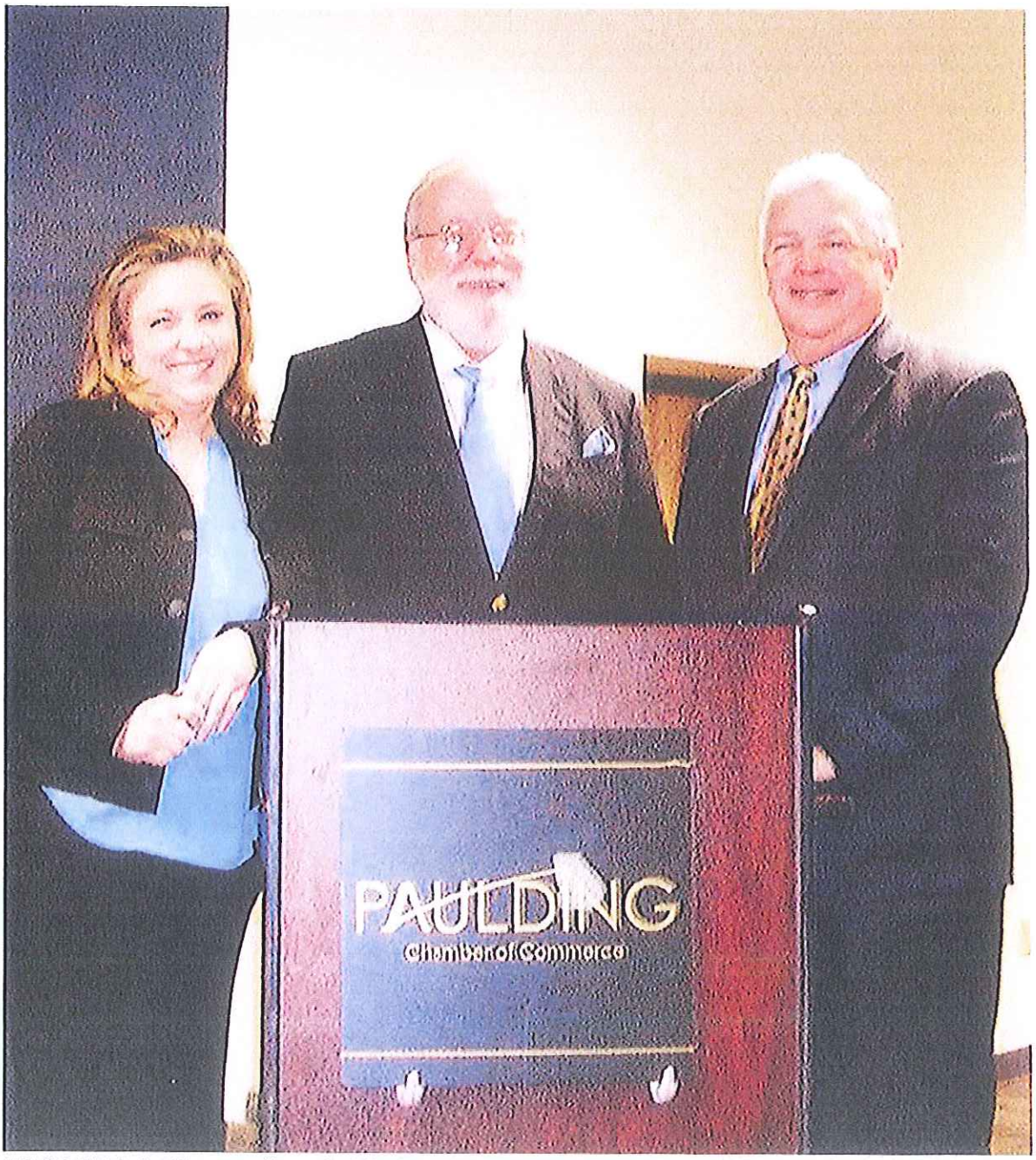
"...Objectives and strategies and the responsibility for the objectives/strategies will involve a host of public and private stakeholders. Key to implementation is the commitment to making the plan a reality." As a community Paulding's weaknesses indicated in the study were in terms of its political climate, infrastructure, and the lack of Interstate access.

Gray told Paulding business leaders last week that the most critical actions in the study were to ensure widening of Major Roads (SR 92, 278), development of the 3rd Army Road Interchange, the Medical Overlay, to protect new employment centers, and add more city and county signage/gateway branding.

Gray noted that a project to develop the 3rd Army Road Interchange would give Paulding something it hasn't had up to now in the form of better access to Interstate routes, with I-20 on one end and I-75 on the other.

Opportunity areas identified were the district around the Paulding WellStar as a hospital overlay district, the expansion of State Route 92, downtown areas of both cities, and Silver Comet Field.

Paulding strengths include its workforce, its proximity to Atlanta, schools, affordable land, pro-growth, recreation, affordable housing, the hospital and the airport.
Among the strongest factors indicated by the study are five 'strategic themes' including business climate, positioning the county for economic development, development of the product, redevelopment and community development.
And according to the SPG Study, "...while the county does not have true industry clusters, it currently has the following five target industries identified: Aerospace & Aviation, Automotive Supply, Machinery & Equipment, Medicinal Health, and Film & Television."
The study suggested adding Tourism: Sports Tourism (soccer, lacrosse, etc.) Recreation Tourism, focusing on the Silver Comet Trail, Heritage Tourism, Geothermal Energy, noting that the new WellStar Paulding Hospital utilities are geothermal powered, and Post- Secondary Education/Vocational Training.
Paulding commissioners will review and approve an overall comprehensive plan later this year.



L(Left to Right): Ann Lippmann, director Paulding County Community Development, Keynote Speaker Bob Gray and Robert Reynolds, director Paulding County Economic Development at last week's Chamber of Commerce Luncheon in Dallas. (Photo: R. Grant)

2. Bob Gray, chairman/CEO of the Strategic Planning Group, Inc. spoke to Paulding business leaders last week in Dallas about the results of an economic development study as part of his address labeled 'Why Do Economic Development?' (Photo: R. Grant)

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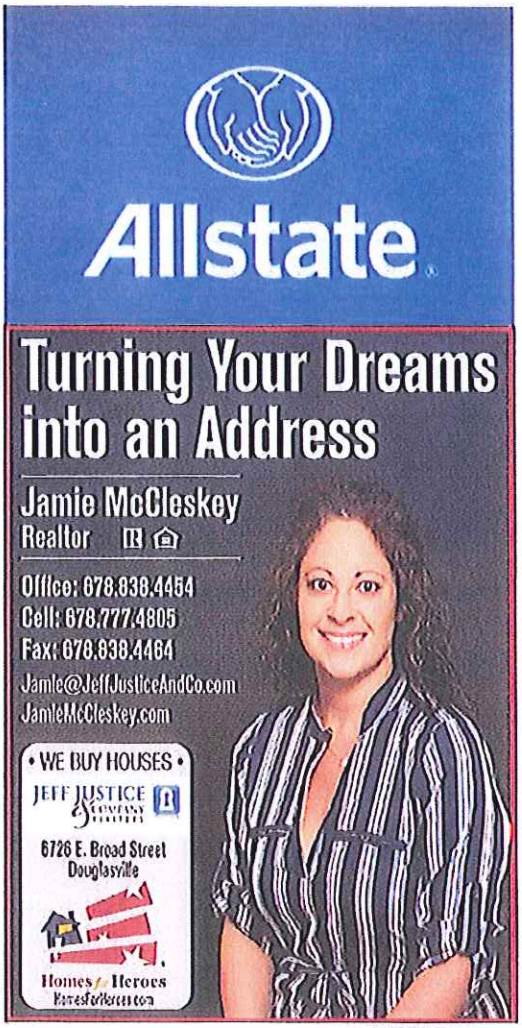

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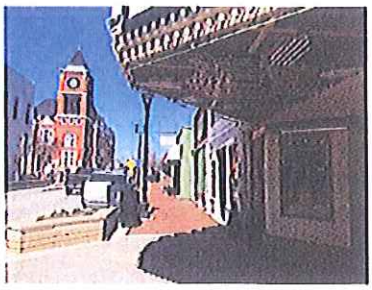
Paulding County Blueprints

For 20 years, the Georgia Conservancy's *Blueprints for Successful Communities* program has worked closely with communities large and small across to Georgia to design and develop sustainable growth models and foundational blueprints that allow for neighborhoods, towns, counties and regions to efficiently grow their economies while taking into account conservation and the protection of natural resources.



Downtown Dallas

This spring, the Georgia Conservancy continues its state-wide contributions to sustainable growth and inclusive community planning in a new *Blueprints* community, northwest Georgia's Paulding County. The Georgia Conservancy has been asked by county officials to undertake a land use study as part of the foundation of Paulding County's 10-Year Comprehensive Plan Update.

As one of the very last metro-Atlanta counties to experience widespread growth challenges as a result of the region's decades-long population boom, Paulding has the opportunity to learn from the past successes and failures of other metro counties that have seen years of widespread development. For decades, counties such as Cobb, Gwinnett, Clayton and Douglas have undergone tremendous economic growth in their communities, for better or for worse. A county of 120,000, Paulding has seen a steady increase in residents since the year 2000 and has for a number of years developed into a bedroom community for metro-Atlanta employees, with 75% of Paulding residents working beyond the county line. As a result, residents of Paulding County spend an average of more than 160 hours travelling to and from work every year – the most of any county in Georgia. As a large amount of affordable real estate within Paulding has provided an attractive draw for both new residential and commercial development, an increase in population and development of usable land is inevitable.

Silver Comet Trail

Paulding understands this unique opportunity that it has been provided. County stakeholders and residents are looking to take advantage of its "late to the party" status by helping to guide growth and development in a manner that is economically and environmentally advantageous.

The Georgia Conservancy's analysis will begin with an examination of watersheds and natural features in a desire to help the county reinvest in existing communities, such as Dallas, Hiram and Braswell, and to accommodate future growth sustainably and with minimal impact to the

environment. As Paulding County is home to the Paulding Forest Wildlife Management Area, one of metro Atlanta's largest WMAs, as well as the extremely popular segment of the Silver Comet Trail, a 61-mile bike path the originates in Smyrna, the positive economic and environmental impacts that the county's outdoor recreational amenities provide will be weighed heavily.

Look for updates from the Georgia Conservancy throughout 2016 as we continue to work with Paulding County.

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Paulding County Library Services Announcement

Published: 03 October 2016 | Written by Cherry B. Waddell

The Paulding County Library System, in partnership with The Paulding County Community Development Department, hosted an art contest for children grades kindergarten through 5th grade from August 15th to August 26th. This contest was in conjunction with the Paulding County Comprehensive Planning process that, from October 2015 to June 2017, is charting a course for the future of our community. What better group to offer advice than our youngest citizens? After all, if the future that is built works for them, it will work for everyone.

The art work was submitted to the 4 Paulding County Public Libraries for display through Thursday, September 8, 2016 and then relocated to The Crossroads Library on Friday, September 9th where a panel judges from The Friends of the Paulding County Libraries selected the top 20 finalists and the 1st, 2nd and 3rd winners. Post 4 Commissioner, Tony Crowe announced the winners presented the prizes on Thursday, September 15th at 6:30PM at The Awards Ceremony after The Crossroads Public Library Community Meeting where the public had an opportunity to view plans for the future of Paulding County and provide input to The Paulding County Community Development.

Braden-Williams-1st-place

Sergi-Vargas-Adan-2nd-place

Mason-Wall-3rd-Place

PRIZES 20 Kids Meal Gift Cards for the Top 20 Finalists :Donated by Chick Fil A, Dallas First Place Prize: Computer Drawing Pad and Software Gift Certificate Second Place Prize: Bicycle Donated by Target, Hiram Third Place Prize: Star Wars Lego Set SUBMITTED BY: PAULDING COUNTY LIBRARY SERVICES COORDINATOR, CHERRY B. WADDELL

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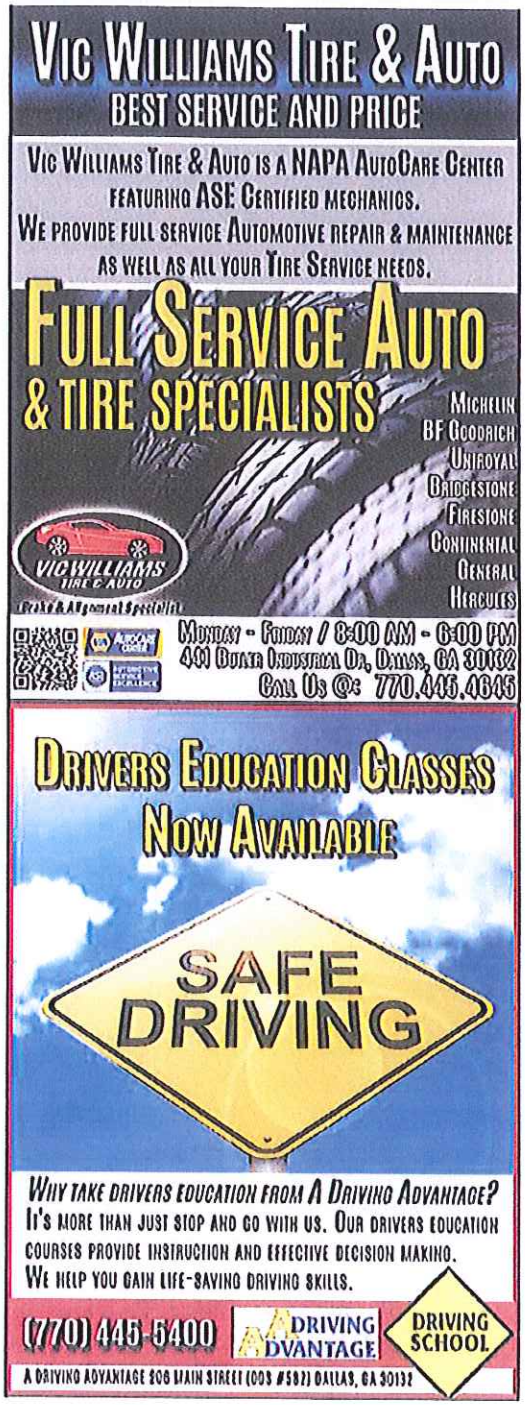


