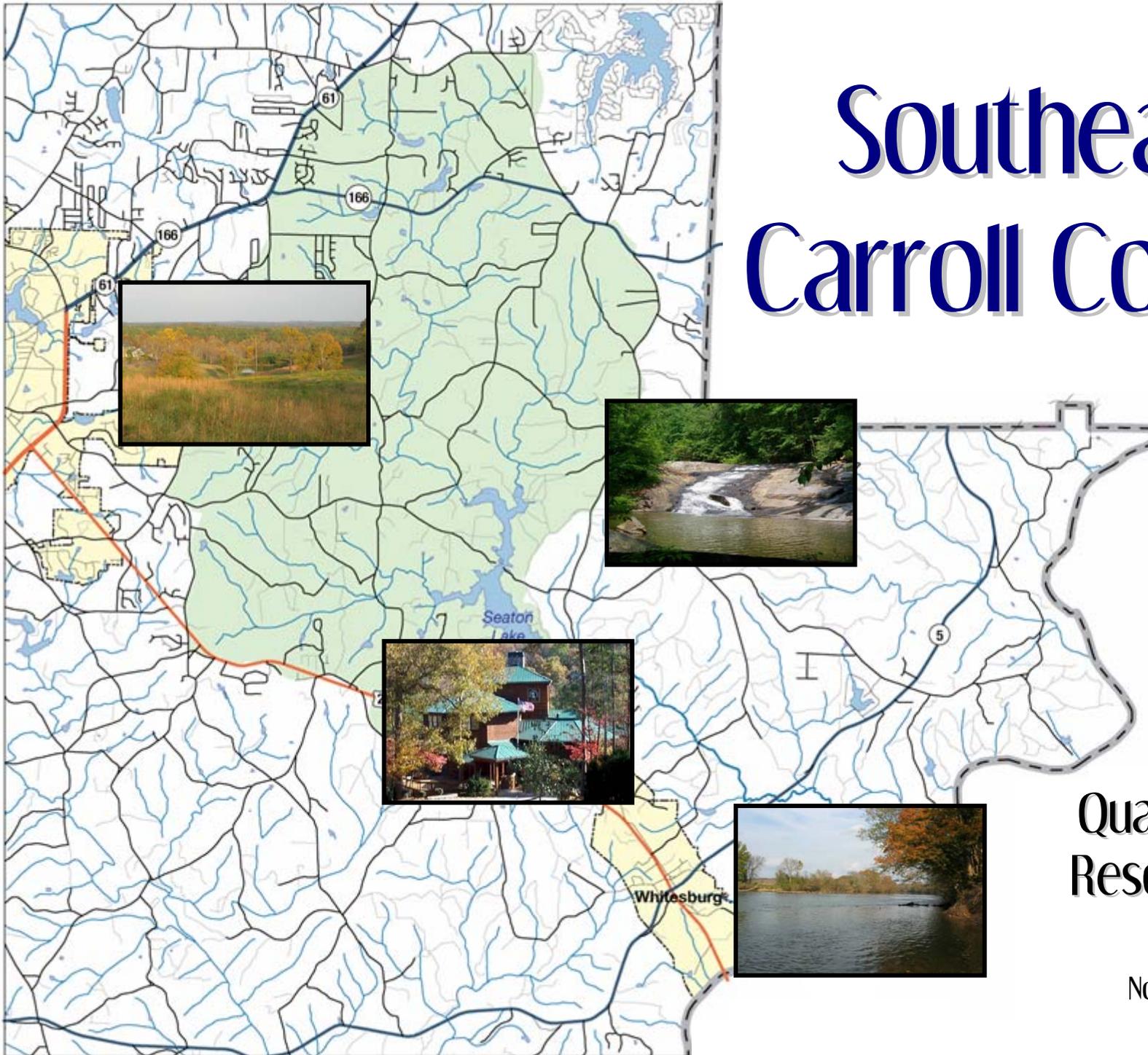


Southeast Carroll County



Quality Growth Resource Team Report

November, 2005

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The Quality Growth Resource Team for Southeast Carroll County was brought together in November 2005 through collaboration with Carroll County, the Georgia Department of Community Affairs (DCA) and its quality growth partners including government agencies, universities, non-profits and business groups working to provide technical assistance on “smart growth” issues to Georgia communities. The resource team focused their study on the southeastern part of the county, which is the potential location of a large scale development proposal.

The multidisciplinary team was made up of specialists in city planning, real estate development, urban design, historic preservation, architecture, resource conservation and housing. Team members were chosen with the area’s particular concerns in mind, initially defined in a meeting with the local officials held weeks in advance of the actual team visit.

The team spent approximately a week in the project area. The visit began with a facilitated meeting involving a broad cross section of community representatives, designed to give the team members a deeper understanding of development issues and needs of the project area. During the week, the team toured the project area by bus, visited area buildings, spoke with local officials, reviewed local ordinances, conducted field surveys, prepared schematic design solutions and formulated policy recommendations. The visit culminated with a review of the team’s recommendations for the local officials on Friday, November 11th. The team’s recommendations were then passed to DCA staff for formatting into this final report.

This document is formatted as follows:

- Chapter 1 provides information about the Southeast Carroll County Quality Growth Resource Team visit and quality growth.
- Chapter 2 provides an Overall Development Concept for the Southeast Carroll County region and recommendations for the area as they relate to all of the traditional elements of quality growth including, but not limited to, proposed character areas, areas requiring special attention, economic development, housing, natural and cultural resources, and land use.
- Chapter 3 provides illustrations to visually represent some of the recommendations.
- Appendix provides detailed information about funding sources, greater detail about the economic views of the team, and the results from the Stakeholders Meeting conducted on Monday night of the visit.

The team would like to thank the county staff, elected officials, and citizens for making us feel so welcome in the area. The ideas and solutions proposed here is only a beginning – intended to stimulate interest in Southeast Carroll County so that residents may enjoy living in a vibrant and beautiful area.

Meet the Quality Growth Resource Team

Alexandra Adams

Upper Chattahoochee Riverkeeper

Katie Hoover Alvarado

University of Georgia
Marine Extension Service

Leigh Askew

University of Georgia
Fanning Institute

Peter Bilson

Bilson and Associates, P.C.

Danny Bivins

University of Georgia
Fanning Institute

Robert A. Bocaro

MACTEC Engineering &
Consulting, Inc.

Mary Jo Bragan

USEnvironmental Protection Agency
Planning & Analysis Branch -
Region 4

Julie Brown

Georgia Department of
Community Affairs
Planning and Quality Growth

Joe Burgess

Georgia Forestry Commission

Jan Coyne

University of Georgia
Fanning Institute

Jason Daigler

Georgia Department of
Community Affairs
Information Systems

Steve Dempsey

University of Georgia
Office of the Vice President for
Public Service and Outreach

Stuart Dorfman

Georgia Department of
Community Affairs
Planning and Quality Growth

Todd Edwards

Association County
Commissioners of Georgia
Natural Resources & the
Environment

Sherry Evans

City of Vienna

Carmine Fischetti

Georgia Department of
Community Affairs
Downtown Development

Jim Frederick

Georgia Department of
Community Affairs
Planning and Quality Growth

Bryan Hager

Carroll County Farm and Rural
Land Preservation Partnership

Cindy L. Haygood

Rolling Hills RC&D Council, Inc.

Renetta Hobson

Georgia Department of
Community Affairs
Planning and Quality Growth

Suzanne Johnson

MACTEC Engineering &
Consulting, Inc.

Deborah King

Deblar & Associates, Inc.

Lawrence P King

Deblar & Associates, Inc.

Liz Kramer

University of Georgia
College of Environment and
Design

James S. Kutzman

MACTEC Engineering &
Consulting, Inc.

Greg Laudeman

Georgia Institute of Technology
Economic Development Institute

Carlianne Patrick

Carroll Tomorrow/Carroll County
Chamber of Commerce
Research and Planning

Stacy Patton

Chattahoochee Hill Country
Conservancy

Dee Dee Quinnelly

Georgia Department of
Community Affairs
Planning and Quality Growth

Greg Ramsey

Village Habitat Design, LLC

Dan Reuter

Atlanta Regional Commission
Land Use Planning

William Rutherford

Georgia Department of
Community Affairs
Information Systems

Tom Sills

Chattahoochee-Flint RDC

Corinne B. Thornton

Georgia Department of
Community Affairs
Regional Services

Adriane Wood

Georgia Department of
Community Affairs
Planning and Quality Growth

Robert Young

Temple-Inland Land & Timber

What is Quality Growth?

In many ways quality growth means returning to the way we used to build our communities and neighborhoods: places where people could walk to school or the corner drugstore, pursue recreational activities at a nearby park, or just sit on the front porch and get to know their neighbors. The following principles, adopted by DCA, embody the ideals that quality growth practices are intended to promote.

Quality Community Objectives

- (a) Regional Identity Objective:** Regions should promote and preserve an “identity,” defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.
- (b) Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.
- (c) Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.
- (d) Educational Opportunities Objective:** Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.
- (e) Employment Options Objective:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.
- (f) Heritage Preservation Objective:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community’s character.
- (g) Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.
- (h) Environmental Protection Objective:** Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

(i) Regional Cooperation Objective: Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources.

(j) Transportation Alternatives Objective: Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

(k) Regional Solutions Objective: Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

(l) Housing Opportunities Objective: Quality housing and a range of housing size, cost, and density should be provided in each community, to make it possible for all who work in the community to also live in the community.

(m) Traditional Neighborhood Objective: Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

(n) Infill Development Objective: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

(o) Sense of Place Objective: Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Does Quality Growth Matter?

Quality growth can yield a number of benefits for your community:

- Residents will enjoy an improved quality of life, more affordable housing, cleaner water and air, more walkable neighborhoods, and reduced commuting times.
- Developers will experience reduced infrastructure and land costs and more predictability in the development approval process.
- Your local government will benefit from reduced service delivery costs, increased tax revenues, and enhanced economic development potential.

Cost Savings

Studies show that sprawling development costs government in terms of provision of public services like water and sewer, emergency services and transportation. Research by the Real Estate Research Corp. shows that compact growth can be as much as 70 percent cheaper for governments than in areas with more dispersed growth patterns. Comparing the costs for governments in 10 counties, the University of Kentucky found that police, fire, and school services cost less in those counties where growth was concentrated and highest in those with scattered growth. In South Carolina, a study concluded that planned development could save 12 percent in infrastructure costs that would be spent providing the same infrastructure under sprawling growth projections. The development community saves costs as well through reduced per-unit costs for power and telephone lines, small streets, and more efficient service delivery.

Protecting the Environment

Implementing quality growth principles like compact development, greenspace protection, better street connectivity, and greater opportunities for using alternative transportation lead to less urban runoff into streams to pollute our waters and less traffic exhaust to pollute our air. A 2000 study by the Natural Resources Defense Council (NRDC) and the Environmental Protection Agency (EPA) of three California neighborhoods suggested that the environmental benefits of quality growth are real and can be measured. A more recent study by NRDC and EPA in Nashville corroborates this study and further suggests that the combination of better transportation accessibility and a modest increase in land-use density can produce measurable benefits even in automobile-oriented suburban communities. These studies are the first to evaluate actual neighborhoods rather than conceptual models. In the Nashville study, a more densely populated neighborhood closer to downtown Nashville out performed a suburban, lower density neighborhood in terms of land consumption, water consumption, air pollutant emissions, greenhouse gas emissions, and storm water runoff.

Economic Development

The quality of life offered by quality growth development is important to residents, and contributes to economic development. Corporations are more mobile than ever, and quality of life is a big location factor for business. A case in point is Hewlett Packard's decision not to construct a second office tower in the Atlanta region because of its traffic congestion and air quality. Research also shows that perceived decline in quality of life leads to lower retention of skilled workers. Recent surveys in Austin, Texas show that the more educated residents are, the more likely they are to perceive decline, and skilled residents who do perceive decline are more likely to leave the area.

