

Southeast Carroll County Quality Growth Resource Team Final Report Workshop

Monday, March 13, 2006

Carroll County Board of Commissioners Chambers

Summary

On Monday, March 13, 2006, Department of Community Affairs Office of Planning and Quality Growth staff members Jim Frederick, Renetta Hobson, and Julie Brown conducted the Southeast Carroll County Quality Growth Resource Team Final Report Workshop with members of the Carroll County Government staff and elected officials. Those in attendance from the Carroll County Government staff and Board of Commissioners included:

District 2 Commissioner J. Rusty Dean
District 4 Commissioner Jimmy K. Godbee
District 5 Commissioner Randy C. Simpkins
District 6 Commissioner Herman K. Ayers
Susan A. Mabry, County Clerk/Information Officer
Lee Gorman, Community Development Director
Gary Thomas, Fire Chief
Amy Goolsby, Planner
Chris Cole, Planner
Pete Debick, GIS Manager
Artagus Newell, Zoning Administrator
Brian Kent, County Engineer

The group was facilitated through process of narrowing all 114 recommendations down to 10 top priority recommendations to be implemented immediately. The following table lists those recommendations in descending order of votes along with an implementation strategy for each.

Recommendation Number from Final Report/ Number of Votes Received	Recommendation	When should it be implemented?	What technical resources are needed to implement the recommendation?	How should it be funded?	Who will be responsible for implementation?	What is the first step that should be taken?
Report #10 Votes Received - 13	Expand staff to include a county administrator/manager in order to implement effective developmental processes.	Immediately.	Purchase a tool to identify fiscal impact (i.e., Webfit from GA Tech).	A) Grants identified by Chattahoochee Flint Regional Development Center. B) Temple Inland funds (\$23k) for professional consulting. C) SPLOST (previous) D) General Fund (taxpayer revenue).	A) Carroll County Board of Commissioners (BOC). B) Carroll County Government Staff.	Conduct a meeting between BOC and Carroll County Government Staff to identify needs and gather data.
Report #91 Votes Received - 9	Evaluate the need for centralized waste water treatment system dependent upon identified development densities. Identified water supply sources as defined by density requirements. Water infrastructure plans should reflect goals of eliminating or limiting inter-basin transfers. Consider the development of a comprehensive watershed management plan for the area.	Immediately.	Hire a consulting firm to conduct a study.	Carroll County Water Authority Funds	Carroll County Water Authority	Preliminary work has been conducted regarding this subject. BOC, Carroll County Government Staff, Carroll County Water Authority, and elected officials from each Carroll County municipality should meet to develop strategy for moving forward and look at intergovernmental agreements.
Report #16 Votes Received - 8	Conduct county-wide study to identify funding mechanisms for infrastructure (i.e. impact fees, SPLOST, etc).	Immediately.	A) Purchase a tool to identify fiscal impact (i.e., Webfit from GA Tech). B) West Georgia College instructors for planning.	A) Impact Fees B) SPLOST C) Grants identified by Chattahoochee Flint Regional Development Center.	Carroll County Board of Commissioners (BOC).	Conduct a meeting between BOC, Carroll County Government Staff, and consultants to identify needs and gather data.
Report #32 Votes Received - 8	Consider upgrading of unpaved roads and non-DOT standard roads in vicinity of anticipated development nodes and potential eco-tourism and historic sites.	NOTE – Attendees determined that the Quality Growth Resource Team Report and development of an area plan should guide the implementation of this recommendation. A strategy for publicizing the Quality Growth Resource Team report and developing an area plan follow below.				

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Report #46 Votes Received - 8	Develop guidelines stating that the only development allowed in this area be Low impact development with less impervious surfaces and reduced grading.	NOTE – Attendees determined that the Quality Growth Resource Team Report and development of an area plan should guide the implementation of this recommendation. A strategy for publicizing the Quality Growth Resource Team report and developing an area plan follow below.				
N/A	Publicize Quality Growth Resource Team report.	Immediately.	A) Utilize capabilities of Web staff to post report. B) Utilize media for publicizing availability of report.	No cost.	A) Carroll County Government Staff. B) Local Media.	Post link to report on Carroll County Government website.
N/A	Develop a detailed Area Plan for Southeast Carroll County.	Immediately.	A) Hire a consulting firm to work with a local stakeholder steering committee. B) Chattahoochee Flint Regional Development Center.	A) Grants identified by Chattahoochee Flint Regional Development Center. B) Temple Inland funds (\$23k) for professional consulting. C) SPLOST (previous) D) General Fund (taxpayer revenue).	Carroll County Board of Commissioners (BOC).	Develop a local stakeholders steering committee.
Report #52 Votes Received - 7	Review and revise (as needed) the current watershed ordinance.	Immediately considering current development proposals.	A) Consultants B) Scientists/Engineers C) Peer-to-peer interaction with other communities		Carroll County Board of Commissioners (BOC).	Conduct a meeting between BOC and Carroll County Government Staff to identify needs and gather data.

Upon completion of the implementation discussion, the group agreed to convene a planning meeting of the Board of Commissioners and staff, plus outside experts if needed, to make decision on how to proceed with all “immediate” items identified above, particularly the Area Plan, plus water/sewer study and infrastructure study.