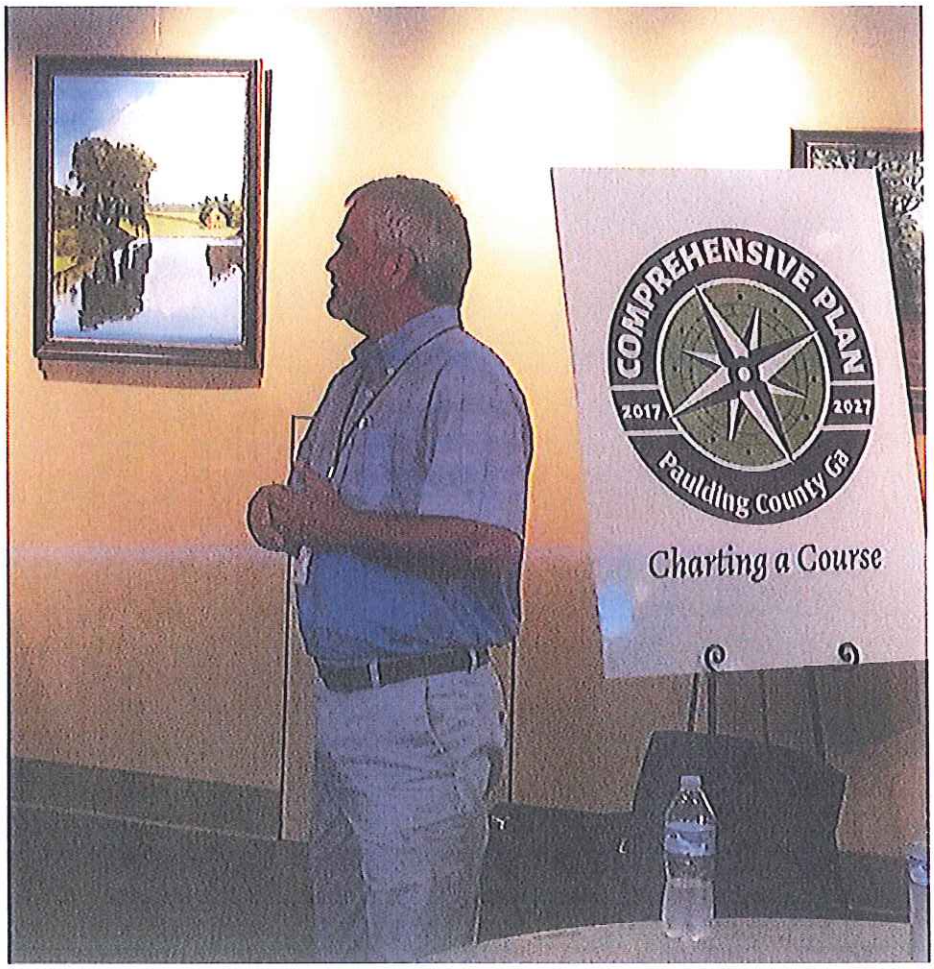
LATEST

Sheriff's office using donated medicine to save Paulding overdose victims

http://www.mdjonline.com/neighbor_newspapers/west_georgia/studies-seek-to-map-paulding-s-future-directions-on-jobs/article_f11b5a9a-64c5-11e6-af8e-ef4623d1f8b6.html

Studies seek to map Paulding's future directions on jobs, land use

Kenzie Kesselring Aug 18, 2016



Tom Spigolon

Dallas City Manager Kendall Smith speaks during a stakeholder meeting for the Comprehensive Plan earlier this year.

Paulding has teamed with some area experts on a state-mandated land use study that local officials hope will also show where the county should focus its future economic development efforts.

County Community Development Director Ann Lippmann said the comprehensive plan will benefit the county in many ways. However, the two most notable ways include keeping Paulding eligible for future state funding and ensuring future planned development of the community.

"Once completed, the plan will provide clear community goals, needs and opportunities as well as a community work program that will set forth a plan of action to achieve the desired future outcome," Lippmann said.

Georgia law states that local governments conduct land use development studies every 10 years to remain eligible for state grants. Paulding County's last land use study was conducted in 2007, making it time to update the study, according to county documents.

Lippmann said the required portion of the study is being conducted with help from two planning experts from the Georgia Conservancy and a professor and graduate student from Georgia Tech.

It began by looking at watersheds – geographic areas identified as containing smaller streams which ultimately flow into a specific river or large creek. Identifying them and other natural features will help the county know how to invest in certain areas without harming the environment, Lippmann said.

According to Lippmann, the county's positive and existing outdoor amenities, such as the Silver Comet Trail and the Paulding Forest Wildlife Management will be heavily examined.

County officials also opted to include an economic development study in the document to determine the county's economic profile, the area's strengths, weaknesses and opportunities and analyze economic issues Paulding is facing.

This summer Lippmann said consultants from Florida-based Strategic Planning Group Inc.

have been working to conduct the study.

The state is not requiring the economic development part but county officials felt it was important because so many Paulding residents travel outside the county for work. The study will determine what business sectors would perform well in Paulding, Lippmann said.

"The review committee was impressed by the proposed data analysis, and has a variety of things to look at including, office, manufacturing [and] flex, medical, retail and tourism, especially the Silver Comet Trail, analysis of inventory of available buildings and parcels and their acknowledgement that economic development is complex and competitive," she said.

Recommendations from the study will be incorporated in parts of the update that address community goals, needs and opportunities and a work plan. The document will also be made available to Paulding Economic Development and the chamber of commerce, Lippmann said.

Lippmann said the process to begin compiling the entire plan began in 2015 when representatives from Dallas, Hiram, Braswell, the county school district, the chamber of commerce and the county economic development office met to begin discussing the 2017 comprehensive land use plan.

"The multi-jurisdictional work group has met monthly and has reviewed [state government] requirements for plan update, developed a mission and objectives for the update and inventoried and prioritized community assets," Lippmann said.

She said the process kicked off with a public hearing on the study and continued into March 2016 with a stakeholders meeting attended by Paulding County residents and business owners.

She said residents of Paulding County could benefit from attending two upcoming, informational open meetings about the land use study.

A Sept. 8 meeting is set for New Georgia Library at 94 Ridge Road in Dallas, while another is scheduled for Sept. 15 at Crossroads Public Library at 909 Harmony Grove Church Road in Acworth.

The meetings will allow the public to give their input, including what they feel should be included in the draft plan. It will also be a chance for attendees to take a quiz and learn more about their county, ask questions to representatives from Richland Creek Reservoir and identify their favorite goals for the county, Lippmann said.

A final public hearing on the draft plan will be scheduled by January. The final plan will be submitted to state officials by March, she said.

"This process has been exciting and bringing the county, cities, chamber of commerce, economic development and school district has forged a sense of collaboration that we plan to continue after the plan is completed," Lippmann said.

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Paulding County stakeholders steering committee update 10-year Comp Plan

Published: 03 May 2016 | Written by Richard Grant

Paulding County officials together with the Economic Development Organization, the Paulding School System, and the Chamber recently came together to form a Comprehensive Plan stakeholder steering committee comprised of local residents and business representatives who met for the first of three meetings on March 15 at the Dallas Civic Center.

Officials have been working more than a year on the Comprehensive Plan update for 2017-2027 as Paulding County updates its 10-year Comprehensive Plan along with an economic development study and also a land-use study.

The first required public hearing on the Comprehensive Plan to be adopted by June 2017 was held last October with planning staff from the Northwest Georgia Regional Commission providing an overview of the process.

"The State requires the Comprehensive Plan be updated every 10 years to maintain Qualified Local Government status, and in many ways it's an opportunity," explained Paulding County Community Development Director Ann Lippmann, "This is an opportunity to review how the population, land, and economy have changed, but more important to plan for the future."

Staying current with the plan also keeps the door open to the county for funding opportunities, Ms. Lippmann said. Current population numbers are lower than were expected given the downturn in the economy and building industry that occurred during the last 10-year span, she said. But population projections for the state show Georgia growing by as much as 4 million by 2030 and the updated comp plan would begin next year and extend to 2027, Lippmann said.

The plan update must include five elements: Community Goals, Needs & Opportunities, Community Work Program, Land Use Element, and Transportation Element.

County planners further determined that an economic development study would be beneficial and contracted with Strategic Planning Group Inc. to produce a county economic profile; an analysis of strengths, weaknesses, opportunities, and threats; a strategic direction/action plan; and evaluation and measurement tools useful in growing a strong economy.

And toward that goal Paulding Commissioners at last week's regularly-scheduled BoC meeting heard from Robert Gray, chairman and president, Strategic Planning Group. Gray addressed the board and outlined the parameters for the study and how the county will be evaluated for future economic development and also will determine workable strategies to implement.

"I always think it's good to have some outside eyes look at things, so as part of our comp plan we're doing two outside studies, Lippmann said. One, Mr. Gray is doing the study--with Paulding EDO Director Robert Reynolds--and also we're working with the Georgia Conservancy to do a land-use study and they've taken a lot of data and are basically going to leave us with where good land to develop is and give us recommendations on how it should be developed," she said.

The Georgia Conservancy study is being done in partnership with Georgia Tech to go beyond a minimum land use study with creative and realistic options for managing land use resources. That information is intended to inform the next stakeholder meeting around the time of the August Chamber Luncheon, with a presentation about a month following that, Lippmann said.

Primary and long-standing 'threats' to economic development locally are still viewed as the lack of an Interstate and not enough site-ready locations for new industries to develop, she said.

And Paulding's lack of site-ready building inventory had also been noted by Reynolds predecessor, Jamie Gilbert, Paulding Economic Development's first executive director. That hasn't changed much since Paulding's EDO was begun, Ms. Lippmann confirmed following last week's BoC morning session.

More than 70 percent of Paulding County residents still commute to jobs in surrounding counties.

Over the previous 10-year span, county officials have made an effort to move the county out of its bedroom-community status with promotional dollars in the budget focused on several targeted industries including aerospace, healthcare, automotive, renewable energy products, medical equipment, metal fabrication, and the film industry in an effort to diversify from what had historically been primarily just the building industry, which contributed to the slump felt locally when the economy tanked in 2008-09.

PHOTO: Stakeholders met at the Dallas Civic Center in March for the first of three meetings to work on Paulding's Comprehensive Plan Update. (Photo: submitted, BoC)

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A. Public Hearings
   - Public Hearing #1 October 27, 2015
   - Public Hearing #2 March 28, 2017

B. Letters of Transmittal

C. Review

D. Findings and Recommendations

E. Adoption of the Plan

PROCEDURAL

A. Public Hearings
   1. Public Hearing #1 October 27, 2015
   2. Public Hearing #2 March 28, 2017
B. Letters of Transmittal
C. Review
D. Findings and Recommendations
E. Adoption Resolutions

PROCEDURAL

A. Public Hearings

1. Public Hearing #1
2. Public Hearing #2

Charting a Course

PROCEDURAL

A. Public Hearings

2. Public Hearing #1

Charting a Course

y, October 15, 2015

NOTICE

PUBLIC HEARING NOTICE

STATE OF GEORGIA
COUNTY OF PAULDING

Notice is hereby given that the Paulding County Planning Commission will hold a public hearing at their regularly scheduled meeting on Tuesday, October 27, 2015, at 2:00 p.m. at the Watson Government Complex, 240 Constitution Boulevard, Dallas, Georgia, (Administration Building on the second floor.)

The Purpose of the Public Hearing is to 'kick-off' the Planning Process for the development of the 2017 Comprehensive Plan. The Paulding County Board of Commissioners and the City Councils of Dallas, Hiram, and Braswell will be participating in a Joint Comprehensive Plan.

All questions and comments regarding the 2017 Comprehensive Plan should be written and submitted to the Paulding County Community Development Department located at 240 Constitution Boulevard, Second Floor, Dallas, Georgia 30132. (2115)

10/16/2015

NOTICE TO DEBTORS AN

sday, October 22, 2015

NOTICE

PUBLIC HEARING NOTICE

STATE OF GEORGIA
COUNTY OF PAULDING

Notice is hereby given that the Paulding County Planning Commission will hold a public hearing at their regularly scheduled meeting on Tuesday, October 27, 2015, at 2:00 p.m. at the Watson Government Complex, 240 Constitution Boulevard, Dallas, Georgia, (Administration Building on the second floor.)

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All questions and comments regarding the 2017 Comprehensive Plan should be written and submitted to the Paulding County Community Development Department located at 240 Constitution Boulevard, Second Floor, Dallas, Georgia 30132. (2115)

10/22/15

PAULDING COUNTY COMPREHENSIVE PLAN
PUBLIC HEARING DETAILS

Purpose: Official kick off for the Comprehensive Planning Process

Date/Time: October 27, 2015@ 2pm
In conjunction with the County Planning Commission Meeting

Location: Paulding County Board Room
240 Constitution Boulevard
Dallas, GA 30132

Presenter: Julianne Meadows, Northwest Georgia Regional Commission
Director of Regional Planning

Attendees: Paulding County stakeholders

Format: Presentation

Content: 10-Year Full Plan Update Overview

Collect Input:
- Collect information as allowed in any public hearing
- Answer questions where answer is evident
- Publicly record unanswered questions for consideration during the planning process
- Collect names and email addresses of all present to send updates

Displays / Collaterals:
Northwest Georgia Regional Commission Handout
Nametags for Multi-Jurisdictional workgroup (steering committee)

Communications Strategy:
Message:
Well planned communities are better equipped to provide a quality living environment for its citizens and better prepared to attract new growth in a highly competitive global market.

Media:
Advertisement in the Dallas New Era, legal organ
Paulding citizens are invited to the official kick off for the Comprehensive Planning Process

Timing of Notice: Same as the Board of Commissioners meetings

Roles and Responsibilities of MJW Members:

Attend Public Hearing:	Multi-jurisdictional Workgroup Members
Develop/Produce Advertisement:	Chris Robinson, PCCD
Conduct Presentation:	Julianne Meadows, NWGaRC
Develop Handout:	Julianne Meadows, NWGaRC
Communicate w/COMM in advance	
SET UP	
Print and Deliver Handout:	Ann Lippmann, PCCD
2 Flip Charts/Markers:	Ann Lippmann, PCCD
Sign In Sheet:	Kay Lee, CSS
Name Tags (Permanent MJW):	Kay Lee, CSS

PAULDING COUNTY PLANNING COMMISSION
AGENDA
OCTOBER 27, 2015
2:00 P.M.