Public Health Benefits

Quality growth is an emerging issue in the public health field where significant research is starting to focus on the relationship between sprawl and obesity related diseases like diabetes and heart problems. Such research is underway now at the Centers for Disease Control and at Boston University's School of Public Health and is expected to demonstrate that better development patterns improve health on community residents. Active Living by Design, a joint program of the University of North Carolina at Chapel Hill and the Robert Wood Johnson Foundation is devoted to issues of public health and the built environment, financing both research on the issue, and actual projects testing the impact of community design that fosters daily activity.

Why Have a Quality Growth Resource Team?

A Quality Growth Resource Team Visit is an important first step toward achieving more desirable development patterns in your community. If your community is showing signs of unplanned development, a Quality Growth Resource Team can help determine why, and what factors are under your control to change. Planning commissions, other local officials, community leaders, citizens, civic organizations, and the media can use the results of this report to guide planning and decision-making that will promote more quality growth in the community.

What Resources Are Available to Implement Quality Growth Resource Team Recommendations?

Quality Growth Funding Sources

A variety of funding sources are available to assist with the implementation of quality growth best practices on the Georgia Quality Growth Partnership (GQGP) website. The link below will take you directly to the GQGP website Financial Sources Directory.

<http://www.dca.state.ga.us/toolkit/FinancialSources.asp>

Quality Growth Technical Assistance and Training Opportunities

A variety of resources are available to assist with the implementation of quality growth best practices on the Georgia Quality Growth Partnership (GQGP) website. The links below will take you directly to the GQGP website Technical Assistance Directory and Training Opportunities page.

- Technical Assistance - <http://www.dca.state.ga.us/toolkit/directory.asp>
- Training Opportunities - <http://www.dca.state.ga.us/toolkit/training.asp>

Quality Growth Toolkit

The Quality Growth Toolkit provides advice to local governments on tools that may be used to put quality growth principles into practice at the local level. The link below will take you directly to the Georgia Quality Growth Partnership (GQGP) website Toolkit page.

<http://www.dca.state.ga.us/toolkit/toolkit.asp>

Other Resources

- Georgia's Urban Redevelopment Law
http://www.legis.state.ga.us/cgi-bin/gl_codes_detail.pl?code=36-61-1
- Georgia's Housing Source
http://www.dca.state.ga.us/housing/HOUSING_at_DCA.pdf

Overall Development Concept

The southeast Carroll area from SR 16 east to Douglas County is bisected by the Snake Creek Small Water Supply Watershed. In addition, a number of existing areas and communities can become distinct Character Areas per the DCA definition. All areas should consider density, uses, building design, building scale, and ensure development that protects the ecology of the area. The Quality Growth Resource Team identified six separate Character Areas, which are summarized below and mapped in **Map 1 - Overall Development Concept**:

Conservation Areas – Sensitive area not suitable for large scale development.

- **Chattahoochee Corridor** – Important Features: Land between Highway SR 5 and the Chattahoochee River and Historic Creek Indian area. This area should receive a high degree of protection to preserve cultural resources, protect the river and provide opportunities for tourism. Important aspects include scenic views and character, archeological, scenic byway and multi-use paths. This area is a watershed for the Chattahoochee River and downstream users.

Development to Encourage

- Development in this area should be very low density or conservation subdivisions. Minimum land disturbance should occur. Encourage clustering without increasing existing density.
- Preserve pastoral lands, cultural resources and public parks with access to river.
- The Metropolitan River Protection Act (MRPA) standards should be considered for the Chattahoochee River Area.
- Limited commercial related to tourism and agricultural needs meeting specific performance standards. Building design and scale should be determined for the area.

- **Snake Creek Water Supply Watershed Area** – Important Features: Land impacted as part of the Snake Creek Small Water Supply watershed and rural protection area. Development in this area should be low density/rural in character or density transferred to the Wolf Creek Development Area. Drinking water source for Carroll County. Substantial wildlife and rural character exists.

Development to Encourage

- Special district requirements should apply to all property owners in the Water Supply watershed
- Review and revise (as needed) the current watershed ordinance.
- Many conservation choices exist to protect watershed including the use of conservation easements for permanent protection of the land.
- Consider shifting density from the watershed area to development areas. Conservation easements can also be used to permit higher density development in the Wolf Creek Development area.
- Water supply protection is key through rural or very low density residential development.
- Limit public investments to control new development
- Cluster development (i.e. infrastructure) in a few nodes separated from streams
- Smaller pastoral roads should be built versus major road construction
- Riparian buffers should be utilized to protect water quality
- Best practices, less impervious surfaces and engineering for low impact development and water quality

- Agricultural and forested lands protection
- Limited mixed use development with the intention of protecting water quality (no gas stations or dry cleaners)
- **Snake Creek Gorge – Important Features:** Land south of Seaton Reservoir and within the Snake Creek Watershed (width to be determined by County) and the Historic Banning Mill Area. Development in this area should be very limited, protected from development or purchased by government. Banning Historic Area. Activities including tourism and recreation. Lodge and mill feeds off recreation in gorge. Snake Creek is unique and should be protected. Flora and fauna are unique. Natural areas and topography are important.

Development to Encourage

- Development should respect natural character of area. Nature trails, narrow roads should be encouraged. Unpaved roads could be permitted.
- Drop-off points, signage/markers should be provided.
- Tourism related activity center with mill, eco/whitewater tours, and equestrian.
- Low impact development with less impervious surfaces and reduced grading.

Existing and Proposed Mixed-Use Centers at Crossroads

Development to Encourage

- Triangle Commercial Node – SR 166 and SR 61 (gateway)
- Neighborhood Center at proposed Wolf Creek Pkwy. at Jones Mill Road
- Neighborhood Center at proposed Wolf Creek Pkwy at Horsley Mill Road
- Neighborhood Center at proposed Wolf Creek Pkwy. At SR 166 (gateway)
- Neighborhood Center at SR 5 and Wolf Creek Pkwy. (gateway)

Each neighborhood center should exhibit the following characteristics:

- Quality design to control look of structures
- Enact greater sign regulations
- Screened or Rear Parking
- Minimal setbacks
- Clear road hierarchy
- Landscaping and streetscaping
- Pedestrian scale development and retrofit where necessary
- Develop clear boundaries of the commercial areas
- Mixed use development with higher density housing including town homes, condos above retail and some apartments
- Special interest to locations that are listed as gateways

Existing or Proposed Town Centers

- **Whitesburg Historic Town Center** – Important Features: Historic churches and houses, brick buildings that can be salvaged for redevelopment. Historic City Hall and school should be preserved. New library should be focal point and model for new development. New bank and round-a-bout. Some impoverished households and substantial opportunity for redevelopment. Citizens feel that they have a community and sense of place.

Development to Encourage

- Tourism and adventure tourism (shops, B & B, antiques, shops, and racetrack) could be an option.
 - New pedestrian infrastructure and streetscape.
 - Build on what is already there to become a new town center.
 - Parallel roadway could be built for new development. Truck traffic is problem.
 - Sewer could be the key to new infill and redevelopment.
 - Appropriate infill development as determined by the community.
 - Diverse housing types and costs should be encouraged for seniors, etc.
 - Adult education and training could be provided.
 - Main Street model for redevelopment could be beneficial.
- **Wolf Creek Development Area and Town Center** – Important Features: Not impacted by Water Supply watershed considerations. Opportunity for smart growth and high quality development. TMDL stream must be considered. Potential increased tax base from new development. One large land owner. Tree canopy can be preserved for scenic views where appropriate.

Development to Encourage –

- Attractive Nodes/Town Center – New town
- Live, work, play – self contained development with jobs and services
- Unique feeling with sense of place
- Mixed housing types and costs
- New Urbanism type of design with pedestrian scale
- Campus enclave between nodes with limited impacts on tree buffers, parkway, sign controls, few access points
- Protect stream corridors
- Environmentally appropriate development with connected greenspace
- Underground utilities
- High quality architecture
- Develop research and development area with focus on green buildings
- New parks and community school

Existing Residential/Rural Areas

- **Cross Plains Rd. Historic School and Equestrian Area** – Important Features: Old school is very special. Cross Plains church and historic graveyard. Equestrian area with stable. Pasture lands and farms. Hardwoods.

Development to Encourage

- Viewshed for Carrollton should be protected.
 - Farmettes or ranchettes
 - Equestrian subdivisions with horse lanes and trails
 - Curb cut limitations
 - Addressing community standards including illegal dumping
 - The school should be preserved
 - Conservation easements should be encouraged
 - Redevelopment of Chimney Rest
- **Old Newnan Road and Oak Mountain to Triangle**
 - Preserve important features of the community but enact standards to meet county goals and standards
 - Existing development pressures should be managed through coordinated development standards with Carrollton
 - Where sewer is available permit higher density development
 - Walkable areas where possible

Existing Communities

- Hulett Rural Village/Hamlet
- Clem Rural Village/Hamlet

Development to Encourage

Preserve what is already in place and historic structures. Let communities determine their own character. Develop signage and markers to identify community. Cemetery preservation should be conducted.

Gateways and Corridors

- SR 16 north of Clem gateway commercial area
- SR 16 Scenic Corridor – south Clem
- SR 5 Scenic Corridor – south of proposed Wolf Creek Pkwy.

Development to Encourage

Expand corridor ordinances to include the above. Retain existing vegetation and tree buffers along right of way to ensure scenic quality and views.

Recommendations

Character Area		Quality Growth Principle	Recommendation	Benefits	Additional Information
1	All Areas	Appropriate Economic Development	Invest in human capital with re-training and skills building services.	The quality of the workforce will increase and provide incentives for new business ventures to be attracted to Carroll County. Overall improvement in quality of life will occur, sustaining local culture, and protecting natural resources for future generations. Education in skills essential to the requirements of principal industrial sectors will be available locally.	The economic health of southeast Carroll County is dependent on the availability of employment and entrepreneurial opportunities for those whom work has disappeared and for those with wide range of employment options based on their education and imaginative interests in new business creation. One of the engines for this new economy will consist of retraining and skills building workforce development services being created for the under employable. The establishment of visionary collaborative business development partnerships between institutions of higher education, political leadership, and the business community will generate employment not currently represented in the economy and income streams that will have a multiplying effect generated by the enjoyment of natural resources and the purchases of goods.
2	All Areas	Appropriate Economic Development	Engage in collaborative development efforts focused around "green and smart" buildings (particularly R&D and education), micro and adaptive agriculture, and adventure sports and eco-tourism.	These focal areas are complementary and synergistic, provide clear differentiation and strong market position (particularly for tapping the metro Atlanta market), and fully leverage the wide range of natural, individual, and organizational assets.	Recommendations for this strategy can be divided into talent, infrastructure, and support services. <ul style="list-style-type: none"> ● See Appendix for additional recommendations.

Character Area		Quality Growth Principle	Recommendation	Benefits	Additional Information
3	All Areas	Appropriate Economic Development	<p>Develop a mechanism (authority, cooperative, etc.) for investing in telecommunications and information infrastructure specific to the needs of the three strategic "pillars":</p> <ul style="list-style-type: none"> o green & smart buildings; o micro & adaptive agriculture; o adventure sports/eco-tourism. <p>Specifically: lay conduit throughout the southeast Carroll County area, identify and allocate sites for wireless facilities, create a hardware/software purchase program, and invest in online services/systems for each area. Examples of online services/systems include a green & smart building knowledge base and e-learning system, a micro/adaptive produce subscription service and resource (equipment, processing/storage, labor) exchange, and a guide and reservation system for outdoor recreation opportunities.</p>	Information infrastructure is vital to efficient use of resources and effective marketing in today's economy. The recommended mechanism will be able to efficiently plan and deploy the infrastructure, minimizing deployment costs and maximizing the benefits of utilization.	Numerous stakeholders in the area have a vital interest in abundant information infrastructure. Indeed, this infrastructure is fundamentally necessary to the success of residential real estate development, agricultural production, and tourism marketing. Adequate and appropriate infrastructure will be nearly impossible for any one of these stakeholder groups to develop on their own, it will be necessary for them to have a collaborative mechanism to lead this effort. Finally, it is necessary and totally reasonable for this mechanism to be self-supporting, and could even be viable as a for-profit entity.
4	All Areas	Appropriate Economic Development	Create "green & smart" building technology research and development and education programs.	Green and smart building technologies are high-value, knowledge-intensive, and growing economic areas. These programs will attract talent, capital investment, and high-wage jobs, and promote lifelong learning/skill development for area residents.	Leverage the Wolf Creek development and Temple-Inland's position in the construction materials industry, and the area's proximity to the Atlanta knowledge base, to recruit world-class and entrepreneurial talent in this area. Make Wolf Creek a "laboratory" for the applying green and smart technologies. This will also address many of the concerns local citizens have with the Wolf Creek development.