1. Review minutes from the September 22, 2015 Planning Commission meeting.

2. **PUBLIC HEARING**
   Public Hearing is to "kick-off" the Planning Process for the development of the 2017 Comprehensive Plan. The Paulding County Board of Commissioners and the City Councils of Dallas, Hiram, and Braswell will be participating in a Joint Comprehensive Plan.

3. **2015-05-LUP:** Application by **TRINA SYLVESTER** for a Land Use Permit on approximately 2.97 acres for a operations kitchen, as a home based business, in an accessory structure. Property is located in Land Lot 396, District 2, Section 3; on the east side of Maxwell Road, north of Macland Road (275 Maxwell Road). **POST 1**

4. **2015-07-SUP:** Application by **JESSICA MOORE (MCKENNA FARMS THERAPY SERVICES INC.)** for a Special Use Permit on approximately 4.0 acres as an addition to original application 2006-08-SUP (BOC approved June 27, 2006) to provide additional parking only for therapeutic services for special needs population. Property is located in Land Lots 1116 and 1117; District 3, Section 3; on the south side of Due West Road, east of SR 92 (aka Hiram Acworth Highway. (adjacent to the east of 3044 Due West Road) **POST 1**

5. **2015-07-Z:** Application by **JOSEPH P. PICKETT** to rezone approximately 1.19 acres from R-2 (Suburban Residential District) to B-1 (General Business District) for commercial retail (potential drug store). Property is located in Land Lot 976; District 2, Section 3; on the west side of SR 92(aka Hiram Douglasville Highway), north of Morningside Drive. **POST 3**

   Forwarded from September 22, 2015 Agenda

6. **2015-03-LUP:** Application by **JADE PARKER** on approximately 0.22 acres for a Land Use Permit to prepare and sell baked goods subject to the Cottage Food Industry Regulations. Property is located in Land Lots 620 and 677, District 3, Section 3; on the north side of Leyland Crossing, west of Longwood Place. (Lot 375 Cedar Mill Subdivision, Phase 3, 44 Leyland Crossing) **POST 4**

FORWARDED

~~**PUBLIC HEARING FOR THE CITY OF HIRAM**~~

~~Public hearing regarding updates and amendments to the City of Hiram, Georgia Official Zoning Ordinance and Zoning map. Planning Commission recommendation will be forwarded to the Hiram City Council for final action.~~

PAULDING COUNTY & CITIES
JOINT COMPREHENSIVE PLAN
10-YEAR FULL PLAN UPDATE
DUE DATE: JUNE 30, 2017

A fundamental responsibility of local government is the preparation of plans to guide growth and development. Under the Georgia Planning Act of 1989, local governments must prepare and update the local comprehensive plan to maintain Qualified Local Government Status (QLG) by following Department of Community Affairs planning standards.

Required Elements

1) Community Goals

2) Needs & Opportunities

3) Community Work Program

4) Land Use Element

5.) Transportation Element

Optional Elements

A) Econ. Develop. Element (Tax Credit-Tier 4)

B) Housing Element

C) Others (Natural Resources, Public Facilities, Target Areas, etc.)

The Process

A) The First Required Public Hearing talks about the process and timeline – *October 27, 2015.*

B) Each Element of the Plan is Developed with Public Participation. Paulding County and the participating cities are creating a Stakeholder Committee that meets as often as needed; each meeting is open to the public. The planning staff works with the Steering/Stakeholder Committee and the public to prepare the plan elements.

C) Once the Draft is Complete, a Second Required Public Hearing is Held.

D) Local Governments Prepare a Transmittal Letter to Send the DRAFT to the Regional Commission.
1) must certify that the Regional Water Plan was considered;
2) must certify that Rules for Environmental Planning Criteria (water supply watershed protection; wetland protection; groundwater recharge area protection; river corridor protection; and mountain protection).

E) RC notifies Interested Parties
1) Surrounding governments;
2) Local Authorities, special districts or others involved with govt. coordination;
3) Regional Commissions which are contiguous to or likely to be affected by the plan.
4) Affected state agencies – GDOT; DNR; Ga Env. Facil. Auth.; & DCA.

F) RC Reviews all Paperwork for Compliance with Planning Rules.

G) DCA Reviews all Paperwork for Compliance with Planning Rules.

H) RC prepares a Findings and Recommendation Report and sends to local government.

I) Adoption Resolution is Executed By the Local Governments; the Plan is Publicized- *June 30, 2017.*

PAULDING COUNTY PLANNING COMMISSION
October 27, 2015

The regularly scheduled meeting of the Paulding County Planning Commission was held October 27, 2015, at 2:00 p.m. in the Watson Government Administration Building. Planning Commission members in attendance were Jody Palmer, Joan Battle, James Kelly, Harold Stokes, Greg Farr and Allen Hornback. Chairman David Austin, Commissioner Todd Pownall, Commissioner Vernon Collett, Commissioner Tony Crowe and County Attorney Lani Skipper were present. Staff present were Community Development Director, Ann Lippmann, Planning and Zoning Division Manager, Chris Robinson; Eileen Carlsen, Planner; Corey Coats, Water System Project Manager, Scott Greene, DOT Director, Sergeant Tony Collum and Officer Larry Winter, Paulding County Marshal Bureau.

Mr. Jody Palmer called the meeting to order at 2:01 p.m. He dispensed with the reading of Conduct of Hearing and stated that printed copies were available for the public on the bench just outside the room in the lobby. Mr. Palmer requested all audible devices be turn off or silenced.

Approval of Minutes
Mr. Palmer asked if all had reviewed the draft minutes and asked if there were any edits or corrections. There being none, Ms. Joan Battle made a motion to adopt the September 22, 2015 minutes as written. The motion was seconded by Mr. Allen Hornback. The motion carried. (5-0-1)

FOR: Battle, Farr, Hornback, Kelly, Stokes
AGAINST: None
ABSTAIN: Palmer

Mr. Palmer further explained the applicant and anyone speaking on behalf of the application will have fifteen minutes to present and any opposition will have fifteen minutes to present. Keep in mind the fifteen minutes are cumulative for each side. All comments are to be addressed to the Chairman.

The Ordinance states all recommendations and other action of the Commission shall be approved by at least a simple majority of those members of the quorum present.

New Business
It was requested to move the agenda item for the Public Hearing to the end of the agenda.

Mr. James Kelly made a motion to move the Public Hearing to the end of the agenda; the motion was seconded by Mr. Allen Hornback. The motion carried. (5-0-1)

FOR: Battle, Farr, Hornback, Kelly, Stokes
AGAINST: None
ABSTAIN: Palmer

Mr. Chris Robinson read application **2015-05-LUP** by **TRINA SYLVESTER** for a Land Use Permit on approximately 2.97 acres for an operations kitchen, as a home based business, in an accessory structure. Property is located in Land Lot 396, District 2, and Section 3; on the east side of Maxwell Road, north of Macland Road (275 Maxwell Road). **POST 1**

Mr. Robinson stated there were no phone calls or opposition noted. Should the Board choose to approve, Staff has recommended three stipulations.

Trina Sylvester, applicant, explained the request. They have a small family farm and they would like to continue to process jams, jellies and pickles under the Department of Agriculture guidelines.

There was no one else to speak on behalf of the application.

There were no questions from the Planning Commission or the Board of Commissioners.

Opposition/ Input/ Comments
There was no opposition, input, or comments from the public.

Mr. James Kelly made a motion to recommend approval of application **2015-05-LUP** with the following stipulations:

1. Owner/Developer agrees approval of this LUP is not transferable to another owner other than the current applicant.
2. Owner/Applicant agrees all applicable federal, state, and local regulations for a pickles/relish (acidified foods) business to be obtained and/or maintained.
3. Owner/Applicant agrees to apply to the Board of Commissioners through the zoning process for any changes to the proposed business and site including parking, addition of structures/buildings or the business type. Any proposed future additions or expansions would require the business to connect to public sewer.

The motion was seconded by Mr. Allen Hornback. The motion carried. (5-0-1)

FOR: Battle, Farr, Hornback, Kelly, Stokes
AGAINST: None
ABSTAIN: Palmer

Mr. Palmer explained this is not the final action. The recommendation from the Planning Commission will be forwarded to the Paulding County Board of Commissioners for consideration at their next regularly scheduled meeting tonight at 7:00 p.m. The applicant or representative should attend the meeting.

Mr. Chris Robinson read application **2015-07-SUP** by **JESSICA MOORE (MCKENNA FARMS THERAPY SERVICES INC.)** for a Special Use Permit on approximately 4.0 acres as an addition to original application 2006-08-SUP (BOC approved June 27, 2006) to provide additional parking only for therapeutic services for special needs population. Property is located in Land Lots 1116 and 1117; District 3, Section 3; on the south side of Due West Road, east of SR 92 (aka Hiram Acworth Highway. (adjacent to the east of 3044 Due West Road) **POST 1**

Mr. Robinson stated there was one phone call with questions and no opposition noted. Staff recommends three stipulations.

Attorney Ana Rountree, representative on behalf of applicant, explained the request. She explained the work done by McKenna Farms and the need for expansion of the parking lot. They are aware of the three stipulations and would like to discuss stipulation number three.

Mr. Scott Green, DOT Director, stated he is aware there are several issues with the ingress/egress and the width of the driveway and the issues will be addressed during Plan Review.

There were no questions from the Planning Commission or the Board of Commissioners.

There was no one else to speak on behalf of the application.

Opposition/ Input/ Comments
Sam and Rebecca Harley, adjacent neighbors across the street, stated they respect what McKenna Farms is doing. They distributed a google map and photographs. They stated the impact of this is negatively affecting their residential property value. It is a residential area and the parking lot makes it look industrial. They also stated there were school trailers pulled onto the property without a permit, numerous other violations including water draining into the creek. They also expressed concerns about light pollution. They requested no addition be allowed.

There was discussion.

Ana Rountree replied the parking lot will be in front of a substation which is also not attractive. She stated they have used the newly graveled area as a parking lot for a fund raiser. She stated no lights are planned unless they are required. There are currently lights in the arena. They have experienced much growth since they began the program and are serving many more families. She further stated they would consider adding a vegetation buffer but that still would not block the view of the substation.

There was no further opposition, input, or comments from the public.

There were no further questions from the Planning Commission or the Board of Commissioners.

Mr. James Kelly made a motion to recommend approval of application **2015-07-SUP** with the following amended stipulations:

1. Applicant/Owner agrees the proposed parking lot will be subject the County's Plan Review Process.

2. Applicant/Owner agrees provide a landscape plan for the parking area frontage along Due West Road including entrance area.

3. Applicant/Owner shall provide intersection sight distance for the existing and/or future driveway(s). If sight distance is sub-standard the Applicant/Owner shall improve the conditions to meet AASHTO standards. Coordination shall be completed with Paulding County Department of Transportation.

4. Applicant/Owner agrees no lights will be installed in the parking lot.

The motion was seconded by Mr. Harold Stokes. The motion carried (4-1-1).

FOR: Battle, Farr, Kelly, Stokes
AGAINST: Hornback
ABSTAIN: Palmer

Mr. Palmer reiterated this is not the final action. The recommendation from the Planning Commission will be forwarded to the Paulding County Board of Commissioners for consideration at their next regularly scheduled meeting tonight at 7:00 p.m.

Chris Robinson read application **2015-07-Z** by **JOSEPH P. PICKETT** to rezone approximately 1.19 acres from R-2 (Suburban Residential District) to B-1 (General Business District) for commercial retail (potential drug store). Property is located in Land Lot 976; District 2, Section 3; on the west side of SR 92(aka Hiram Douglasville Highway), north of Morningside Drive. **POST 3**

Mr. Robinson stated there had been one phone call with concerns. Staff recommends 12 stipulations.

Joseph Pickett, applicant, explained the request. He requests the property be rezoned commercial. He has been talking with a representative from Walgreens.

There were questions and discussion regarding right-of-way, sewer, fees and development requirements. Corey Coats explained the sewer agreement with Cobb County.

Joseph Pickett in reply to questions stated he does not know what the right-of-way acquisition will be for the widening of SR 92, as he has not yet talked with GDOT. He further stated he has read and agrees to the stipulations.

There was no one else to speak on behalf of the application.

Opposition/ Input/ Comments
There was no opposition, input, or comments from the public.

There were no further questions from the Planning Commission or the Board of Commissioners.

Ms. Joan Battle made a motion to recommend approval of application **2015-06-Z** with the following stipulations:

1. Owner/Developer agrees to coordinate with GDOT for the SR 92 Widening Project and accommodate the future widening project according to the most current plans (GDOT Project Number CSSTP-0007-00(691)).

2. Owner/Developer agrees the type and location of access for the proposed development shall be determined during the plan review process.

3. Owner/Developer acknowledges access to SR 92 will need to be coordinated and approved by the Georgia Department of Transportation.

4. Owner/ Developer shall provide trip generation statistics for the proposed use of the property if requested during plan review.

5. Owner/Developer acknowledges this development is within the mandatory Sweetwater Sewer Service Basin.

6. Owner/Developer agrees to provide a master water and sewer plan prior to construction plan approval, including analysis of existing infrastructure. Improvements may be required.

7. Owner/Developer acknowledges that no building permits will be issued until there is compliance with the terms required in the Sweetwater basin agreement with Cobb County.

8. Owner/Developer agrees to dedicate all sanitary sewer easements to Paulding County at the time the Certificate of Occupancy is granted.

9. Owner/Developer acknowledges that sewer availability is not expressly implied as a result of zoning.

10. Owner/Developer to provide report showing 1,000 gpm fire flow to all fire hydrants within 300 ft. of all buildings.

11. Owner/Developer agrees to install a minimum 1,500 gallon outside grease trap on all restaurants and food preparatory establishments and auto repair shop.

12. Owner/Developer agrees to install a manhole and donate a 20' wide permanent easement to the proposed property lines for all major drainage features to the north, east, south and west, as applicable. Specific locations to be determined during the plan review process. Infrastructure shall be sized to serve the entire basin.

The motion was seconded by Harold Stokes and the motion carried. (5-0-1)

FOR: Battle, Farr, Hornback, Kelly, Stokes
AGAINST: None
ABSTAIN: Palmer

Mr. Palmer stated the recommendation from the Planning Commission will be forwarded to the Paulding County Board of Commissioners for consideration at their next regularly scheduled meeting at 7:00 p.m. tonight. The applicant or representative should attend the meeting.

Mr. Chris Robinson read application **2015-03-LUP** by **JADE PARKER** on approximately 0.22 acres for a Land Use Permit to prepare and sell baked goods subject to the Cottage Food Industry Regulations. Property is located in Land Lots 620 and 677, District 3, Section 3; on the north side of Leyland Crossing, west of Longwood Place. (Lot 375 Cedar Mill Subdivision, Phase 3, 44 Leyland Crossing) **POST 4**

Mr. Robinson stated there were three phone calls with questions and no opposition noted. Should the Board choose to approve, Staff has recommended two stipulations.

Jade Parker, applicant, explained the request. She is requesting permission to bake custom cakes in her home. She will have no customers at the house, no traffic and no industrial equipment. She checked with the HOA property management and is OK with the proposed business.

There was no one else to speak on behalf of the application.

There were no questions from the Planning Commission or the Board of Commissioners.

Opposition/ Input/ Comments
Francine and Paul Hewett had questions and comments. They were concerned the baked goods business would cause a lot of traffic and compromise the residential nature of the neighborhood.

Mr. Chris Robinson explained the limitations of a home based business which would limit the number of clients per hour to two. The Cottage Food License is designed for in home use by the State. Any signage would be limited to four square feet and limited to only one other employee not living in the home.

Jade Parker replied she currently works full time doing web design and she loves baking. She would usually be delivering the baked goods directly to the customers. She is aware of the County and State regulations and limitations.

There was no further opposition, input or comments from the public. There were no other questions from the Planning Commission or the Board of Commissioners.

Ms. Joan Battle made a motion to recommend approval of application **2015-03-LUP** with the following stipulations:

1. Owner/Developer agrees approval of this LUP is not transferable to another owner other than the current applicant.
2. Owner/Applicant agrees all applicable federal, state, and local regulations for a Cottage Food Industry through the Georgia Department of Agriculture be obtained and/or maintained.

Mr. Greg Farr seconded the motion; the motion carried. (5-0-1)

FOR: Battle, Farr, Hornback, Kelly, Stokes
AGAINST: None
ABSTAIN: Palmer

Mr. Palmer said this is not the final action. The recommendation from the Planning Commission will be forwarded to the Paulding County Board of Commissioners for consideration at their next regularly scheduled meeting tonight at 7:00 p.m.

PUBLIC HEARING

Public Hearing is to "kick-off" the Planning Process for the development of the 2017 Comprehensive Plan. The Paulding County Board of Commissioners and the City Councils of Dallas, Hiram, and Braswell will be participating in a Joint Comprehensive Plan.

Mr. Barnett Cheatwood, with North West Georgia Regional Commission (NWGRC), explained the process for complying with conditions to complete all the steps to finalizing the 2017 Comprehensive Plan. A Comprehensive Plan is required by the State as part of the Georgia Planning Act of 1989. He stated a Steering Committee of citizens has been appointed to have input with the project. Once the 2017 Comprehensive Plan has been adopted it will keep Paulding County eligible for Quality Local Government (QLG) status for grants, loans and permits.

Mr. Chris Robinson, Planning and Zoning Manager, explained the good news is that Paulding County is on track to meet all the deadlines. There will more Public Hearings scheduled in the future.

The floor was officially opened for the Public Hearing and any public input and comments.

There being no input or comment from the public, the Public Hearing was closed.

There being no further business, Mr. James Kelly made a motion to adjourn; seconded by Mr. Allen Hornback. The motion carried. (5-0-1)

FOR: Battle, Farr, Hornback, Kelly, Stokes
AGAINST: None
ABSTAIN: Palmer

The meeting adjourned at 3:10 p.m.

Jody Palmer, Chairman

James Kelly, Vice-Chairman

KLEER-FAX RECYCLED

80000 SERIES
30% P.C.W.

PROCEDURAL

A. Public Hearings

2. Public Hearing #2

Charting a Course

A permit is not required for pre-manufactured above-ground/on-ground pools which do not require excavation for installation (beyond leveling the ground surface). However, you need to be aware of the following for placement of such structure at your residence.

- Must maintain minimum 10-foot offset from side and rear property lines behind house;
- Cannot place the pool or grade area in close proximity to the location of septic system tank and field lines (State Environmental Health Office: 770-443-7877);
- Must follow applicable code sections with respect to pool (barrier, ladder, power) Contact Building & Permitting Division if you have questions.

8. .Do I need a permit for a fence?

If the fence is not more than six feet tall, a permit is not required.

THE DALLAS NEW ERA * Thursday, March 9, 2017

PUBLIC HEARING NOTICE
PAULDING COUNTY AND THE CITIES OF BRASWELL, DALLAS, AND HIRAM
UPDATE OF JOINT COMPREHENSIVE PLAN

Paulding County and the Cities of Braswell, Dallas, and Hiram have prepared a draft Joint Comprehensive Plan Update for 2017-2027 according to the 2014 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989.

Accordingly, a joint public hearing is scheduled for the County and Cities to accept comments on the Draft Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas, and Hiram, for the period 2017-2027. This draft plan was prepared by Paulding County and the Cities of Braswell, Dallas, and Hiram with broad public participation and with guidance from a Steering Committee of public and private sector individuals. After the public hearing and receipt of public comment, the draft plan will be submitted for review by the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs. Plan approval by June 30, 2017 is required to maintain Qualified Local Government (QLG) status for each local government per the Georgia Planning Act of 1989 allowing continued eligibility for State loans, grants, or permits for another five years.

The public hearing on the draft plan will be held on Tuesday, March 28, 2017 at 10:00 am at the Paulding County Board of Commissioners Work Session meeting in the Paulding County Board Room, 240 Constitution Boulevard, Dallas, GA 30132.

Copies of the draft plan will be available for review at City and County offices, or on the Northwest Georgia Regional Commission website, nwgrc.org.

DRAFT

PAULDING COUNTY BOARD OF COMMISSIONERS
MARCH 28, 2017
WORK SESSION AGENDA

CALL TO ORDER: David L. Carmichael, Chairman

INVOCATION & PLEDGE: Rev. Kevin Beamon with Christian Alliance of Pastors

MINUTES: The March 14, 2017, Work Session Minutes, and the March 14, 2017, Board Meeting Minutes are available for review.

ANNOUNCEMENTS:
The Board of Commissioners along with Georgia Extension Association of Family and Consumer Science Awards Committee would like to congratulate Paulding Channel 23 staff Jody Martin and Jeff Harkins for their entry for GEAFCS/NEAFCS Communications: Television/Video Program Award that placed second in Georgia.

The Paulding County Board of Commissioners would like to present the Public Safety Appreciation Award to Jennifer Dunbar, Communications Training Officer with E-911.

The Chairman of the Board of Commissioners will notify the four Post Commissioners of Staff and Department Head Meetings, as part of the normal distribution list of attendees, enabling one Post Commissioner to always be present.

INVITED GUESTS: None

BID AWARDS:
1. Discuss action to award the Hot-In-Place Recycled Asphalt Project to the lowest responsive bidder, Gallagher Asphalt Corporation, in the amount of $528,698.24.

REPORTS FROM COMMITTEES & DEPARTMENTS:
David Mumford, E-911 Director Re: E-911 updates
Major LeAnn LeHolm Re: Marshal Bureau Updates

PUBLIC PARTICIPATION ON AGENDA ITEMS:

CONSENT AGENDA: Discuss action on five (5) consent agenda items:

OLD BUSINESS: None

NEW BUSINESS:
1. Public Hearing on the Paulding County Comprehensive Plan.
2. Discuss action to authorize the Chairman to approve an Actual Cost Utility Relocation Agreement with Georgia Power Company in the estimated amount of $76,487. For the Brushy Mountain Road Paving Project.
3. Discuss action to approve a project funding allotment increase in the approximate amount of $200,000 (SPLOST) for closeout of the Bill Carruth Parkway Phase II Project.
4. Discuss action to adopt Resolution 17-10 Paulding County Hazard Mitigation Plan Update 2017-2022.
5. Discuss action to approve changes to NewSouth Construction's Contract on the Macland Road Phase II Facility Improvements Project and Allocate Additional Funds for contingency, a total of $200,000.
6. Discuss action to authorize the Chairman to execute the consent to Easement Structures and associated documents from the US ARMY Corps of Engineers associated with construction of the River Intake for the Richland Creek Reservoir.

CONCLUSION OF REGULAR BUSINESS

EXECUTIVE SESSION: Litigation and Pending Litigation

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:
Mr. Roy Sparks Re: Economic Development

ADJOURNMENT:

PAULDING COUNTY BOARD OF COMMISSIONERS
MARCH 28, 2017
CONSENT AGENDA

1. The Paulding County Sheriff's Office would like to request the Commissioners to retire Deputy William Payne and Detective Louis Guy's service weapons for their 22 plus years of law enforcement service to Paulding County: 1-Glock Model 21 SF, Serial #TYN873 and 1-Glock Model 21 SF, Serial #TYN886.
2. Authorize Chairman to enter into a lease agreement with TowerCom to provide lease space for a cell tower at 21 Old Burnt Hickory Road (Fire station site).
3. Adopt revised job description for: Executive Assistant and County Clerk to the Board of Commissioners.
4. Adopt job description for Board of Commissioners: Senior Administrative Assistant to the Chairman.
5. Authorize Chairman to sign transmittal letter submitting the Paulding County Joint Comprehensive Plan to the Northwest Georgia Regional Commission for review.

PAULDING COUNTY BOARD OF COMMISSIONERS
MARCH 28, 2017
WORK SESSION MINUTES

CALL TO ORDER: David L. Carmichael, Chairman

INVOCATION & PLEDGE: Rev. Kevin Beamon with Christian Alliance of Pastors

PRESENT: David L. Carmichael, Chairman; Ron Davis, Post I; Todd Pownall, Post II; Vernon Collett, Post III; Tony Crowe, Post IV; Lani Skipper, Interim County Attorney; Rebecca Merideth, Interim County Clerk

MINUTES: The February 28, 2017, Work Session Minutes, and the February 28, 2017, Board Meeting Minutes, were available for review.

ANNOUNCEMENTS:
Positively Paulding Video regarding the Paulding Nutritional Site was played for Commissioners and audience.

The Board of Commissioners congratulated Paulding Channel 23 staff Jody Martin and Jeff Harkins for their entry for GEAFCS/NEAFCS Communications: Television/Video Program Award that placed second in Georgia. Mary Carol Sheffield stated that the video would now be submitted for consideration at the Annual Meeting in August.

The Paulding County Board of Commissioners presented the Public Safety Appreciation Award to Jennifer Dunbar, Communications Trainer Officer for Paulding 911.

The Chairman announced the four Post Commissioners will be notify of Staff and Department Head Meetings, as part of the normal distribution list of attendees, enabling one Post Commissioner to always be present.

INVITED GUESTS: None

BID AWARDS:
Award the Hot-In-Place Recycled Asphalt Project to the lowest responsive bidder, Gallagher Asphalt Corporation, in the amount of $528,698.24:

Discussed awarding the Hot-In-Place Recycled Asphalt Project to the lowest responsive bidder, Gallagher Asphalt Corporation, in the amount of $528,698.24. Finance Director Tabitha Pollard stated that there was one participant and the Department of Transportation evaluated the price and believes it to be reasonable. Department of Transportation Director Scott Greene stated that this was a new type of project than they normally do with this process they heat up the road and restore the pavement and by the county using in–house crews to do the final top coat it is cost savings.

REPORTS FROM COMMITTEES & DEPARTMENTS:
Emergency 911 Director David Mumford gave an update on the new Emergency 911 Center. The center is 80% complete, within budget and on schedule. The move in date is set for around April 26, 2017, the only hold back for not meeting the date would be connectivity on the part of the vendors. The target for the Grand Opening is on April 25, 2017. He gave updates of the call volume statistics for the 911 Department.

Major LeAnn LeHolm gave an update on the Marshal's Bureau since the check point has been removed and a second shift started. She stated that with the check point taken out it frees up more time for the staff to complete reports; Major LeHolm gave the statistics for the department for the last few months.

PUBLIC PARTICIPATION ON AGENDA ITEMS:

CONSENT AGENDA: The Chairman read the five (5) consent agenda items:

1. The Paulding County Sheriff's Office would like to request the Commissioners to retire Deputy William Payne and Detective Louis Guy's service weapons for their 22 plus years of law enforcement service to Paulding County: 1-Glock Model 21 SF, Serial #TYN873 and 1-Glock Model 21 SF, Serial #TYN886.

2. Authorize Chairman to enter into a lease agreement with TowerCom to provide lease space for a cell tower at 21 Old Burnt Hickory Road (Fire station site).
3. Adopt revised job description for: Executive Assistant and County Clerk to the Board of Commissioners.
4. Adopt job description for Board of Commissioners: Senior Administrative Assistant to the Chairman.
5. Authorize Chairman to sign transmittal letter submitting the Paulding County Joint Comprehensive Plan to the Northwest Georgia Regional Commission for review.

Chairman Carmichael stated he would like to move Consent agenda item number five to New Business to make additional comments and come up with a time line.

OLD BUSINESS: None

NEW BUSINESS:

Public Hearing on the Paulding County Comprehensive Plan:

Community Development Director Ann Lippmann presented the Board with an update on the Comprehensive Plan. She stated they are at the beginning of the end and the draft plan is comprised of three books, different elements were required for this plan and input and collaboration with the Cities of Dallas, Hiram and Braswell were needed. Four community workshops were held along with 3 public meetings, the draft plan to be published on the County website. The completed Comprehensive Plan is due by June 30, 2017.

The Chairman Opened the Public Hearing on the Paulding County Comprehensive Plan.

Mr. Luke Newborn spoke regarding his concerns with the accuracy of the draft Comprehensive Plan, and the short amount of time given to the citizens to look over it.