Character Area		Quality Growth Principle	Recommendation	Benefits	Additional Information
5	All Areas	Appropriate Economic Development	<p>Institute a series of programs to attract and develop talent in the three strategic focal areas:</p> <ul style="list-style-type: none"> o green & smart buildings; o micro & adaptive agriculture; o adventure sports/eco-tourism. <p>Specifically, host conferences, workshops, demonstration projects, and training programs. Identify world-class talent/leading experts and successful entrepreneurs in each area. Engage them in developing, delivering, and attending these programs.</p>	<p>These programs will establish the basis for entrepreneurial investment in the area, leading to multiple and diverse small-scale job creation. They will also boost the skills and talents of area workforce in these areas. Last, but not least, the programs will establish the area's market position (particularly in terms of awareness, specifically for consumers in the Atlanta regional market) as THE place where green/smart, micro/adaptive, and adventure/eco come together.</p>	<p>Over the last few decades, as a result of on-going globalization, talent has become the more critical asset--indeed the very foundation of--economic competitiveness. It is now imperative that communities (and regions) actively develop their talent pool, which requires investment. The risk inherent in any such investment can be reduced through strategic focus and linkage to market opportunities. Southeast Carroll County has the linkage due to its geographic location between Atlanta and several dynamic smaller cities (Carrollton, Douglasville, Newnan, etc.). The complementary focuses green/smart, micro/adaptive, and adventure/eco provide the strategic foundation for investing effectively in these talent recruitment and development programs.</p>
6	All Areas	Appropriate Economic Development	<p>Foster the development of micro and adaptive agriculture through talent and infrastructure development, and by establishing support services. Specifically, establish programs to assist small farmers in producing and selling their goods. There is already a solid foundation for such programs in the area (e.g., the Carroll County Farmland and Rural Preservation Partnership, Farmers' Fresh Food Network, etc...); build on this base. Provide for equipment, purchasing, and storage and processing capacity sharing via a cooperative, business incubator, or similar mechanism. Also, promote collaborative marketing efforts and direct connection to the specific demands of local and regional consumers.</p>	<p>Boosting micro and adaptive agriculture, and making such enterprises more profitable, provides economic means (rather than governmental/regulatory) to preserve farmland. It also taps high-value consumer demand and effectively substitutes local farm products for imported products, keeping capital local, generating jobs, and capturing economic multiplier effects of non-basic ("groceries") industry.</p>	<p>The presence of micro and adaptive agriculture enhances the value of residential real estate by preserving the rural character--which many consumer's value--and providing locally grown, high quality food products. This type of agriculture also allows for agritourism, directly linking it to efforts to develop tourism as a basic industry for the area.</p>

Character Area		Quality Growth Principle	Recommendation	Benefits	Additional Information
7	All Areas	Appropriate Economic Development	Promote ecotourism activities by protecting and enhancing natural and cultural resources in the area.	Tourism is about to become the largest industrial sector in Georgia and ecotourism is the fastest growing component of the tourism industry. Tourism activities provide income to the community and a variety of job and business development activities. Ecotourism also helps to attract the "creative class" of young knowledge workers. The large undisturbed areas and unique features in close proximity to Atlanta provide an opportunity to develop resort, outfitter, equipment sales, and restaurant and lodging services.	The area is rich in natural and cultural resources, including: Highway 5 scenic corridor, McIntosh county park, Chattahoochee Bend state park, the Snake Creek gorge, native American sites, and the 19th century mills along Snake Creek. These areas provide opportunities for hiking, fishing, whitewater and flat water rafting, birding, mountain bike and horseback riding, and road touring. In addition, there is the potential to preserve large blocks of land for wildlife viewing, hunting, and overnight use. Specific activities include: scheduling releases from Lake Seaton to provide whitewater opportunities, preserving a large corridor along the Snake Creek gorge, providing an extensive trail network throughout the area, interpretive center in Whitesburg, educational markers and visitation stations along area roads, and viewshed stops along the roads
8	All Areas	Appropriate Economic Development	Maintain jobs-housing balance.	The county currently has an appropriate balance of jobs and workers. Approximately 38% of workers commute out of county for work and a similar number commute in. This balance should be maintained in order to reduce demand on transportation facilities and improvements.	County should monitor the rate of housing construction and jobs development on an annual basis and promote preservation or increase in the percentage of residents working in the county.
9	All Areas	Compact Development	Create an inventory of vacant properties (suitable for infill development), properties owned by the county or other governmental agencies, and tax delinquent properties.	Identifies prime redevelopment opportunities in neighborhood: vacant parcels for new infill construction, publicly owned, or tax delinquent properties that could easily be obtained and rehabilitated or offered for private sector redevelopment.	An inventory of redevelopment opportunities/sites allows for easier marketing of these sites, providing immediate information to agencies. This will also enable the community to develop a concerted redevelopment effort to encourage use of existing parcels, whether grey or brown fields, rather than consuming green fields, which often requires construction of new infrastructure and expenditure of tax dollars to do so.
10	All Areas	Effective Development Process	Expand staff to include a county administrator/manager in order to implement effective developmental processes.	Plethora of knowledge available to assist county elected officials in making effective decisions.	Identify criteria for skill set necessary to augment present staff.

Character Area		Quality Growth Principle	Recommendation	Benefits	Additional Information
11	All Areas	Effective Development Process	Explore training opportunities for planners (i.e. AICP).	<ul style="list-style-type: none"> Remain knowledgeable and up to date on changing trends in the planning field. Utilize public resources available. 	<ul style="list-style-type: none"> Identify skill sets required by AICP. Determine cost for training and add to the budget. Explore training opportunities available through DCA, UGA, and others.
12	All Areas	Effective Development Process	Create a public participation plan as part of the zoning process. Utilize grass roots groups, churches, school personnel, housing authority, community websites, etc.	<ul style="list-style-type: none"> Sense of ownership and buy-in of the process. Continued stakeholder involvement. 	Meet with ministers, school principals and other key stakeholders who connect with the broader population.
13	All Areas	Effective Development Process	Build intra-governmental coordination and cooperation.	<ul style="list-style-type: none"> Combined water/sewer. Planning. Agreements/annexation. Centralized GIS System. Awareness and acceptance of stakeholders to potential bond/tax increase. Improved service delivery strategies county-wide (i.e. coordination of EMA services). 	<ul style="list-style-type: none"> Form ad-hoc committee comprised of county and town stakeholders to identify benefits of shared services. Research successful partnerships within the Georgia guidelines.
14	All Areas	Effective Development Process	Conduct audit of all development and zoning regulations (enforcement mechanisms, etc) and add the appropriate measures to ensure implementation of development strategy.	<ul style="list-style-type: none"> Development will occur in designated areas only and will therefore protect sensitive areas, maintain rural character, etc. Eliminate barriers to quality growth and quality development with consistent enforcement of revised development and zoning regulations. 	Identify local resources and utilize regional and state planning resources, i.e. Chattahoochee/Flint Regional Development Center (RDC), DCA, etc.
15	All Areas	Effective Development Process	Adopt and apply a procedure for evaluating cumulative impacts of development during site plan review and approval.	<ul style="list-style-type: none"> Better protection. Consistency in development process. 	Utilize a Developer Checklist for procedures.
16	All Areas	Effective Development Process	Conduct county-wide study to identify funding mechanisms for infrastructure (i.e. impact fees, SPLOST, etc).	<ul style="list-style-type: none"> Determine most feasible funding mechanism that will enable infrastructure to be provided in a cost effective manner that will also promote quality growth. Potential for innovation. 	<ul style="list-style-type: none"> Explore funding resources for the study. Study needs to clarify the differing impacts on existing and future homeowners.
17	All Areas	Effective Development Process	Consider zoning ordinances and subdivision regulations that will provide for Low Impact Development and quality growth best practices.	Will ensure more environmentally, socially and economically viable development. Promotes and provides more efficient application of quality growth principles.	For the entire Southeast Carroll County and more specific guidelines for the identified environmentally sensitive areas.

Character Area		Quality Growth Principle	Recommendation	Benefits	Additional Information
18	All Areas	Effective Development Process	Review regulations and their enforcement mechanisms to guide or limit the activities/phasing of existing and proposed developments, as well as redevelopment opportunities such as vacant properties (suitable for infill development), properties owned by the county or other governmental agencies, and tax delinquent properties.	Create development in areas that have been specifically identified. Protect sensitive areas, maintain rural character. Appropriate locations for infrastructure. Quality management of the development process.	
19	All Areas	Environmental Protection and Open Space	Focus on implementation plan of identified listed 303d streams.	Improved water quality.	<ul style="list-style-type: none"> ● Ongoing and in compliance with the established implementation plan for the pertinent stream segment. ● Funding for a possible cost share, or owner responsibility. ● Landowners to control non-point source. ● See Map 2
20	All Areas	Environmental Protection and Open Space	Assess need to develop policy for protection through zoning, application of conservation easements, and buffers on existing and proposed developments, as well as redevelopment opportunities such as vacant properties (suitable for infill development), properties owned by the county or other governmental agencies, and tax delinquent properties.	Conserving of land area for long term protection of existing natural resources.	<ul style="list-style-type: none"> ● Implementation to occur prior to 2007. ● Funding by tax overlay, development agreements, and/or impact fees. ● County government with recommendations through county Agricultural Advisory Board (as recommended by existing comp plan).
21	All Areas	Environmental Protection and Open Space	Conduct audit of the county's tree ordinance and their enforcement mechanisms.	Incentives for canopy cover conservation and canopy replacement.	<ul style="list-style-type: none"> ● Implement prior to 2007. ● Enforcement funded by impact fees. ● Implemented and enforced by county government.
22	All Areas	Environmental Protection and Open Space	Consider the implementation of an ordinance to limit mass grading.	Erosion and sedimentation control, conserved water quality, reduced storm water management, conserved ground water recharge.	<ul style="list-style-type: none"> ● Prior to 2007. ● Enforcement funded by impact fees. ● Implemented and enforced by county government.
23	All Areas	Environmental Protection and Open Space	Develop system of trails connecting neighborhood/town centers of Whitesburg, Clem, Hulett, Banning, Wolf Creek, and others.	<ul style="list-style-type: none"> ● Provides alternative connections between community areas. ● Public access to natural areas. 	
24	All Areas	Environmental Protection and Open Space	Explore opportunities with PATH Foundation to develop trails.	<ul style="list-style-type: none"> ● Experience with development of trails. ● Advice and assistance on funding opportunities for development. 	