Ms. Carol Mcload stated that she was a retired educator and feels this Comprehensive Plan should not be submitted as it; it is full of mistakes and facts that just do not exists.

Ms. Deena Sanfilippo stated that she has great concerns regarding this plan; she felt that after spending $77,000 to prepare the plan it should provide more direction in the way of Economic Development for the County. She further stated that she would have like to see the demographics corrected and maybe broken down. She also stated that the Economic Website has not been updated and gives misinformation regarding Paulding County.

Mr. Joel Larkin stated that he was here representing the Atkins Family with property near the Wellstar Paulding Hospital. The concerns that the Atkins Family has with the plan are mainly with the proposed overlay over and around the Hospital land. Developers are looking at the 10 year plan and are concerned about a Hospital Property overlay. The Atkins would like to discuss the overlay in a positive way instead of adding additional restrictions.

Mr. Roy Sparks spoke about the concerns he has for restrictions of development in the county and has concerns regarding the rules on the overlay.

Ms. Cathy Helms stated her concerns regarding the Plan and the projected overlay and the restrictions.

Ms. Nancy Hollingshed stressed the need to make sure we get this right, to be able to bring nationwide investors into the County.

Ms. Sue Wilkins asked exactly why the plan was done and how closely does the County have to adhere to it.

The commissioners address some of the concerns of the citizens, asked Ms. Lippmann to check with the state to see if changes can still be made after adoption and thanked the speakers for their input.

Community Director Ann Lippmann stated that her department would review the draft comprehensive plan and take all comments seriously, they are aware there are a few errors that that will be corrected and stressed that this is a working document and can be amended at any time. The goal was to get it out to the citizens in time for them to review it before it is sent to the State for consideration. It is a requirement from the State that we have to have a

Compressive Plan in order to keep Paulding County qualified for consideration of state funding like GEFA. Once it is sent the state will also require a few updates and changes. The department want as many eyes review it as possible which only helps the staff. The deadline date for submission is June 2017. She further stated that she would check to make sure there are no restrictions on changes after it has been adopted.

With no further comments the Chairman closed the public hearing.

Chairman Carmichael asked to move consent agenda item five to the New Business section for further discussion.

Commissioner Todd Pownall asked that consent items three and four also be moved to the New Business section for further discussion.

Authorize the Chairman to approve an Actual Cost Utility Relocation Agreement with Georgia Power Company in the estimated amount of $76,487 for the Brushy Mountain Road Paving Project:

Discussed action to authorize the Chairman to approve an Actual Cost Utility Relocation Agreement with Georgia Power Company in the estimated amount of $76,487 for the Brushy Mountain Road Paving Project. Department of Transpiration Director Scott Greene stated that the poles needed to be moved back and this was to reimburse for the cost of moving them.

Approve a project funding allotment increase in the approximate amount of $200,000 (SPLOST) for closeout of the Bill Carruth Parkway Phase II Project:

Discussed action to approve a project funding allotment increase in the approximate amount of $200,000 (SPLOST) for closeout of the Bill Carruth Parkway Phase II Project, Department of Transportation Director Scott Greene stated that this is the last payment to close out this project, because there was no contingency and there was some overruns this is needed to close it out and finish it up.

Chairman Carmichael asked for a 10 minute recess and stated that the Board would reconvene at 12:00 p.m.

Adopt Resolution 17-10 Paulding County Hazard Mitigation Plan Update 2017-2022:

Discussed action to adopt Resolution 17-10 Paulding County Hazard Mitigation Plan Update 2017-2022, County Attorney Lani Skipper stated the is resolution is the same as previous years and is required by FEMA to do one every five years which helps with planning. She also stated that $50,000 was given to help create the document with a 20% in kind match and that this document is a working document.

Approve changes to New South Construction's Contract on the Macland Road Phase II Facility Improvements Project and Allocate Additional Funds for contingency, a total of $200,000:

Discussed action to approve changes to New South Construction's Contract on the Macland Road Phase II Facility Improvements Project and Allocate Additional Funds for contingency, a total of $200,000, Water Systems Director Laurie Ashmore stated that this project was a multi-phase project with the first phase being the construction of the water tank; the second phase being the construction of the warehouse and barn; and the third phase would consist of the construction of office facility. Phase two is under construction but has two changes, one associated with the retaining wall and important backfill material associated with the wall and the second associated with removal of unusable material that had to be removed and hauled off. This project has been reviewed by the Water and Sewer Advisory Board and has been approved.

Authorize the Chairman to execute the consent to Easement Structures and associated documents from the US ARMY Corps of Engineers associated with construction of the River Intake for the Richland Creek Reservoir:

Discussed action to authorize the Chairman to execute the consent to Easement Structures and associated documents from the US ARMY Corps of Engineers associated with construction of the River Intake for the Richland Creek Reservoir, Water Sewer Systems Director Laurie Ashmore stated that all the documents had been reviewed by 404 process and this is our agreement to their consent to construct the River Intake for the Richland Creek Reservoir.

Revised job description for: Executive Assistant and County Clerk to the Board of Commissioners

Discussed Revised job description for: Executive Assistant and County Clerk to the Board of Commissioners, Human Recourses Director Brian Acker stated this is two positions and asking

to establish the Executive Assistant to the Board and County Clerk to have more of a role in records retention, minutes and other duties; and to make a little more independence of the Chair.

Job description for Board of Commissioners: Senior Administrative Assistant to the Chairman.
Discussed Job description for Board of Commissioners: Senior Administrative Assistant to the Chairman, Commissioner Pownall stated that he feels this position should still be nominated and confirmed by the Board, Chairman Carmichael stated that this position should be an appointment of the Chair because the person will work very closely with the Chair. Commissioner Vernon Collett stated that he would like to make sure that there is freedom for the Department Heads and Staff to speak with Post Commissioners any time.

Authorize Chairman to sign transmittal letter submitting the Paulding County Joint Comprehensive Plan to the Northwest Georgia Regional Commission for review.
Discussed authorizing the Chairman to sign transmittal letter submitting the Paulding County Joint Comprehensive Plan to the Northwest Georgia Regional Commission for review, Commissioner Todd Pownall asked if Ann Lippmann could check on a couple of things conserving the Comprehensive Plan before tonight's meeting. Ms. Lippmann stated she will reach out to the North Georgia Regional Commissioner and will be able to provide the answers at tonight's meeting. Chairman Carmichael stated that whatever we do we want to let the people have a voice.

CONCLUSION OF REGULAR BUSINESS:

Commissioner Ron Davis made a motion to allow the Citizen Wishing to Speak on Non-Agenda to be moved before the Board enters Executive Session, seconded by Commissioner Todd Pownall; motion carried unanimously.

Commissioner Tony Crowe requested to add one minute to the allotted time given to the citizen wishing to speak, seconded by Commissioner Todd Pownall; motion carried unanimously.

EXECUTIVE SESSION:
Commissioner Todd Pownall made a motion to go into Executive Session for Litigation and Pending Litigation, and requested to add Personnel seconded by Commissioner Vernon Collett; motion carried unanimously.

Chairman stated that authorization was given to prepare a Professional Services Agreement to retain current council for the Tax Assessors Office.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS:
Mr. Roy Sparks stated regarding his disappointment in the Industrial Business Park and Economic Development in Paulding.

ADJOURNMENT: Commissioner Todd Pownall made a motion to adjourn, seconded by Commissioner Vernon Collett; motion carried unanimously.

AVERY
RECYCLED PAPER MADE FROM 20% POST CONSUMER CONTENT

PROCEDURAL

B. Letters of Transmittal

Charting a Course

Paulding County Board of Commissioners

Watson Government Complex
240 Constitution Boulevard, Dallas, Georgia 30132
770-443-7601 • www.paulding.gov

DAVID L. CHARMICHAEL
Chairman

April 25, 2017

Julianne Meadows
Northwest Georgia Regional Commission
PO Box 1798
Rome, GA 30162-1798

Dear Julianne:

Work is now complete on the Draft Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas and Hiram. We are prepared to submit the draft plan update to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs for review, seeking compliance with the minimum standards for comprehensive planning that were effective March 1, 2014. The submission includes the following required element updates: 1) Community Goals; 2) Needs and Opportunities; 3) a Land Use Element, including a Future Development Map; 4) a Transportation Element; 5) a new Community Work Program; and 6) a Report of Accomplishments. Also, this transmittal letter further certifies that the Regional Water Plan and the Rules for Environmental Planning Criteria were considered in the planning process.

The first required public hearing to start the planning process was held on October 27, 2015 at 2:00 pm at the Paulding County Board Room, 240 Constitution Boulevard, Dallas, GA 30132 in conjunction with the Paulding County Planning Commission meeting. The second required public hearing on the draft plan was held on Tuesday, March 28, 2017 at 10:00 am, also at the Paulding County Board Room, 240 Constitution Boulevard, Dallas, GA 30132, in conjunction with the Paulding County Planning Commission meeting.

Please proceed with the review of our draft document.

Sincerely,

David L. Carmichael
Paulding County Commission Chairman

THE CITY OF
DALLAS
GEORGIA

April 19, 2017

Julianne Meadows
Northwest Georgia Regional Commission
PO Box 1798
Rome, GA 30162-1798

Dear Julianne:

Work is now complete on the Draft Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas and Hiram. We are prepared to submit the draft plan update to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs for review, seeking compliance with the minimum standards for comprehensive planning that were effective March 1, 2014. The submission includes the following required element updates: 1) Community Goals; 2) Needs and Opportunities; 3) a Land Use Element, including a Future Development Map; 4) a Transportation Element; 5) a new Community Work Program; and 6) a Report of Accomplishments. Also, this transmittal letter further certifies that the Regional Water Plan and the Rules for Environmental Planning Criteria were considered in the planning process.

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Please proceed with the review of our draft document.

Sincerely,

Boyd Austin
Mayor, City of Dallas

THE CITY OF HIRAM
EST. 1891
HISTORY • HERITAGE • HOPE

217 Main Street • Hiram • GA • 30141
Phone (770) 943-3726 • Fax (770) 439-2372

Mayor Teresa Philyaw
Mayor Pro Tem Kathy Carter

Councilmembers
Kathy Bookout *Frank Moran*
Kathy Carter *Jeff B. Cole*

City Manager: Jody Palmer

April 19, 2017

Julianne Meadows
Northwest Georgia Regional Commission
PO Box 1798
Rome, GA 30162-1798

Dear Julianne:

Work is now complete on the Draft Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas and Hiram. We are prepared to submit the draft plan update to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs for review, seeking compliance with the minimum standards for comprehensive planning that were effective March 1, 2014. The submission includes the following required element updates: 1) Community Goals; 2) Needs and Opportunities; 3) a Land Use Element, including a Future Development Map; 4) a Transportation Element; 5) a new Community Work Program; and 6) a Report of Accomplishments. Also, this transmittal letter further certifies that the Regional Water Plan and the Rules for Environmental Planning Criteria were considered in the planning process.

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Please proceed with the review of our draft document.

Sincerely,

Teresa Philyaw

Teresa Philyaw
Mayor, City of Hiram

City of Braswell

6997 Braswell Mountain Road

Rockmart, Georgia 30153

May 1, 2017

Ms. Julianne Meadows

Northwest Georgia Regional Commission

PO Box 1798

Rome, GA 30162-1798

Dear Ms. Meadows:

Work is now complete on the Draft Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas and Hiram. We are prepared to submit the draft plan update to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs for review, seeking compliance with the minimum standards for comprehensive planning that were effective March 1, 2014. The submission includes the following required element updates: 1) Community Goals; 2) Needs and Opportunities; 3) a Land Use Element, including a Future Development Map; 4) a Transportation Element; 5) a new Community Work Program; and 6) a Report of Accomplishments. Also, this transmittal letter further certifies that the Regional Water Plan and the Rules for Environmental Planning Criteria were considered in the planning process.

The first required public hearing to start the planning process was held on October 27, 2015 at 2:00 pm at the Paulding County Board Room, 240 Constitution Boulevard, Dallas, GA 30132 in conjunction with the Paulding County Planning Commission meeting. The second required

public hearing on the draft plan was held on Tuesday, February 28, 2017 at 2:00 pm, also at the Paulding County Board Room, 240 Constitution Boulevard, Dallas, GA 30132, in conjunction with the Paulding County Planning Commission meeting.

Please proceed with the review of our draft document.

Sincerely,

Richard Fennell

Mayor, City of Braswell

City of Braswell
6997 Braswell Mountain Road
Rockmart, Georgia 30153

May 1, 2017

Ms. Julianne Meadows
Northwest Georgia Regional Commission
PO Box 1798
Rome, GA 30162-1798

Dear Ms. Meadows:

Work is now complete on the Draft Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas and Hiram. We are prepared to submit the draft plan update to the Northwest Georgia Regional Commission and the Georgia Department of Community Affairs for review, seeking compliance with the minimum standards for comprehensive planning that were effective March 1, 2014. The submission includes the following required element updates: 1) Community Goals; 2) Needs and Opportunities; 3) a Land Use Element, including a Future Development Map; 4) a Transportation Element; 5) a new Community Work Program; and 6) a Report of Accomplishments. Also, this transmittal letter further certifies that the Regional Water Plan and the Rules for Environmental Planning Criteria were considered in the planning process.

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Please proceed with the review of our draft document.

Sincerely,

Richard Fennell

Richard Fennell
Mayor, City of Braswell

AVERY™ RECYCLED PAPER MADE FROM 20% POST CONSUMER CONTENT

PROCEDURAL

C. Review

Charting a Course

NWGRC

NORTHWEST GEORGIA REGIONAL COMMISSION

A Region With A Bright Future

Rome Office: P.O. Box 1798, Rome, Georgia 30162-1798 Phone (706) 295-6485 www.nwgrc.org
RC Fax (706) 295-6665 AAA Fax (706) 802-5508 WIA Fax (706) 802-5567
Dalton Office: 503 West Waugh Street, Dalton, Georgia 30720 Phone (706) 272-2300 Fax (706) 272-2253

MEMORANDUM

To: Local Governments and Other Interested Parties

From: Julianne Meadows, Director of Regional Planning

Julianne Meadows

Date: May 1, 2017

Subject: Opportunity for Local Plan Review and Comment on the "Paulding County, Georgia 2017 Comprehensive Plan."

Paulding County and the Cities of Braswell, Dallas and Hiram have prepared a joint comprehensive plan update according to the 2014 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989. Accordingly, the Northwest Georgia Regional Commission is requesting comments on the "Paulding County, Georgia 2017 Comprehensive Plan."

This draft plan was prepared by Kay B. Lee, The Georgia Conservancy, and Paulding County, with public participation, and with guidance from a Steering Committee of public and private sector individuals, including local government representatives and economic development professionals. The plan contains the following required sections: 1) Community Goals; 2) Needs and Opportunities; 3) a Land Use Element, including Future Development Maps; 4) a Transportation Element; 5) a new Community Work Program and 6) a Report of Accomplishments. The Metro North Georgia Regional Water Plans and the Rules for Environmental Planning Criteria were considered. Public hearings were held at the beginning and end of the draft plan preparation process. Letters of Transmittal were received by April 25, 2017. Completeness review was performed on April 26, 2017.

Plan approval by June 30, 2017 is required to maintain Qualified Local Government (QLG) status for each local government per the Georgia Planning Act of 1989 allowing continued eligibility for State loans, grants, or permits for another five years.

The Draft Joint Update is available to view or download via the Northwest Georgia Regional Commission website (www.nwgrc.org) under the Publications Tab.

Please use the enclosed notification form on the plan update to submit comments. Comments from interested parties should be submitted via email to **jmeadows@nwgrc.org** by COB Friday, May 20, 2017. Thank you!

NOTICE OF LOCAL PLAN SUBMITTAL AND COMMENT OPPORTUNITY

Submitting Local Governments: **Date Plan Received:** 4/25/17
Paulding County and the Cities of Braswell, Dallas, Hiram

Local Contact: Ann Lippmann, AICP, Paulding Co. Community Development Director

Phone: (770) 443-7601
Address: 240 Constitution Boulevard, 2nd Floor, Dallas, GA 30132

New Local Plan: **Plan Amendment:**

Plan Update: X **Short Term Work Program Update:**

Description of General Nature of Plan:

Paulding County and the Cities of Braswell, Dallas and Hiram have prepared a joint comprehensive plan update according to the 2014 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989.

This draft plan was prepared with public participation and with guidance from a Steering Committee of public and private sector individuals, including local government representatives and economic development professionals. The plan contains the following required sections: 1) Community Goals; 2) Needs and Opportunities; 3) a Land Use Element, including Future Development Maps; 4) a Transportation Element; 5) a new Community Work Program and 6) a Report of Accomplishments. The Metro North Georgia Regional Water Plans and the Rules for Environmental Planning Criteria were considered. Letters of Transmittal were received by April 25, 2017. Completeness review was performed on April 26, 2017.

The Draft Joint Update is available to view or download via the Northwest Georgia Regional Commission website (www.nwgrc.org) under the Publications Tab.

Comments from interested parties should be submitted via email to **jmeadows@nwgrc.org** by COB Friday, May 20, 2017. Thank you!

Reviewing Regional Commission: Northwest Georgia
Contact Person: Julianne Meadows

Address: P. O. Box 1798, Rome, Georgia 30162-1798

Phone: (706) 295-6485 **Fax:** (706) 295-6665 **E-mail:** jmeadows@nwgrc.org

List of Interested Parties

Paulding County Joint Comprehens. an Review Contacts

First Name	Last Name	Agency	Position	Address 1	Address 2	City	State	ZIP	Email
Chris	Robinson	Paulding County	Planning and Zoning	240 Constitution Blvd.		Dallas	GA	30132	crobinson@paulding.gov
Ann	Lippmann	Paulding County	Community Development Director	240 Constitution Blvd.		Dallas	GA	30132	alippmann@paulding.gov
Rebecca	Meridath	Paulding County	County Clerk	240 Constitution Blvd.		Dallas	GA	30132	rmeridath@paulding.gov
Dave	Carmichael	Paulding County	Chair, Paulding County Board of Commissioners	240 Constitution Blvd.		Dallas	GA	30132	dcarmichael@paulding.gov
Jody	Palmer	City of Hiram	City Manager	217 Main Street		Hiram	GA	30141	jpalmer@hiram-ga.gov
Teresa	Philyaw	City of Hiram	Mayor	217 Main Street		Hiram	GA	30141	tphilyaw@hiram-ga.gov
Boyd	Austin	City of Dallas	Mayor	129 E. Memorial Drive		Dallas	GA	30132-4200	boydaustin@dallas-ga.gov
Kendall	Smith	City of Dallas	City Manager	129 E. Memorial Drive		Dallas	GA	30132-4200	ksmith@dallas-ga.gov
Joyce	Waters	City of Braswell	City Clerk	6997 Braswell Mountain Road		Rockmart	GA	30153	cityofbraswell@comcast.net yaya13.hw@gmail.com
Steve	Taylor	Bartow County	Commissioner	135 West Cherokee Ave.	Suite 251	Cartersville	GA	30120	taylors@bartowga.org
Lamont	Kiser	Bartow County	Director of Community Development						kiserl@bartowga.org
Pamela	Madison	City of Adairsville	City Manager	116 Public Square		Adairsville	GA	30103-2900	pmadison@adairsvillega.net
Randy	Mannino	City of Cartersville	Planning and Development Director	PO Box 1390		Cartersville	GA	30120-1390	rmannino@cityofcartersville.org
Kevin	McBurnett	City of Emerson	City Manager	PO Box 300		Emerson	GA	30137-0300	kmcburnett@emersoncityhall.com
Dennis	Thayer	City of Euharlee	Mayor	30 Burges Mill Road		Euharlee	GA	30145-2881	dthayer@euharlee.com
Kelly	Ensley	City of Kingston	City Clerk	PO Box 309		Kingston		30145-0309	KINGSGA@BELLSOUTH.NET
Mitchell	Bagley	City of Taylorsville	Mayor	PO Box 203		Taylorsville		30178-0124	mitch.bagley@aol.com
Jane	Richards	City of White	City Manager	PO Box 116		White		30184-0116	ctywhite@comcast.net
H. Allen	Poole	Haralson County	Chairman, Haralson County Board of Commissioners	PO Box 489		Buchanan	GA	30113	Alison.palmer@haralsoncountyga.gov
Alison	Palmer	Haralson County	County Clerk	PO Box 489		Buchanan	GA	30113	Alison.palmer@haralsoncountyga.gov
Perry	Hicks	City of Bremen	City Manager	232 Tallapoosa Street		Bremen	GA	30110-2095	phicks@bremenga.gov
Betty	Harvell	City of Buchanan	City Clerk	PO Box 6		Buchanan	GA	30113	bharvell@buchananga.com
Philp	Eidson	City of Tallapoosa	City Manager	25 East Alabama Street		Tallapoosa	GA	30176	peidson@tallapoosaga.gov
Kim	Edwards	City of Waco	City Clerk	PO Box 201		Waco	GA	30182	mkemedwards@att.net
Stephanie	Drake Burford	Polk County	Chairman, Polk County Board of Commissioners	PO Box 268		Cedartown	GA	30125	sburford@polkga.org
Matt	Denton	Polk County	County Manager	PO Box 268		Cedartown	GA	30125	mdenton@polkga.org
Sandy	Norman	City of Aragon	City Clerk	2814 Rome Hwy.		Aragon	GA	30104-2474	Sandy.norman@cityofaragon.com
Bill	Fann	City of Cedartown	City Manager	PO Box 65		Cedartown	GA	30125	bfann@cedartowngeorgia.gov
Jeff	Ellis	City of Rockmart	City Manager	PO Box 231		Rockmart	GA	30153	jellis@rockmart-ga.gov
Dana	Johnson	Cobb County	Planning Division Manager, Cobb County	100 Cherokee Street		Marietta	GA	30090-9679	comdevplanning@cobbcounty.org
Andrew	Smith	Atlanta Regional Commission	Senior Planner, Community Development Division	40 Courtland Street, NE		Atlanta	GA	30303-2538	asmith@atlantaregional.com
Lloyd	Frasier	Northwest Georgia Regional Commission	Executive Director	PO Box 1798		Rome	GA	30162-1798	lfrasier@nwgrc.org

Jon	West	Georgia Department of Community Affairs	Community and Regional Planner	60 Executive Park South, NE		Atlanta	GA	30329	Jon.West@dca.ga.gov
Brian	Johnson	Georgia Department of Community Affairs	Director, Office of Planning and	60 Executive Park South, NE		Atlanta	GA	30329	brian.johnson@dca.ga.gov
Patrick	Vickers	Georgia Department of Community Affairs	Region One Representative	PO Box 670		Emerson	GA	30137	patrick.vickers@dca.ga.gov
Grant	Waldrop	Georgia Department of Transportation	District 6	PO Box 10		Cartersville	GA	30120	gwaldrop@dot.ga.gov
Ryan	Walker	Georgia Department of Transportation	Planner	One Georgia Center	600 West Peachtree NW	Atlanta	GA	30308	crwalker@dot.ga.gov
DeWayne	Comer	Georgia Department of Transportation	District 6 Engineer	PO Box 10		Cartersville	GA	30120	dcomer@dot.ga.gov
Gigi	Steele	GA DNR Watershed Protection Branch		2 Martin Luther King Jr. Drive SE	Suite 1152 East Tower	Atlanta	GA	30334	gigi.steele@dnr.ga.gov
Jim	Cooley	GA DNR Watershed Protection Branch	Mountain District	4244 International Parkway		Atlanta	GA	30354	jim.cooley@dnr.ga.gov
Haydn	Blaize	Georgia Department of Natural Resources	Floodplain Management	2 Martin Luther King Jr. Drive SE	Suite 1152 East Tower	Atlanta	GA	30334	haydn.blaize@dnr.ga.gov
Richard	Dunn	Georgia Environment Protection Division	Director	2 Martin Luther King Jr. Drive SE	Suite 1152 East Tower	Atlanta	GA	30334	richard.dunn@dnr.ga.gov
Dan	Wallace	USDA NRCS (Athens)	Georgia Resource Inventory						Dan.Wallace@ga.usda.gov
John	Loughridge	GA Soil and Water Conservation Commission		700 East 2nd Avenue, Suite J		Rome	GA	30161-3359	jloughridge@gaswcc.org
Ben	Cowart	Georgia Environmental Finance Authority	External Affairs Manager	233 Peachtree Street NE	Harris Tower Suite 900	Atlanta	GA	30303	Ben@gefa.ga.gov
		Mountain Conservation Trust of Georgia		PO Box 35	104 North Main Street, Suite B3	Jasper	GA	31043	conserve@mctga.org
Joe	Cook	Coosa River Basin		405 Broad Street		Rome	GA	30161	jcook@coosa.org
Diane	Minick	Upper Etowah River	Executive	PO Box 307		Calhoun	GA	31069	info@etowahriver.org
Katie	Owens	The Nature Conservancy		100 Peachtree St NW	Suite 2250	Atlanta	GA	30303	kowens@tnc.org

NOTICE OF LOCAL PLAN SUBMITTAL AND COMMENT OPPORTUNITY

Submitting Local Governments: **Date Plan Received:** 4/25/17
Paulding County and the Cities of Braswell, Dallas, Hiram

Local Contact: Ann Lippmann, AICP, Paulding Co. Community Development Director
Phone: (770) 443-7601
Address: 240 Constitution Boulevard, 2nd Floor, Dallas, GA 30132

New Local Plan: **Plan Amendment:**
Plan Update: X **Short Term Work Program Update:**

Description of General Nature of Plan:
Paulding County and the Cities of Braswell, Dallas and Hiram have prepared a joint comprehensive plan update according to the 2014 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989. The Draft Joint Update is available via the Northwest Georgia Regional Commission website (www.nwgrc.org) under the Publications Tab.

Comments from interested parties should be submitted via email to **jmeadows@nwgrc.org** by COB Friday, May 20, 2017. Thank you!

Comments:

Reviewing Regional Commission: Northwest Georgia
Contact Person: Julianne Meadows
Address: P. O. Box 1798, Rome, Georgia 30162-1798
Phone: (706) 295-6485 **Fax:** (706) 295-6665 **E-mail:** jmeadows@nwgrc.org

AMPAPY
RECYCLED PAPER MADE FROM 30% POST CONSUMER CONTENT

PROCEDURAL

D. Findings & Recommendations

Charting a Course

From: Jon West <Jon.West@dca.ga.gov>
Date: June 1, 2017 at 10:27:08 AM EDT
To: Julianne Meadows <jmeadows@nwgrc.org>
Cc: PEMD OPQG Administration <pemd.opqga@dca.ga.gov>, Cam Yearty <Cam.Yearty@dca.ga.gov>
Subject: Paulding County w Cities of Braswell, Dallas and Hiram Plan Update Approval w Advisory

Julianne,

Our staff has reviewed the comprehensive plan update for Paulding County and the Cities of Braswell, Dallas, and Hiram and determined that it adequately addresses the Minimum Standards for Local Comprehensive Planning. However, we have provided advisory comments that we believe could assist the local governments in making their plan more useful. Please review these comments with the local government before they adopt the plan update. If you have any questions about our comments, please contact us at 404-679-5279. As soon as your office provides written notice that the plan has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will award Qualified Local Government status to the local governments.

Advisory Comments on the Plan Update
Please consider addressing these items before moving forward with adoption of the plan update. We believe they will improve the usability of the document and help maximize its potential benefits.

Report of Accomplishments

- The Reports of Accomplishments omit a number of items from the previous Work Program. Please ensure that they are added to the appropriate Reports of Accomplishments before moving forward with adoption of the plan.
  - Braswell
    - → Intergovernmental Coordination: "Participate in the Service Delivery Strategy Updates for Paulding County and Polk County"
    - → Community Facilities and Services: "Examine possible city park development"
    - → Community Facilities and Services: "Examine need for additional police officers"
  - Dallas
    - → Economic Development: "Downtown enhancement through ARC's LCI Program"

Thanks,

Georgia Department of Community Affairs

Learn more about our commitment to fair housing.