Character Area		Quality Growth Principle	Recommendation	Benefits	Additional Information
25	All Areas	Housing Choices	Interface with state and local Home Builder Associations to utilize programs which enhance accessibility (EasyLiving Homes) and environmentally friendly building (Earth Craft House).	The EasyLiving Homes program, developed in part by the Home Builders Association of Georgia, increases usability and accessibility for residents and visitors. The Earth Craft House program, developed by the Greater Atlanta Home Builders Association in partnership with Southface provides standards for environmentally friendly buildings.	<ul style="list-style-type: none"> • www.hbag.org • www.atlantahomebuilders.com • www.southface.org
26	All Areas	Sense of Place	Maintain historic aspects and "sell" them through heritage tourism and eco-tourism.	<ul style="list-style-type: none"> • Economic development. • Education. 	Great Native American and 19th century industrial history still in evidence in area.
27	All Areas	Sense of Place	Develop signage, directional or informational, perhaps using a style of sign indicating the specific historic community center (Clem, Hulett, Banning, etc.).	<ul style="list-style-type: none"> • To define the particular areas. • Enhance sense of place. • Keep visitors from getting lost. 	
28	All Areas	Sense of Place	Create trailheads in structures adjacent to trails created, whether historic building or newly constructed.	<ul style="list-style-type: none"> • Historic structures exist at Banning Mill, brick building at Clem-Lowell at GA 16, in Whitesburg and this type of use will provide new life for these structures. • Provides access with amenities to natural areas currently not accessible to the public. 	Trailheads are eligible for TE funding, which would assist in redevelopment of historic site to be used as trailhead. This would create eco-tourism base as well as create jobs for managing, promoting and hosting the trail activities at the trailhead center.
29	All Areas	Sense of Place	Identify Century Farms (particularly Phillip's Farm) in Southeast Carroll and nominate to Century Farm program sponsored by Historic Preservation Division of DNR and the Georgia Farm Bureau	<ul style="list-style-type: none"> • Preservation of historic farmsteads and rural heritage. • Recognition. 	
30	All Areas	Transportation Alternatives	Plan for better connectivity within the county by exploring the opportunity for an appropriate Transit System.	<ul style="list-style-type: none"> • Connectivity. • Accessibility. • Safety. • Environmental. • Workforce. • Environmental. 	Explore potential for improving connectivity between Carrollton, Villa Rica, and Whitesburg in update of Carroll County Transportation Plan.
31	All Areas	Transportation Alternatives	Create context sensitive design standards.	Design fits character and scale of the community.	Consider alternatives for roads and parking, e.g. porous paving.

Character Area		Quality Growth Principle	Recommendation	Benefits	Additional Information
32	All Areas	Transportation Alternatives	Consider upgrading of unpaved roads and non-DOT standard roads in vicinity of anticipated development nodes and potential eco-tourism and historic sites.	<ul style="list-style-type: none"> ● Improve safety. ● Improved access. 	In Southeast Carroll County, there are many sections of road which are unpaved or not to non-DOT standards. The latter type roads are not maintained. In order to support eco-tourism and access to potential developments such as Wolf Creek, a certain amount of these roads will require upgrading.
33	All Areas	Walkability & Mixed Use	Add or improve sidewalks in new and existing residential and commercial areas.	<ul style="list-style-type: none"> ● Improves safety for pedestrians. ● Promotes alternative transportation. ● Connects neighborhoods. ● Creates increased access to retail establishments, encouraging movement between neighboring establishments, which would advance an initiative to “cluster” similar retail establishments for increased opportunity for shoppers. ● Makes commercial areas more attractive with sidewalks and the accompanying landscaping for more pleasurable walking. 	
34	Chattahoochee Corridor	Environmental Protection and Open Space	Protect Chattahoochee River by disallowing high density commercial/residential construction on river (limit commercial on river to support of eco-tourism).	Maintains natural character, protection of water quality, and slopes.	<ul style="list-style-type: none"> ● See Maps 2 & 3 and Illustration 1
35	Chattahoochee Corridor	Environmental Protection and Open Space	Promote eco-tourism and recreation along river with access points at GA 16 bridge as well as upriver at Wolf Creek access point.	Tourism as an economic development activity, whether through outfitters, visitation of paddlers; etc.	
36	Chattahoochee Corridor	Environmental Protection and Open Space	Adopt regulations for development in this area to be very low density or conservation subdivisions. Minimum land disturbance should occur. Encourage clustering without increasing existing density.	Maintains natural character, protection of water quality, and slopes.	<ul style="list-style-type: none"> ● See Illustration 2
37	Chattahoochee Corridor	Environmental Protection and Open Space	Preserve pastoral lands (i.e., viewsheds, openspace, etc.), cultural resources, and public parks with access to river.		<ul style="list-style-type: none"> ● See Illustration 3

Character Area		Quality Growth Principle	Recommendation	Benefits	Additional Information
38	Chattahoochee Corridor	Environmental Protection and Open Space	Consider the Metropolitan River Protection Act (MRPA) standards for the Chattahoochee River Area.	Clean water now and in future, in Carroll County and downstream.	
39	Chattahoochee Corridor	Sense of Place	Create scenic by-way along Highway 5 through the southeast part of the county.	Maintains rural character of area through protection of existing scenic views, landscape, and architecture.	<ul style="list-style-type: none"> ● See Illustration 4
40	Chattahoochee Corridor	Sense of Place	Enforce and strengthen sign ordinance to control signage along by-way.	Maintains rural character of area through protection of existing scenic views, landscape, and architecture.	
41	Chattahoochee Corridor, Snake Creek Gorge, & Snake Creek Water Supply Watershed Area	Environmental Protection and Open Space	Consider limits to impervious surface within sub-watersheds. Identify reasonable Impervious Functional Equivalent limits targeting range of impacts around a 10% threshold.	<ul style="list-style-type: none"> ● Improves water supply quality ● Reduces storm water flows and erosion and sedimentation. 	<ul style="list-style-type: none"> ● Implementation to occur prior to 2007. ● Funding sources could include development agreements, stormwater utility organization, and impact fees. ● County government will be responsible for implementation and enforcement.
42	Chattahoochee Corridor, Snake Creek Gorge, & Snake Creek Water Supply Watershed Area	Environmental Protection and Open Space	Assess need to restrict grading impacts on steep sloped areas as applies to water quality. Target slopes greater than 25% for conservation efforts.	<ul style="list-style-type: none"> ● Preserves existing tree cover to protect water quality. ● Reduces stormwater flows, erosion and sedimentation. 	<ul style="list-style-type: none"> ● Implementation to occur prior to 2007. ● Funding by tax overlay, stormwater utility, and impact fees. ● County government.
43	Chattahoochee Corridor, Snake Creek Gorge, & Snake Creek Water Supply Watershed Area	Environmental Protection and Open Space	Evaluate benefits of increasing stream buffers from 25' through stream buffer ordinance in floodplains and wetland areas.	<ul style="list-style-type: none"> ● Improves water quality, ground water recharge, and habitat. ● Reduces stormwater flows. 	<ul style="list-style-type: none"> ● Implementation to occur prior to 2007. ● Funding sources for review and enforcement activities could be derived from stormwater utility or impact fees. ● County government along with the federal governments (wetlands).
44	Chattahoochee Corridor, Snake Creek Gorge, & Snake Creek Water Supply Watershed Area	Environmental Protection and Open Space	Expand the existing greenspace ordinance to include policy identifying water quality and quantity conservation opportunities.	Conserves land area for long term protection of existing natural resources.	<ul style="list-style-type: none"> ● Implementation to occur prior to 2007. ● Continue funding greenspace acquisition through SPLOST. ● Additional funding by tax overlay, development agreements, and/or impact fees. ● County government.
45	Snake Creek Gorge	Environmental Protection and Open Space	Create "Historic Mill Trail" along Snake Creek, providing access to historic industrial resources of old mills along the creek, including the existing Banning Mill as well as artifacts of other mills.	<ul style="list-style-type: none"> ● Economic benefits of heritage tourism. ● Recreation of use of trails. ● Access to environmentally important resources not previously accessible to the general public. 	<ul style="list-style-type: none"> ● See Illustration 5

Character Area		Quality Growth Principle	Recommendation	Benefits	Additional Information
46	Snake Creek Gorge	Environmental Protection and Open Space	Develop guidelines stating that the only development allowed in this area be Low impact development with less impervious surfaces and reduced grading.	Conserves land area for long term protection of existing natural resources.	<ul style="list-style-type: none"> ● See Illustration 6
47	Snake Creek Gorge	Sense of Place	Establish guidelines for development that respects natural character of area. Nature trails, narrow roads should be. Unpaved roads could be permitted.		<ul style="list-style-type: none"> ● See Illustration 7
48	Snake Creek Gorge	Sense of Place	Provide permanent drop-off points with signage/markers.		<ul style="list-style-type: none"> ● See Illustration 8
49	Snake Creek Gorge	Sense of Place	Create tourism related activity center with mill, eco/whitewater tours, and equestrian.	Tourism as an economic development activity, whether through outfitters, visitation of paddlers; etc.	<ul style="list-style-type: none"> ● See Illustration 9
50	Snake Creek Water Supply Watershed Area	Compact Development	Cluster development (i.e. infrastructure) in a few nodes separated from streams.	Conserves land area for long term protection of existing natural resources.	<ul style="list-style-type: none"> ● See Illustration 10
51	Snake Creek Water Supply Watershed Area	Effective Development Process	Apply special district requirements to all property owners in the Water Supply watershed.		
52	Snake Creek Water Supply Watershed Area	Effective Development Process	Review and revise (as needed) the current watershed ordinance.		
53	Snake Creek Water Supply Watershed Area	Effective Development Process	Limit public investments (i.e. infrastructure) to control new development.		
54	Snake Creek Water Supply Watershed Area	Environmental Protection and Open Space	Identify groundwater recharge areas and develop policy for protection.	Protect water quality and ensure adequate water supply.	<ul style="list-style-type: none"> ● Implementation to occur prior to 2007. ● Funding by tax overlay, development agreements, and/or impact fees. ● County government.
55	Snake Creek Water Supply Watershed Area	Environmental Protection and Open Space	Create trail system along Snake Creek leading to reservoir and around edges of reservoir.	<ul style="list-style-type: none"> ● Additional draw to support eco-tourism. ● Provision of public recreation and connected greenspace. 	<ul style="list-style-type: none"> ● See Illustration 11
56	Snake Creek Water Supply Watershed Area	Environmental Protection and Open Space	Develop riparian buffers to protect water quality.		<ul style="list-style-type: none"> ● See Illustration 11
57	Snake Creek Water Supply Watershed Area	Environmental Protection and Open Space	Protect the watershed by utilizing the many conservation choices which exist, including the use of conservation easements for permanent protection of the land.		<ul style="list-style-type: none"> ● See Illustration 12

Character Area		Quality Growth Principle	Recommendation	Benefits	Additional Information
58	Snake Creek Water Supply Watershed Area	Environmental Protection and Open Space	Protection of water supply is essential through rural or very low density residential development.		<ul style="list-style-type: none"> ● See Illustration 12
59	Snake Creek Water Supply Watershed Area	Environmental Protection and Open Space	Ensure agricultural and forested lands protection.		<ul style="list-style-type: none"> ● See Illustration 12
60	Snake Creek Water Supply Watershed Area	Environmental Protection and Open Space	Consider shifting density from the watershed area to development areas in the town centers. Conservation easements can also be used to permit higher density development in the Wolf Creek Development area.		
61	Snake Creek Water Supply Watershed Area	Environmental Protection and Open Space	Consider limited mixed use development with the intention of protecting water quality (no gas stations or dry cleaners) in nodes.		
62	Mixed Use Centers at Crossroads	Compact Development	Define nodal development patterns to ensure neighborhood residential and commercial design.	<ul style="list-style-type: none"> ● Containment and confinement of higher density development. Increased Walkability. ● Provides defined greenspace areas. ● Controls the cost of service delivery. 	<p>Examples include concentrations in Whitesburg as hub or gateway for eco-tourism and in vicinity of main traffic intersections in Wolf Creek development area.</p> <ul style="list-style-type: none"> ● See Map 4 & Illustration 13
63	Mixed Use Centers at Crossroads	Compact Development	Develop neighborhood centers with quality design guidelines to guide the look of structures.		<ul style="list-style-type: none"> ● See Illustration 13
64	Mixed Use Centers at Crossroads	Compact Development	Include provisions in regulations for minimal setbacks.		<ul style="list-style-type: none"> ● See Illustration 13
65	Mixed Use Centers at Crossroads	Compact Development	Develop clear boundaries of the commercial areas.		
66	Mixed Use Centers at Crossroads	Sense of Place	Enact greater sign regulations.		
67	Mixed Use Centers at Crossroads	Sense of Place	Include provisions in regulations for screened or rear parking.		
68	Mixed Use Centers at Crossroads	Sense of Place	Include provisions in regulations for landscaping and streetscaping.		
69	Mixed Use Centers at Crossroads	Sense of Place	Give special interest to locations that are listed as gateways.		
70	Mixed Use Centers at Crossroads	Transportation Alternatives	Provide clear road hierarchy.		
71	Mixed Use Centers at Crossroads	Walkability & Mixed Use	Include pedestrian scale development and retrofit existing buildings where necessary to allow new uses.		<ul style="list-style-type: none"> ● See Illustration 13

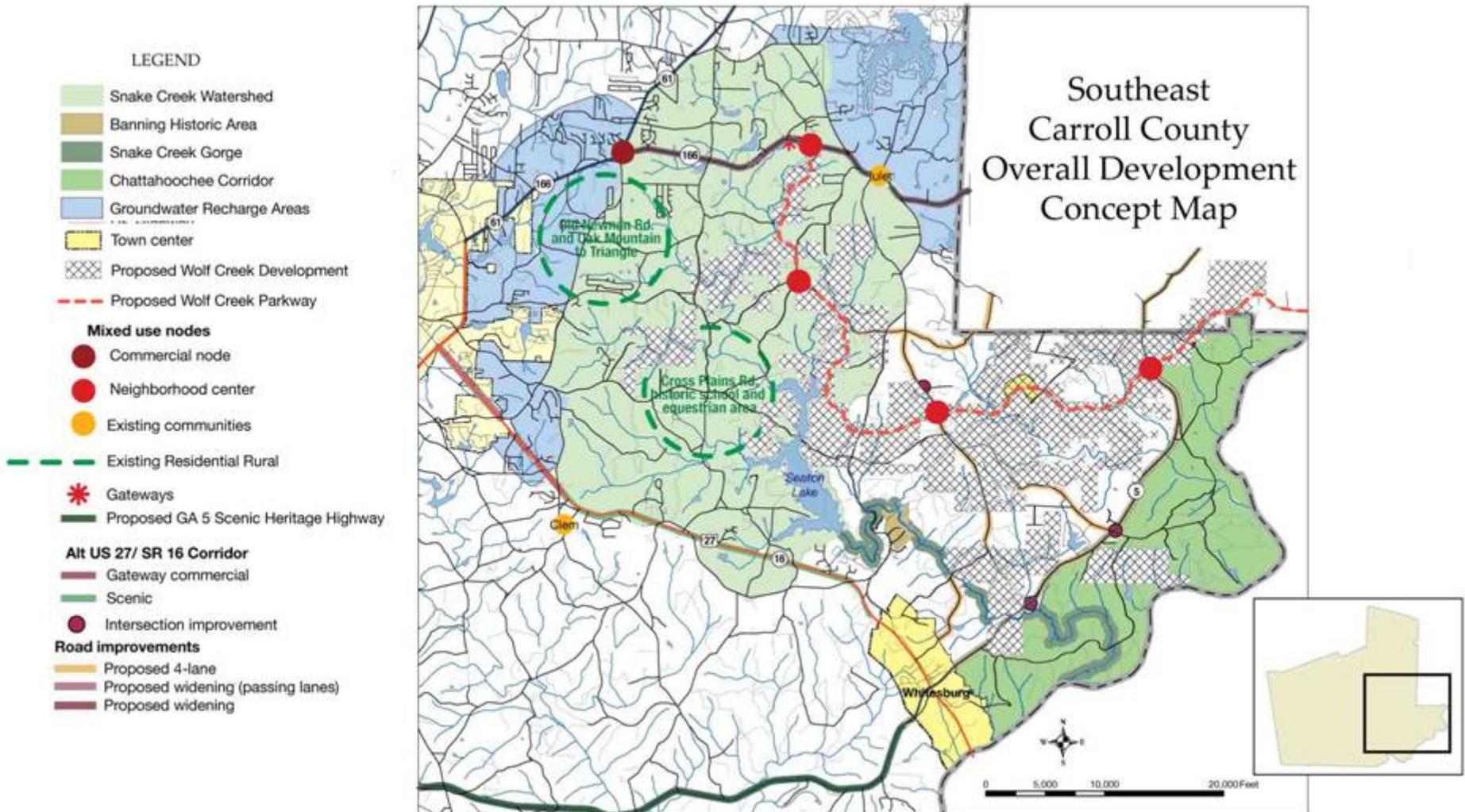
Character Area		Quality Growth Principle	Recommendation	Benefits	Additional Information
72	Mixed Use Centers at Crossroads	Walkability & Mixed Use	Encourage mixed use development with higher density housing including townhomes, condos above retail and some apartments.		<ul style="list-style-type: none"> ● See Illustration 13
73	Town Centers and Crossroads	Walkability & Mixed Use	Improve or install sidewalks in Towncenters and nodal developments (new and existing), including lighting.	<ul style="list-style-type: none"> ● Improves safety for pedestrians. ● Promotes alternative transportation. ● Makes Towncenters more appealing. 	
74	Town Centers and Crossroads	Walkability & Mixed Use	Include street trees in streetscape design for new or existing Towncenters or nodal developments.	<ul style="list-style-type: none"> ● Reduces temperatures on sidewalks. ● Beautifies the community. ● Adds to pedestrian safety. ● Encourages walking. 	
75	Whitesburg Town Center	Appropriate Economic Development	Make Whitesburg the regional hub for eco/adventure tourism.	Provides a way to preserve the character and heritage of the community; while also providing redevelopment opportunities, tax base, and jobs.	A Downtown revitalization strategy that includes facade improvements, infill, and historic preservation such as the one described in a Sense of Place recommendation is key to the success of Whitesburg as the regional center of eco/adventure tourism. Access to the Chattahoochee River from the Carroll County side should be created. Connection to the Chattahoochee River access point from Downtown Whitesburg also needs to be provided. In addition, river walk opportunities that connect Downtown Whitesburg and Chattahoochee Hill Country trail systems should be explored (perhaps with the PATH Foundation). Connectivity throughout trail systems should also include connection to the Banning and Snake Creek areas. Eco/adventure tourism outfitters (particularly those focused on flat and white water, biking, and hiking) should be targeted for location in Whitesburg.
76	Whitesburg Town Center	Appropriate Economic Development	Promote Whitesburg area for manufacturing in the construction sector.	Construction is a large and growing sector of the economy of Carroll and adjoining county. There is a significant opportunity to capture more of the construction dollar by providing more of the supplies for the construction industry such as cabinetry, metal fabrication, wallboard etc... These manufacturing activities will provide employment opportunities for currently underemployed people in the Whitesburg area.	Identify locations in the Whitesburg area to develop small scale manufacturing operations. The manufacturing will be supported by micro-loan, small business development center programs, education and training, and entrepreneur recruitment. And, they will connect with the green building R&D program in Wolf Creek and Carrollton new business incubator.

Character Area		Quality Growth Principle	Recommendation	Benefits	Additional Information
77	Whitesburg Town Center	Appropriate Economic Development	Provide adult education and training.	New jobs brought into the area will involve training for that particular job.	
78	Whitesburg Town Center	Compact Development	Guide new infill and redevelopment to areas served by sewer.		● See Illustration 14
79	Whitesburg Town Center	Housing Choices	Encourage diverse housing types and costs for seniors and workforce.		
80	Whitesburg Town Center	Sense of Place	<p>Create an active historic preservation program in Whitesburg.</p> <ul style="list-style-type: none"> ● Determine historic district and nominate district to National Register of Historic Places. ● Consider design/maintenance guidelines for community historic resources. 	<ul style="list-style-type: none"> ● Enhancement of community appearance. ● Maintenance of community structures for health, safety and welfare of residents. ● Economic development through jobs creation for maintenance, heritage tourism visitation, and creation of small businesses appropriate to the community. 	● See Illustration 15
81	Whitesburg Town Center	Sense of Place	Survey Whitesburg for infill and redevelopment opportunities for both commercial and residential development.		● See Illustration 16
82	Whitesburg Town Center	Sense of Place	Continue to build on the momentum created by the soon-to-be built library and use it as a cornerstone for future development in Whitesburg	The library will be part of the Georgia Pine System with T-1 connections to the entire state library collection. This serves as a community center for Whitesburg and provides a sense of place. The library is being built using all local funds and small grants. The building also uses passive solar energy which is very innovative for such a community and the first of its type in the county. This building should serve as model for future development throughout the county and region.	
83	Whitesburg Town Center	Sense of Place	Use the soon-to-be built Whitesburg Library as a historical resource to promote the other historical activities in Whitesburg and the designated historical areas (i.e. the McIntosh Reserve and Snake Creek).	The community has already planned to use the library as a repository and exhibit site for historical information and artifacts from the local area. Any future activities for this area of the county should build upon the efforts already in motion in Whitesburg.	
84	Whitesburg Town Center	Sense of Place	Look for opportunities to enhance the plans for a Senior Center in Whitesburg. A local citizen has purchased an abandoned building downtown and plans to create a Senior Center.	This will enhance services for the residents of Whitesburg, enhance downtown development, and build a sense of place.	