Jon A. West, AICP
Senior Planner: Local & Intergovernmental Programs
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329
Direct 404-327-6872
Fax 770-302-9703
Jon.West@dca.ga.gov

NWGRC
NORTHWEST GEORGIA REGIONAL COMMISSION
A Region With A Bright Future

Rome Office: P.O. Box 1798, Rome, Georgia 30162-1798 Phone (706) 295-6485 www.nwgrc.org
RC Fax (706) 295-6665 AAA Fax (706) 802-5508 WIA Fax (706) 802-5567
Dalton Office: 503 West Waugh Street, Dalton, Georgia 30720 Phone (706) 272-2300 Fax (706) 272-2253

MEMORANDUM

TO: **David Carmichael, Chairman, Paulding County Board of Commissioners**
Richard Fennell, Mayor of Braswell
Boyd Austin, Mayor of Dallas
Teresa Philyaw, Mayor of Hiram
Ann Lippmann, Director of Community Development, Paulding County

FROM: **Julianne Meadows, Planning Director** Julianne Meadows

DATE: **June 1, 2017**

SUBJECT: **Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas, and Hiram, 2017-2027**

FINDINGS AND RECOMMENDATIONS REPORT

This is to report that the update of the Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas, and Hiram, 2017-2027, is now complete. The findings and recommendations report from the NWGRC is attached. The Department of Community Affairs has determined that the Joint Comprehensive Plan Update for Paulding County and the Cities of Braswell, Dallas and Hiram is in compliance with the State's minimum standards for comprehensive planning (effective March 1, 2014). Recommended advisory comments were received and are now being incorporated into the final draft. The final plan can now be adopted by resolution by each City and the County. Qualified Local Government status will be extended once the Adoption Resolutions are filed with DCA.

The Northwest Georgia Regional Commission (NWGRC) provided a 20-day opportunity for adjacent governments, state agencies, and interested parties to comment on the plan update. The comment period ended close of business day, Friday, May 19, 2017.

Local approval through an Adoption Resolution for the Comprehensive Plan Update is the last step. To keep Qualified Local Government Status current, please adopt the resolution for the comprehensive plan update at your earliest Council or Commission meeting and provide an electronic copy to the Northwest Georgia Regional Commission within seven (7) days after adoption. We will transmit the adoption resolution to DCA, which will then extend your QLG status for five years. *Please email the executed Adoption Resolution to jmeadows@nwgrc.org by Monday, June 26th, 2017 to prevent a lapse in QLG status.*

Please feel free to contact me at (706) 295-6485 or jmeadows@nwgrc.org with any questions.

FINDINGS AND RECOMMENDATIONS REPORT

Paulding County, Georgia 2017 Comprehensive Plan

Department of Community Affairs Review: The Department of Community Affairs has determined that the Joint Comprehensive Plan Update for Paulding County and the Cities of Braswell, Dallas and Hiram is in compliance with the State's minimum standards for comprehensive planning (effective March 1, 2014). Recommended advisory comments were received and are now being incorporated into the final draft. The final plan can now be adopted by resolution by each City and the County. Qualified Local Government status will be extended once the Adoption Resolutions are filed with DCA.

Local Governments and Interested Parties Review: The Northwest Georgia Regional Commission (NWGRC) provided a 20-day opportunity for adjacent governments, state agencies, and interested parties to comment on the plan update. The comment period ended close of business day, May 19, 2017. Comments were received from USDA NRCS, noting that Paulding County has 11 PL566 Watershed Structures for planning and development considerations, and that there are no USDA Wetland Reserve Program or Farm and Ranchland Protection Program easements in Paulding County. Georgia DNR Floodplain Management provided comments on suggested text for the plan section on Land and Water Ecology (p. 48). **Please see Comments Received.**

Regional Commission Review: The NWGRC reviewed the following minimum elements required by the 2014 DCA Minimum Planning Standards. The submission includes the following required element updates: 1) Community Vision and Goals; 2) Needs and Opportunities; 3) a Land Use Element, including Future Development Maps; 4) a Transportation Element; 5) new Community Work Programs and 6) Reports of Accomplishments. The prepared elements are internally consistent and do not conflict with existing plans for the surrounding counties.

This draft plan was prepared by Kay B. Lee of Church Street Services, LLC., and the Georgia Conservancy, with public participation and with guidance from a Multi-Jurisdictional Working Group of representatives from each City and the County, School System, Economic Development, NWGRC, and public and private sector individuals, including local government representatives and economic development professionals. A larger Stakeholder Group also gave input into the update at several key points. Public input was sought through a series of Open Houses as well as during Planning Commission and Board of Commissioners' meetings. The Regional Water Plan and the Rules for Environmental Planning Criteria were considered in the planning process.

The first required public hearing to start the planning process was held on October 27, 2015 at 2:00 pm at the Paulding County Board Room, 240 Constitution Boulevard, Dallas, GA 30132 in conjunction with the Paulding County Planning Commission meeting. The second required public hearing on the draft plan was held on March 28, 2017, also at the Paulding County Board Room, 240 Constitution Boulevard, Dallas, GA 30132.

Comments Received

Julianne Meadows

From:	Blaize, Haydn <Haydn.Blaize@dnr.ga.gov>
Sent:	Tuesday, May 02, 2017 9:18 AM
To:	Julianne Meadows
Subject:	RE: Opportunity for Local Plan Review and Comment- Paulding County and Cities Joint Comprehensive Plan
Attachments:	NOTICE OF LOCAL PLAN SUBMITTAL AND COMMENT OPPORTUNITY- Paulding GA DNR Floodplain.docx

Ms. Meadows,

If it is determined that floodplain management issues be included in the section " Land and Water Ecology" page 48, I have attached edits for consideration.

Haydn Blaize, M.S. Eng.
Manager

GEORGIA
DEPARTMENT OF NATURAL RESOURCES
ENVIRONMENTAL PROTECTION DIVISION
Floodplain Unit
2 Martin Luther King Jr. Dr., Suite 1152 E, Atlanta, GA 30334
Direct - (404) 463-4935
Fax - (770) 344-5041
Email: Haydn.Blaize@dnr.ga.gov I Web: http://www.georgiadfirm.com/
Find your Flood Risk: http://www.georgiadfirm.com/default.htm I Facebook: https://www.facebook.com/GAFloods
YouTube: http://www.youtube.com/user/georgiafloodmap/feed

From: Julianne Meadows [mailto:jmeadows@nwgrc.org]
Sent: Monday, May 01, 2017 2:12 PM
To: crobinson@paulding.gov; alippmann@paulding.gov; rmerideth@paulding.gov; dcarmichael@paulding.gov; jpalmer@hiram-ga.gov; tphilyaw@hiram-ga.gov; boydaustin@dallas-ga.gov; ksmith@dallas-ga.gov; cityofbraswell@comcast.net; yaya13.hw@gmail.com; taylors@bartowga.org; kiserl@bartowga.org; pmadison@adairsvillega.net; rmannino@cityofcartersville.org; kmcburnett@emersoncityhall.com; dthayer@euharlee.com; KINGSGA@BELLSOUTH.NET; mitch.bagley@aol.com; ctywhite@comcast.net; Alison.palmer@haralsoncountyga.gov; phicks@bremenga.gov; bharvell@buchananga.com; peidson@tallapoosaga.gov; mkemedwards@att.net; sburford@polkga.org; mdenton@polkga.org; bfann@cedartowngeorgia.gov; jellis@rockmart-ga.gov; comdevplanning@cobbcounty.org; asmith@atlantaregional.com; Lloyd Frasier; Jon.West@dca.ga.gov; brian.johnson@dca.ga.gov; patrick.vickers@dca.ga.gov; gwaldrop@dot.ga.gov; crwalker@dot.ga.gov; dcomer@dot.ga.gov; Steele, Gigi; jim.cooley@dnr.ga.gov; Blaize, Haydn; jloughridge@gaswcc.org; Ben@gefa.ga.gov; conserve@mctga.org; kowens@tnc.org; Julianne Meadows; Sandy Nornam (sandy.norman@cityofaragon.com); Garry Baldwin; Dunn, Richard; Dan.Wallace@ga.usda.gov; jcook@coosa.org; info@etowahriver.org
Cc: Ethan Calhoun; Brice Wood; Kay Lee
Subject: Opportunity for Local Plan Review and Comment- Paulding County and Cities Joint Comprehensive Plan
Importance: High

Good afternoon!

NOTICE OF LOCAL PLAN SUBMITTAL AND COMMENT OPPORTUNITY

Submitting Local Governments: **Date Plan Received:** 4/25/17
Paulding County and the Cities of Braswell, Dallas, Hiram

Local Contact: Ann Lippmann, AICP, Paulding Co. Community Development Director
Phone: (770) 443-7601
Address: 240 Constitution Boulevard, 2nd Floor, Dallas, GA 30132

New Local Plan: **Plan Amendment:**
Plan Update: X **Short Term Work Program Update:**

Description of General Nature of Plan:
Paulding County and the Cities of Braswell, Dallas and Hiram have prepared a joint comprehensive plan update according to the 2014 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989. The Draft Joint Update is available via the Northwest Georgia Regional Commission website (www.nwgrc.org) under the Publications Tab.

Comments from interested parties should be submitted via email to **jmeadows@nwgrc.org** by COB Friday, May 20, 2017. Thank you!

Comments:

Comments: Page 48 Land and Water Ecology – Suggested edits highlighted
There are 46 sub-drainage basins in Paulding County that feed the larger watershed and are impacted by human development. Paulding County is included in the Metro North Georgia Water Planning District (Metro Water District) and required to adhere to the District's plans and policies. The District was created by the Georgia General Assembly in 2001 as a planning agency focusing on regional water resources. Analyzing current land use conditions and potential future land use impacts through the perspective of drainage basins ~~and~~ watersheds and risk of flooding, the land use team ensures that Paulding County is meeting its management responsibilities towards water supply and conservation, wastewater, ~~and~~ stormwater and flood risk management. Currently, in addition to unincorporated Paulding County, the cities of Dallas and Hiram participate in the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). These communities regulate development in the floodplain to meet or exceed the minimum NFIP standards, and in exchange, flood insurance is available for residents and businesses. There are no Special Flood Hazard Areas (sometimes referred to as FEMA Floodplains) currently mapped in the town of Braswell which does not participate in the NFIP at this time.

Reviewing Regional Commission: Northwest Georgia
Contact Person: Julianne Meadows
Address: P. O. Box 1798, Rome, Georgia 30162-1798
Phone: (706) 295-6485 **Fax:** (706) 295-6665 **E-mail:** jmeadows@nwgrc.org

Julianne Meadows

From: Wallace, Dan - NRCS, Athens, GA <Dan.Wallace@ga.usda.gov>
Sent: Wednesday, May 17, 2017 2:09 PM
To: Julianne Meadows
Subject: RE: Opportunity for Local Plan Review and Comment- Paulding County and Cities Joint Comprehensive Plan
Attachments: PauldingWatershedStructures.pdf; NWGRC_Paulding_ComprehensivePlan_5_17_17.pdf

Hello, Please find attached a response to this request. NOTE – Paulding County has 11 PL566 Watershed Structures – an important resource to be kept in mind as development proceeds. Cordially, Dan

DANIEL F. WALLACE
USDA NRCS GEORGIA RESOURCE INVENTORY COORDINATOR

355 E. HANCOCK AVE.
ATHENS, GA 30601

(706) 546-2244

WWW.NRCS.USDA.GOV
WWW.GA.NRCS.USDA.GOV
WWW.SOILS.USDA.GOV

From: Julianne Meadows [mailto:jmeadows@nwgrc.org]
Sent: Monday, May 01, 2017 2:12 PM
To: crobinson@paulding.gov; alippmann@paulding.gov; rmerideth@paulding.gov; dcarmichael@paulding.gov; jpalmer@hiram-ga.gov; tphilyaw@hiram-ga.gov; boydaustin@dallas-ga.gov; ksmith@dallas-ga.gov; cityofbraswell@comcast.net; yaya13.hw@gmail.com; taylors@bartowga.org; kiserl@bartowga.org; pmadison@adairsvillega.net; rmannino@cityofcartersville.org; kmcburnett@emersoncityhall.com; dthayer@euharlee.com; KINGSGA@BELLSOUTH.NET; mitch.bagley@aol.com; ctywhite@comcast.net; Alison.palmer@haralsoncountyga.gov; phicks@bremenga.gov; bharvell@buchananga.com; peidson@tallapoosaga.gov; mkemedwards@att.net; sburford@polkga.org; mdenton@polkga.org; bfann@cedartowngeorgia.gov; jellis@rockmart-ga.gov; comdevplanning@cobbcounty.org; asmith@atlantaregional.com; Lloyd Frasier <lfrasier@nwgrc.org>; Jon.West@dca.ga.gov; brian.johnson@dca.ga.gov; patrick.vickers@dca.ga.gov; gwaldrop@dot.ga.gov; crwalker@dot.ga.gov; dcomer@dot.ga.gov; gigi.steele@dnr.ga.gov; jim.cooley@dnr.ga.gov; haydn.blaize@dnr.ga.gov; jloughridge@gaswcc.org; Ben@gefa.ga.gov; conserve@mctga.org; kowens@tnc.org; Julianne Meadows <jmeadows@nwgrc.org>; Sandy Nornam (sandy.norman@cityofaragon.com) <sandy.norman@cityofaragon.com>; Garry Baldwin <garry.baldwin@cityofaragon.com>; richard.dunn@dnr.ga.gov; Wallace, Dan - NRCS, Athens, GA <Dan.Wallace@ga.usda.gov>; jcook@coosa.org; info@etowahriver.org
Cc: Ethan Calhoun <ecalhoun@nwgrc.org>; Brice Wood <bwood@nwgrc.org>; Kay Lee <kayblee@me.com>
Subject: Opportunity for Local Plan Review and Comment- Paulding County and Cities Joint Comprehensive Plan
Importance: High

Good afternoon!

Paulding County and the Cities of Braswell, Dallas and Hiram have prepared a joint comprehensive plan update according to the 2014 Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act of 1989. Accordingly, the Northwest Georgia Regional Commission is requesting

USDA

May 17, 2017

Juliane Meadows
Northwest Georgia Regional Commission
P.O. Box 1798
Rome, GA 30162

Re: Early Coordination Request for Joint Comprehensive Plan for Paulding County and the Cities of Dallas, Hiram, and Braswell

Dear Ms. Meadows:

This letter is in reference to your request for information on the possible impacts the proposed joint comprehensive plan may have on land use, conservation, water quality and other general environmental concerns that may be of interest to our agency. The following outlines our concerns with regards to farmland protection, and Natural Resources Conservation Service (NRCS) watershed dams and project easements.