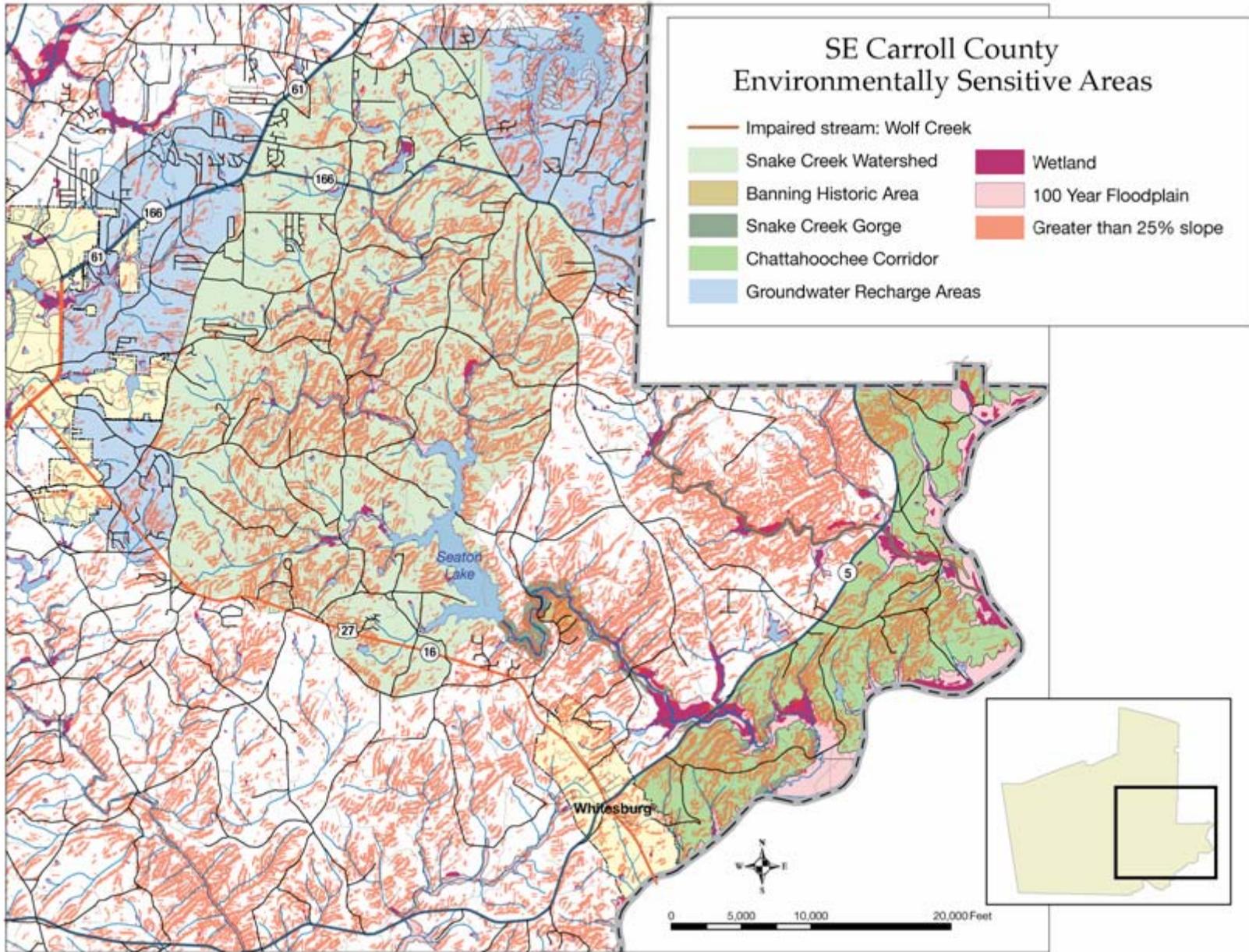
Character Area		Quality Growth Principle	Recommendation	Benefits	Additional Information
85	Whitesburg Town Center	Sense of Place	Consider tourism and adventure tourism (shops, B & B, antiques, shops, and racetrack) as appropriate options for new business ventures.		
86	Whitesburg Town Center	Sense of Place	Use the nationally recognized and successful Main Street model for redevelopment, especially for new business development.		
87	Whitesburg Town Center	Transportation Alternatives	Develop parallel roadway for new development. Truck traffic is a problem.		
88	Whitesburg Town Center	Walkability & Mixed Use	Create new pedestrian infrastructure and streetscape.		<ul style="list-style-type: none"> ● See Illustrations 16 & 17
89	Whitesburg Town Center	Walkability & Mixed Use	Build on what is already there to become a new town center.		
90	Wolf Creek Town Center	Compact Development	Create live, work, play – self contained development with jobs and services.		<ul style="list-style-type: none"> ● See Illustration 18
91	Wolf Creek Town Center	Environmental Protection and Open Space	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.	Improve water quality management and achieve state water goal of Intra-basin Retention.	<ul style="list-style-type: none"> ● Implementation to select a new wastewater treatment site-within two years. ● Funding for establishment by tax overlay, development agreements, and/or impact fees. ● County government and authorities.
92	Wolf Creek Town Center	Environmental Protection and Open Space	Protect stream corridors.	<ul style="list-style-type: none"> ● Limits pollutants entering streams. ● Prevents decrease of oxygen levels for fish health. 	<ul style="list-style-type: none"> ● See Illustration 19
93	Wolf Creek Town Center	Environmental Protection and Open Space	Provide guidance on environmentally appropriate development with connected greenspace.		
94	Wolf Creek Town Center	Housing Choices	Develop guidelines, ordinances and design options for mixed housing types and costs.		<ul style="list-style-type: none"> ● See Illustration 20
95	Wolf Creek Town Center	Sense of Place	Continue the unique feeling of sense of place evidenced in existing communities in Southeast Carroll.		
96	Wolf Creek Town Center	Sense of Place	Develop campus enclave between nodes with limited impacts on tree buffers, parkway, sign controls, few access points		<ul style="list-style-type: none"> ● See Illustration 21

Character Area		Quality Growth Principle	Recommendation	Benefits	Additional Information
97	Wolf Creek Town Center	Sense of Place	Place utilities underground.		
98	Wolf Creek Town Center	Sense of Place	Design and build high quality architecture.		
99	Wolf Creek Town Center	Sense of Place	Develop the research and development area with focus on green buildings.		
100	Wolf Creek Town Center	Walkability & Mixed Use	Consider New Urbanism type of design with pedestrian scale.		<ul style="list-style-type: none"> ● See Illustration 22
101	Wolf Creek Town Center	Walkability & Mixed Use	Include new parks and community school within the larger development		<ul style="list-style-type: none"> ● See Illustration 23
102	Existing Residential Rural Areas	Sense of Place	Create development strategies that maintain and preserve rural character of Southeast Carroll County while at the same time providing for residential and associated commercial growth-nodal development concept of some sort with various options.	Provides choices for development.	<p>Residents consider the rural character, agricultural heritage, as the overriding definition of this area.</p> <ul style="list-style-type: none"> ● See Map 5
103	Existing Residential Rural Areas	Sense of Place	Protect and preserve Cross Plains school; apply for a GA Historic Commission bronze marker; nominate to National Register of Historic Places	Preservation of historically significant structure and character of area. This is an economic development opportunity which fits into the eco/heritage tourism program needing to be developed.	<ul style="list-style-type: none"> ● See Illustration 24
104	Existing Residential Rural Areas - Old Newnan Road and Oak Mountain to Triangle	Compact Development	Permit higher density development where sewer is available.		
105	Existing Residential Rural Areas - Old Newnan Road and Oak Mountain to Triangle	Effective Development Process	Manage existing development pressures through coordinated development standards with Carrollton.		
106	Existing Residential Rural Areas - Old Newnan Road and Oak Mountain to Triangle	Sense of Place	Preserve important features of the community, but enact standards to meet county goals and standards.		
107	Existing Residential Rural Areas - Old Newnan Road and Oak Mountain to Triangle	Walkability & Mixed Use	Include walkable areas where possible.		

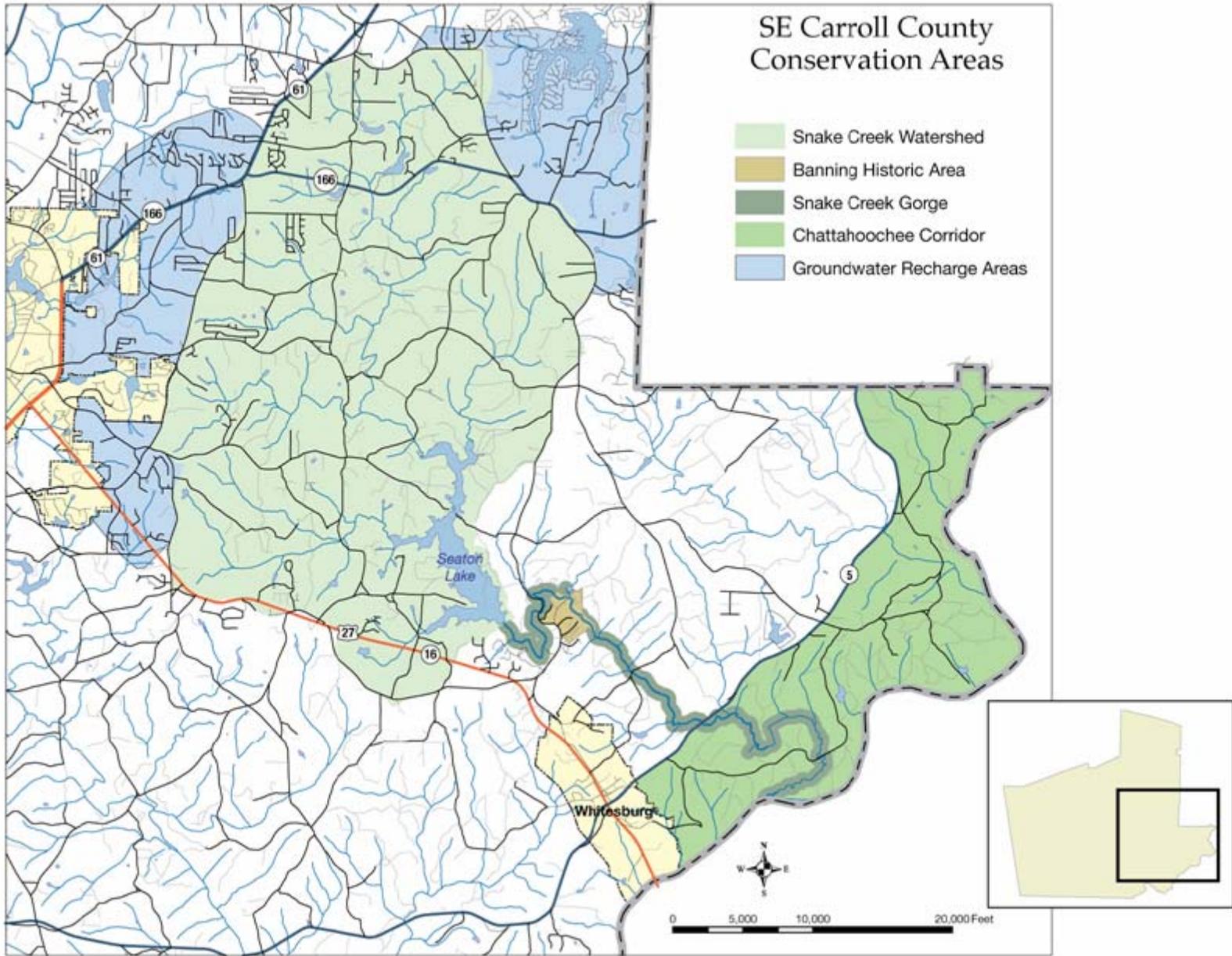
Character Area		Quality Growth Principle	Recommendation	Benefits	Additional Information
108	Existing Communities	Sense of Place	Preserve existing communities, especially their historic structures.	Gives residents a feeling of belonging to their community and having a place in it. Provides future generations with knowledge of foundation of the community.	<ul style="list-style-type: none"> ● See Map 6 & Illustration 25
109	Existing Communities	Sense of Place	Let communities determine their own character.	Allows residents “buy-in” in what their community is, and how it is perceived by outsiders. Provides information to the local government on how the residents view their community. By holding a community-wide discussion/public meeting, allows the community to come together in discussing their past and their future, and helps educate those who may not have depth of knowledge on the background of the community. Helps create/maintain sense of belonging, which translates into feeling of responsibility in the community.	
110	Existing Communities	Sense of Place	Develop signage and markers to identify the separate communities.	Helps create/maintain sense of belonging, which translates into feeling of responsibility in the community. Helps support any local tourism economic development effort.	
111	Existing Communities	Sense of Place	Conduct cemetery preservation.	Maintenance of local history as well as shows local pride in appearance of the community and its citizens.	
112	Gateways & Corridors	Transportation Alternatives	Evaluate Transportation Plan.	Ensure consideration of growth and strategy for development.	<p>Ensure the plan can be used as a tool for consideration of connections to adjacent parcels and standards of roads.</p> <ul style="list-style-type: none"> ● See Map 7
113	Gateways & Corridors	Transportation Alternatives	Review the county's comp plan to prioritize short-term and long-term roadway improvements across County.	To ensure cost efficiency concerning road improvements. Prioritize areas with greater transportation needs, e.g. around key development nodes.	<p>2004 Carroll County Transportation Plan has only one long-term transportation project in Southeast Carroll County.</p> <ul style="list-style-type: none"> ● See Map 8
114	Gateways & Corridors	Environmental Protection and Open Space	Retain existing vegetation and tree buffers along right of way to ensure scenic quality and views.		<ul style="list-style-type: none"> ● See Illustration 26