Farmland Protection

The Farmland Protection Policy Act (FPPA) is intended to minimize the impact federal programs have on the unnecessary and irreversible conversion of farmland to nonagricultural uses. Projects are subject to FPPA requirements if they may irreversibly convert farmland (directly or indirectly) to nonagricultural use and are completed by a federal agency or with assistance from a federal agency. For the purpose of FPPA, farmland includes areas located within soil mapunits rated as prime farmland, unique farmland, and land of statewide or local importance. Farmland subject to FPPA requirements does not have to be currently used for cropland. It can be forest land, pastureland, cropland, or other land uses, but not water or urban built-up land. It should be noted that the FPPA does not authorize the Federal Government to regulate the use of private or nonfederal land or, in any way, affect the property rights of owners.

NRCS uses a Land Evaluation and Site Assessment (LESA) system to establish a farmland conversion impact rating score on proposed sites of federally funded and assisted projects. This score is used as an indicator for the project sponsor to consider alternative sites if the potential adverse impacts on the farmland exceed the recommended allowable level. This plan is not at the stage of specificity where FPPA applies. Individual projects that emanate from this plan and receive federal funds or assistance would need to go through the FPPA review.

NRCS Watershed Dams

More than 50 years ago, the U.S. Department of Agriculture was authorized by Congress to help local communities with flood control and watershed protection through the Watershed Program (PL-534 Flood Control Act of 1944 and PL-566 Watershed Protection and Flood Prevention

Natural Resources Conservation Service
Georgia State Office
355 East Hancock Avenue - Athens, GA - 30601-2775
Voice: 706-546-2272 Fax: 855-417-8490

An Equal Opportunity Provider and Employer

Act). As a result, local communities, with NRCS assistance, have constructed over 11,000 dams in 47 states since 1948. These dams were originally constructed for protection of farmlands from flooding impacts. In 2000, PL-566 was amended to provide NRCS authorization to assist communities with rehabilitation of their aging dams. The legislation authorizes NRCS to work with local communities and watershed project sponsors to address public health and safety concerns and potential environmental impacts of aging dams.

We have reviewed our records and have determined that there are 11 PL566 structures in Paulding County. Future projects impinging on or upstream of these structures will need to contact the Coosa River Soil & Water Conservation District as the sponsor of the Pumpkinvine Creek Watershed project: Shemekia Mosely of our Marietta office can assist with this contact: 770-792-0594 x3 or shemekia.mosely@ga.usda.gov . See our website for information on development that affects PL566 structures: https://go.usa.gov/xXCMU. The attached map shows the approximate locations of these structures within the county.

NRCS Easements

NRCS easements relate to our Wetland Reserve Program and the Farm and Ranchland Protection Program. We have reviewed our records and have determined that there are no such easements in Paulding County.

NRCS appreciates this opportunity to comment. If you have questions or need any additional information, please contact me at (706) 546-2244 or dan.wallace@ga.usda.gov.

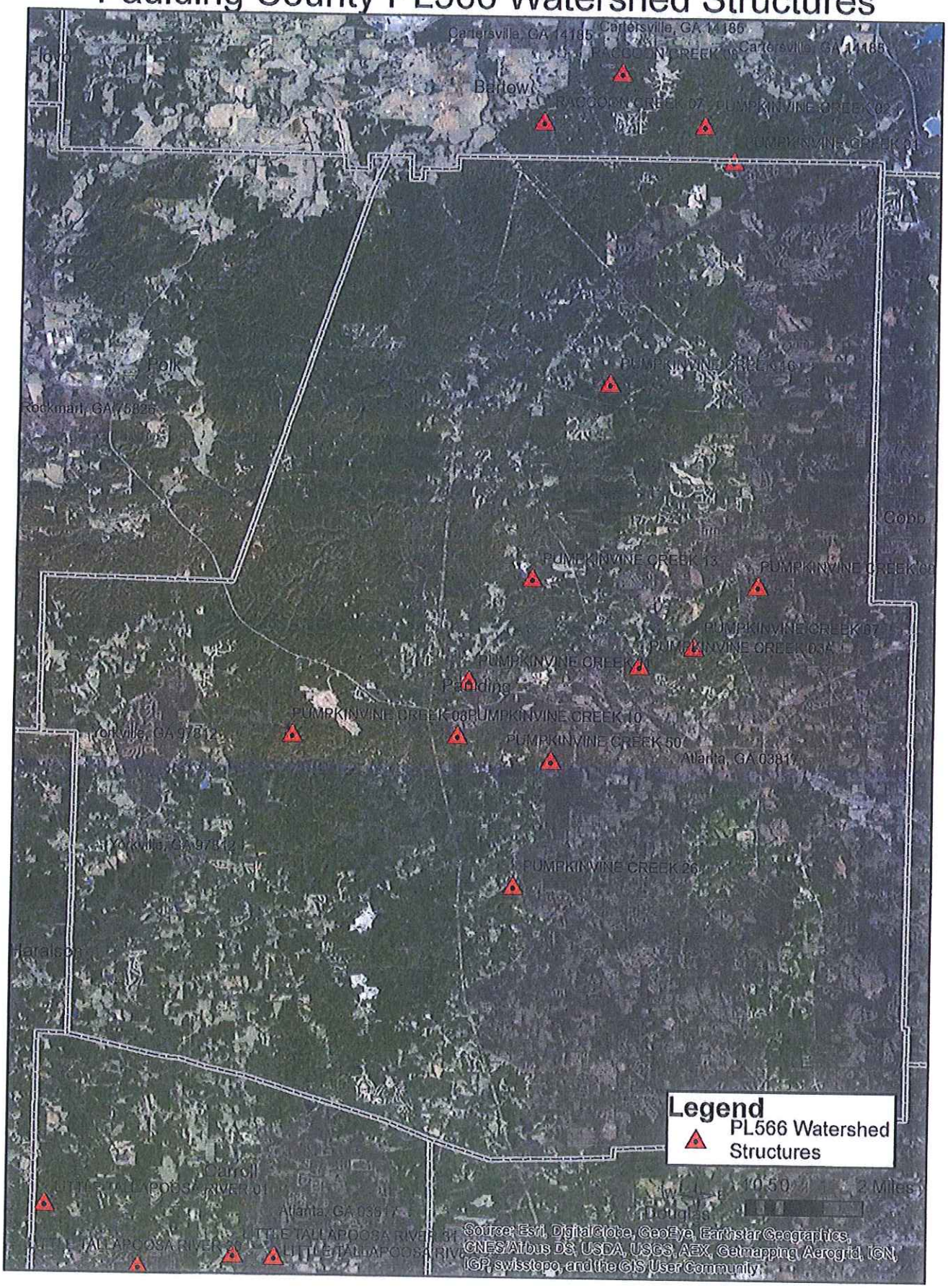
Sincerely,

Dan Wallace

DANIEL F. WALLACE
Georgia Resource Inventory Coordinator

cc: Michael Watson, Assistant State Conservationist (FO), NRCS, Griffin, GA
Shemekia Mosely, Acting District Conservationist, NRCS, Marietta, GA
Doug Cabe, Acting Resource Soil Scientist, NRCS, Calhoun, GA

Paulding County PL566 Watershed Structures



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PROCEDURAL

E. Adoption Resolutions

Charting a Course

RESOLUTION # 2017-08
A RESOLUTION
TO ADOPT THE

Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas, and Hiram, 2017-2027

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

Whereas, the **Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas, and Hiram, 2017-2027** is now complete; and

Whereas, such **Joint Comprehensive Plan** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective March 1, 2014); and

Whereas, the second and final public hearing on the draft plan was held on Tuesday, March 28, 2017 at 10:00 am at the Paulding County Board Room, 240 Constitution Boulevard, Dallas, GA 30132;

Now Therefore Be It Resolved, that the Mayor and City Council of Dallas, Georgia hereby officially adopts the **Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas, and Hiram, 2017-2027.**

Resolved, this 5th th day of June, 2017.

BY: _____
Boyd Austin,
Mayor, City of Dallas

ATTEST: _____
Tina Clark, City Clerk
City of Dallas

CITY OF DALLAS SEAL GEORGIA

STATE OF GEORGIA

CITY OF HIRAM

RESOLUTION NO. 2017-05

A RESOLUTION OF THE CITY OF HIRAM, GEORGIA ADOPTING ON BEHALF OF THE CITY THE JOINT COMPREHENSIVE PLAN FOR PAULDING COUNTY AND THE CITIES OF BRASWELL, DALLAS, AND HIRAM 2017-2027 ATTACHED AS EXHIBIT A; TO ESTABLISH AN EFFECTIVE DATE; TO REPEAL AND REPLACE PRIOR CONFLICTING RESOLUTIONS; TO PROVIDE FOR SEVERABILITY; AND FOR OTHER PURPOSES.

WHERAS, O.C.G.A. § 36-70-3 empowers municipalities and counties to develop jointly a comprehensive plan as defined in O.C.G.A. § 36-70-2 and to jointly engage in various other activities to serve the purposes expressed and contemplated by the General Assembly consistent with O.C.G.A. § 36-70-1;

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

WHEREAS, pursuant to O.C.G.A. § 50-8-1 et seq. the Georgia Department of Community Affairs is empowered to establish minimum standards and procedures for such comprehensive planning and adoption of such comprehensive plans and to supervise the development and implementation of such comprehensive plans;

WHEREAS, the Georgia Department of Community Affairs has promulgated a set of minimum standards and procedures to provide a framework for the development, management, and implementation of such comprehensive plans, found in Title 110 at Chapter 110-12-1.01 et seq. in the Rules and Regulations of the State of Georgia;

WHEREAS, Paulding County along with the cities of Braswell, Dallas, and Hiram have jointly participated in preparing the joint comprehensive plan attached hereto as Exhibit A (the "Joint Comprehensive Plan");

WHEREAS, all public hearings required by law in connection with the development of the Joint Comprehensive Plan were conducted with the second and final public hearing on the draft plan having been held on Tuesday, March 28, 2017 at 10:00 am at the Paulding County Board Room, 240 Constitution Boulevard, Dallas, GA 30132;

WHEREAS, in accordance with applicable law the Joint Comprehensive Plan was submitted to the required governmental authorities for review and consideration, including the Georgia Department of Community Affairs;

WHEREAS, in accordance with all procedures and applicable rules, the Georgia Department of Community Affairs has approved the Joint Comprehensive Plan attached

as Exhibit A as being compliant with Georgia's Minimum Planning Standards and Procedures (effective March 1, 2014) for such comprehensive plans;

WHEREAS, the Joint Comprehensive Plan for Paulding County and the Cities of Hiram, Braswell, and Dallas 2017-2027 attached as Exhibit A is now complete and ready for adoption by the associated local governments;

BE IT RESOLVED by the Governing Authority of the City of Hiram, Georgia:

SECTION 1. That the Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas, and Hiram 2017-2027 attached to this Resolution as Exhibit A is hereby adopted and incorporated in full into this Resolution.

SECTION 2. This Resolution shall become effective immediately upon its adoption by the Governing Authority.

SECTION 3. All Resolutions, or parts thereof, in conflict with this Resolution are hereby repealed.

SECTION 4. If any section, clause, sentence, or phrase of this Resolution is held to be invalid or unconstitutional by any Court of competent jurisdiction then said holdings shall in no way affect the validity of the remaining portions of this Resolution.

SO RESOLVED THIS 20th day of June, 2017.

Teresa Philyaw
Mayor Teresa Philyaw

Kathy Carter
Mayor Pro Tem Kathy Carter, Post 5

Frank Moran
Councilperson Frank Moran, Post 1

Absent
Councilperson Kathy Bookout, Post 2

Jeff B. Cole
Councilperson Jeff B. Cole, Post 3

Derrick Battle
Councilperson Derrick Battle, Post 4

Attest: Melissa Chosewood
Melissa Chosewood, City Clerk

CITY OF HIRAM SEAL EST. 1891 GEORGIA

A RESOLUTION
TO ADOPT THE

Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas, and Hiram, 2017-2027

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

Whereas, the **Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas, and Hiram, 2017-2027** is now complete; and

Whereas, such **Joint Comprehensive Plan** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective March 1, 2014); and

Whereas, the second and final public hearing on the draft plan was held on Tuesday, March 28, 2017 at 10:00 am at the Paulding County Board Room, 240 Constitution Boulevard, Dallas, GA 30132;

Now Therefore Be It Resolved, that the Mayor and City Council of Braswell, Georgia hereby officially adopts the **Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas, and Hiram, 2017-2027.**

Resolved, this 8 th day of June, 2017.

BY: Richard Fennell

Richard Fennell,
Mayor, City of Braswell

ATTEST: Helen Waters

Helen Waters, City Clerk
City of Braswell

RESOLUTION 17-18

A RESOLUTION OF PAULDING COUNTY, GEORGIA TO ADOPT THE JOINT COMPREHENSIVE PLAN FOR PAULDING COUNTY AND THE CITIES OF BRASWELL, DALLAS AND HIRAM, 2017-2027

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

Whereas, the **Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas, and Hiram, 2017-2027** is now complete; and

Whereas, such **Joint Comprehensive Plan** is approved by the Georgia Department of Community Affairs as meeting Georgia's Minimum Planning Standards and Procedures (effective March 1, 2014); and

Whereas, the second and final public hearing on the draft plan was held on Tuesday, March 28, 2017 at 10:00 am at the Paulding County Board Room, 240 Constitution Boulevard, Dallas, GA 30132;

Now Therefore Be It Resolved, that the Board of Commissioners of Paulding County hereby officially adopts the **Joint Comprehensive Plan for Paulding County and the Cities of Braswell, Dallas, and Hiram, 2017-2027.**

So Resolved, this 27th day of June, 2017.

VOTE ON RESOLUTION

	Yes	No	Abstain/Absent
Chairman David L. Carmichael	✓		
Post 1 Ron Davis	✓		
Post 2 Todd Pownall	✓		
Post 3 Vernon Collett	✓		
Post 4 Tony Crowe	✓		

ATTEST:

Rebecca Meredith

Clerk, Paulding County Board of Commissioners