Map 1 – Overall Development Concept



Map 2 – Environmentally Sensitive Areas



Map 3 - Conservation Areas



Illustration 1 – Chattahoochee River

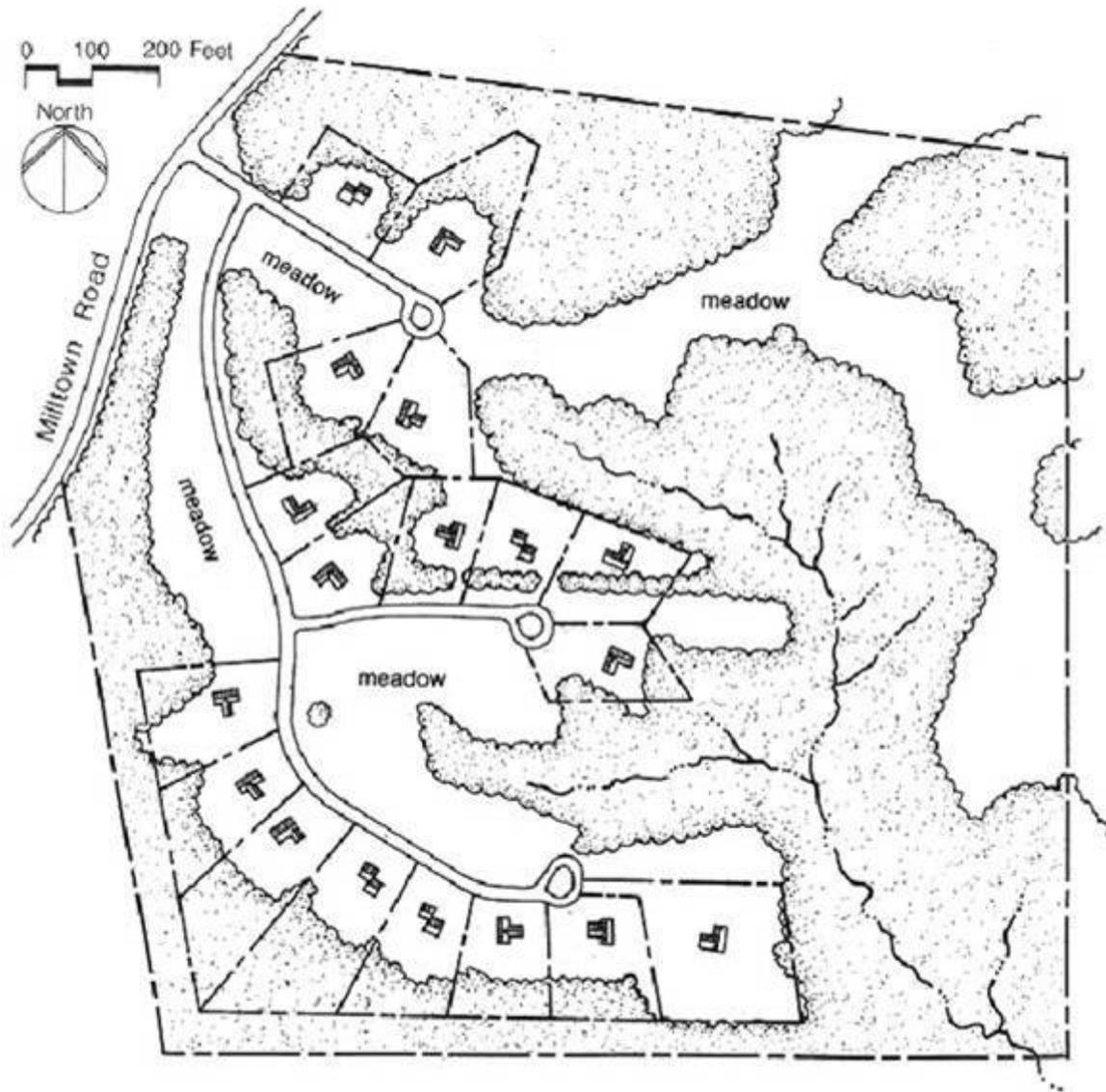


Illustration 2 – Concept of Conservation Subdivision



Illustration 3 – Example of a Riverside Public Park



Illustration 4 – Example of Scenic Architectural View along a By-Way



Illustration 5 – Create Historic Banning Mill Trail



Illustration 6 – Example of Low Impact Development



Illustration 7 – Create Nature Trails



Illustration 8 – Example of Drop-Off Signage/Markers



Illustration 9 – Create a Tourism Related Activity Center at Banning Mills



Illustration 10 – Example of Nodal Development

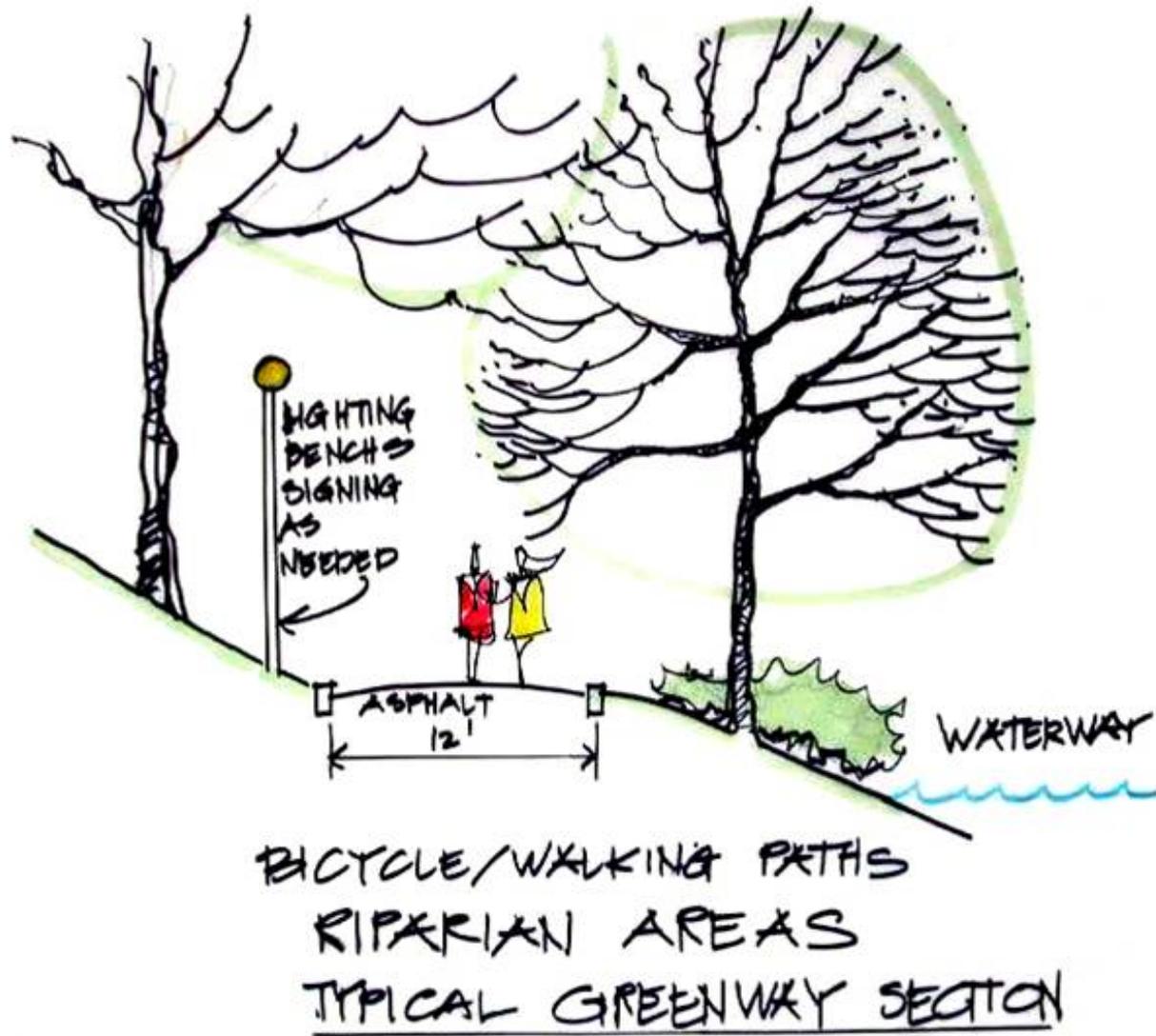
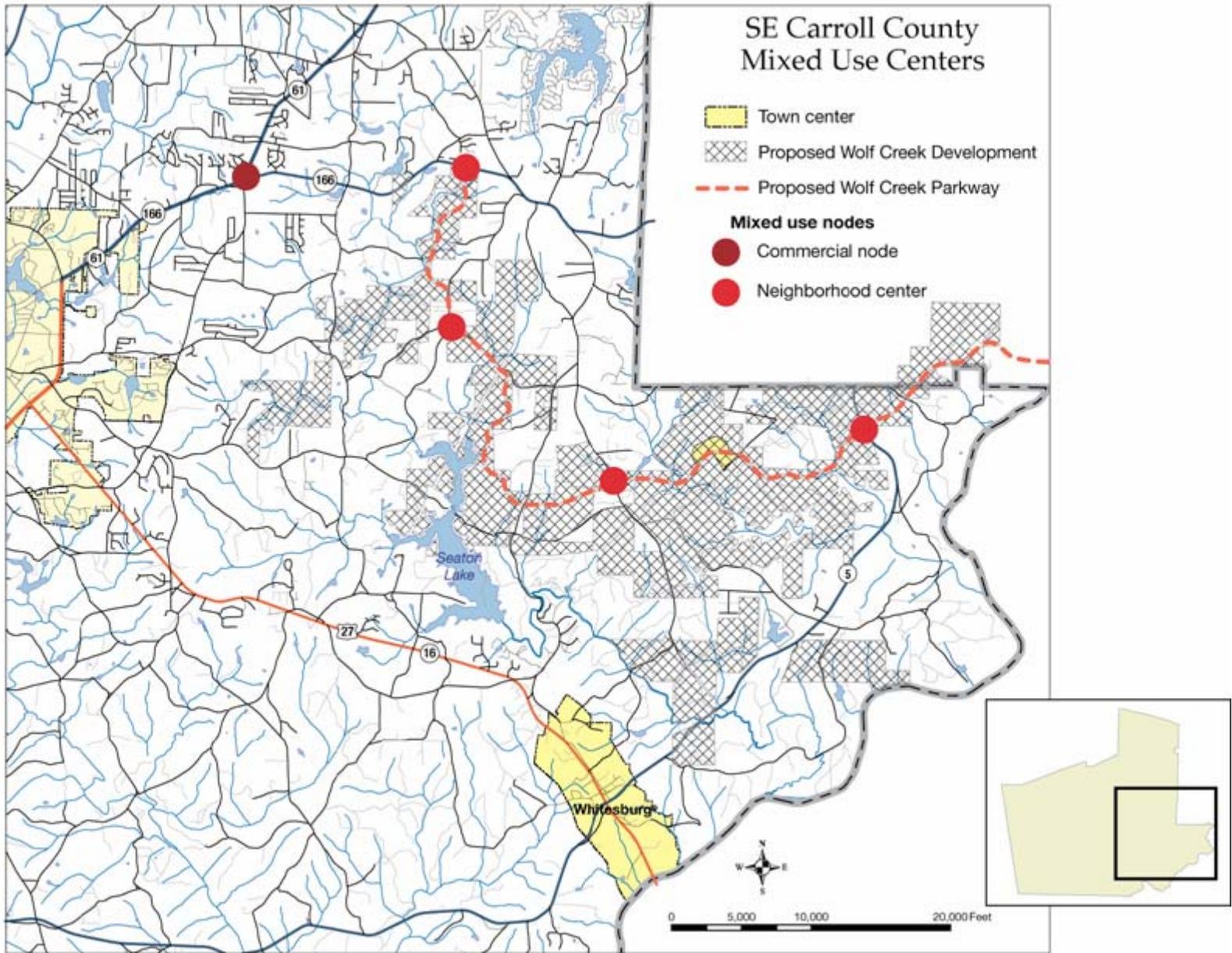


Illustration 11 – Concept of a Trail System



Illustration 12 – Continue Protection of Water Supply Watershed Area with Low Density Development



Map 4 – Mixed Use Centers



Illustration 13 – Example of Commercial Design Guidelines



Illustration 14 – Example of Infill Development



Illustration 15 – Concept for Façade Improvements of Historic Structures



Illustration 16 – Concept for Streetscape Improvements and Infill Opportunities



Illustration 17 – Concept for Streetscape Improvements



Illustration 18 – Concept of a Live, Work, and Play Development



Illustration 19 – Protect Streams



Illustration 20 – Provide a Mix of Housing Types and Costs



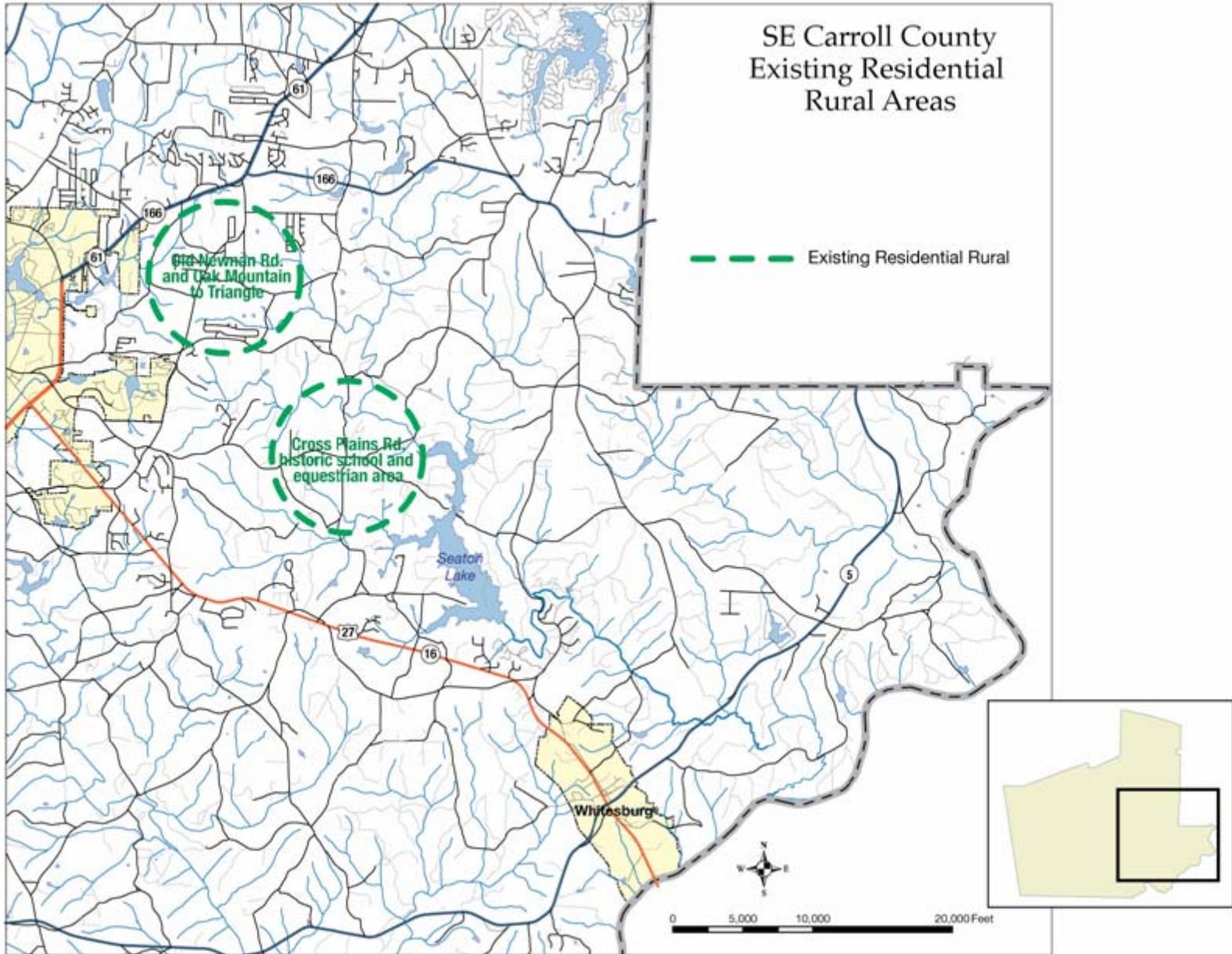
Illustration 21 – Example of a New Urbanist Town Center



Illustration 22 – Example of a Pedestrian Scale Town Center



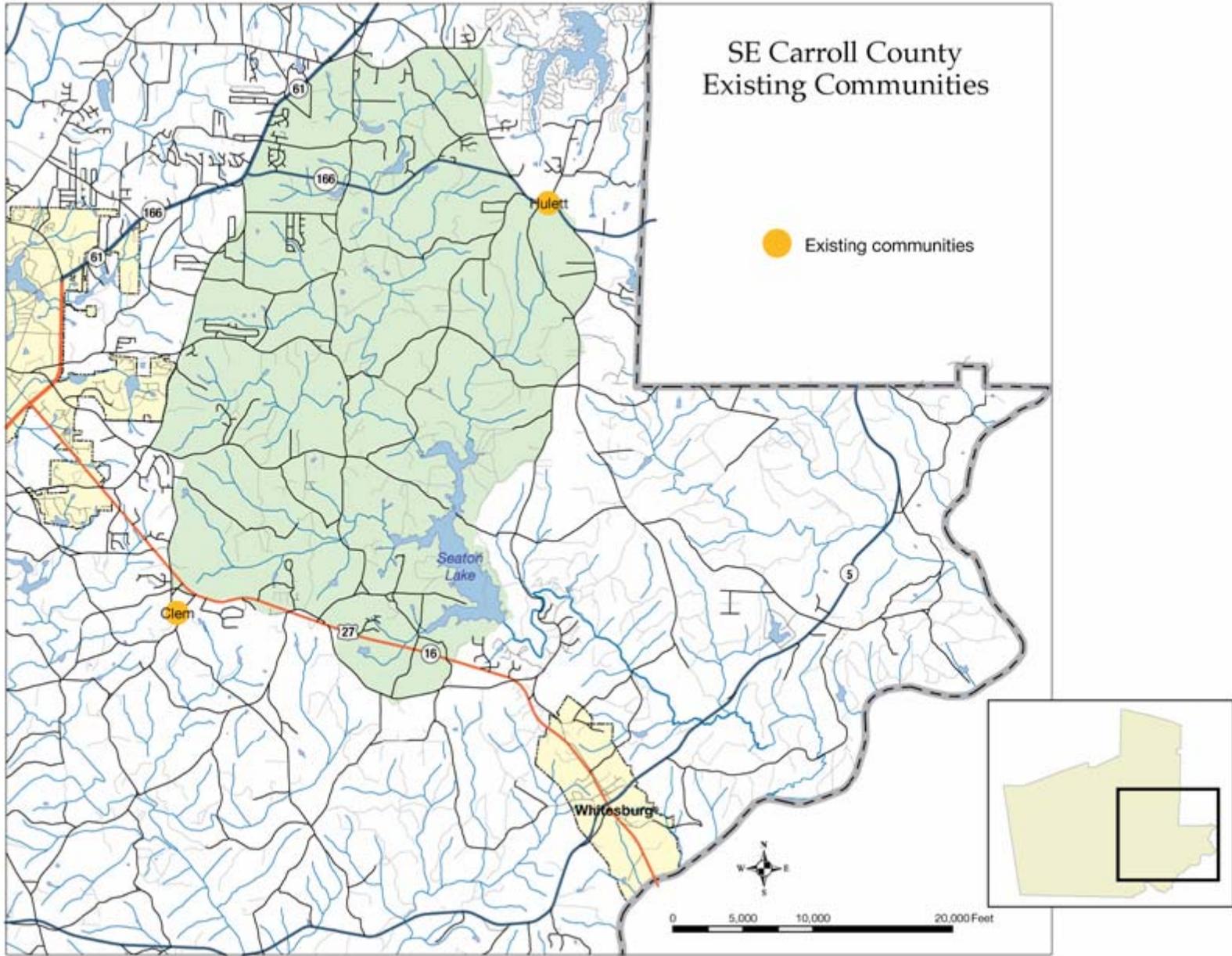
Illustration 23 – Include Parks in Town Centers



Map 5 - Existing Residential Rural Areas



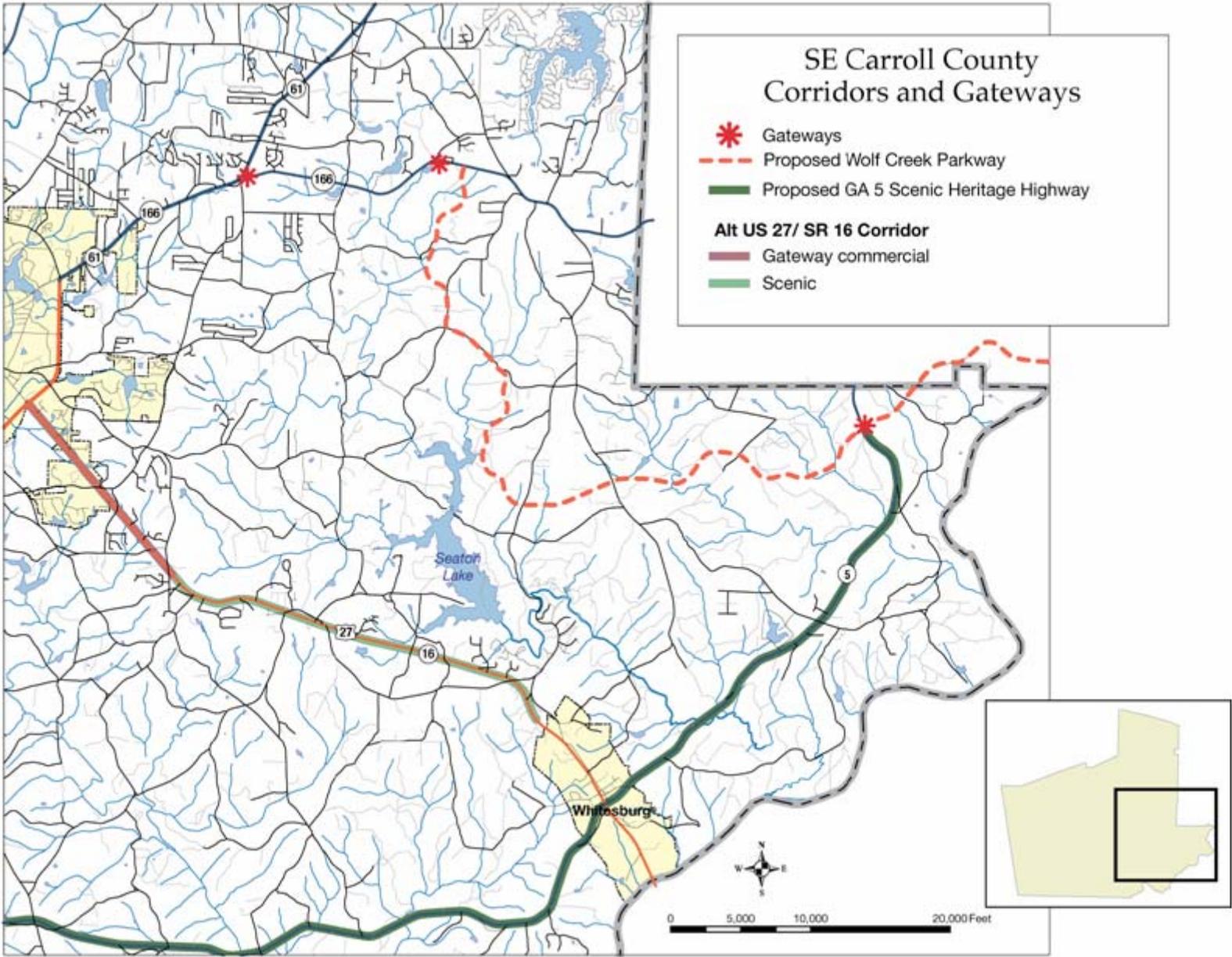
Illustration 24 – Protect and Preserve Cross Plains School



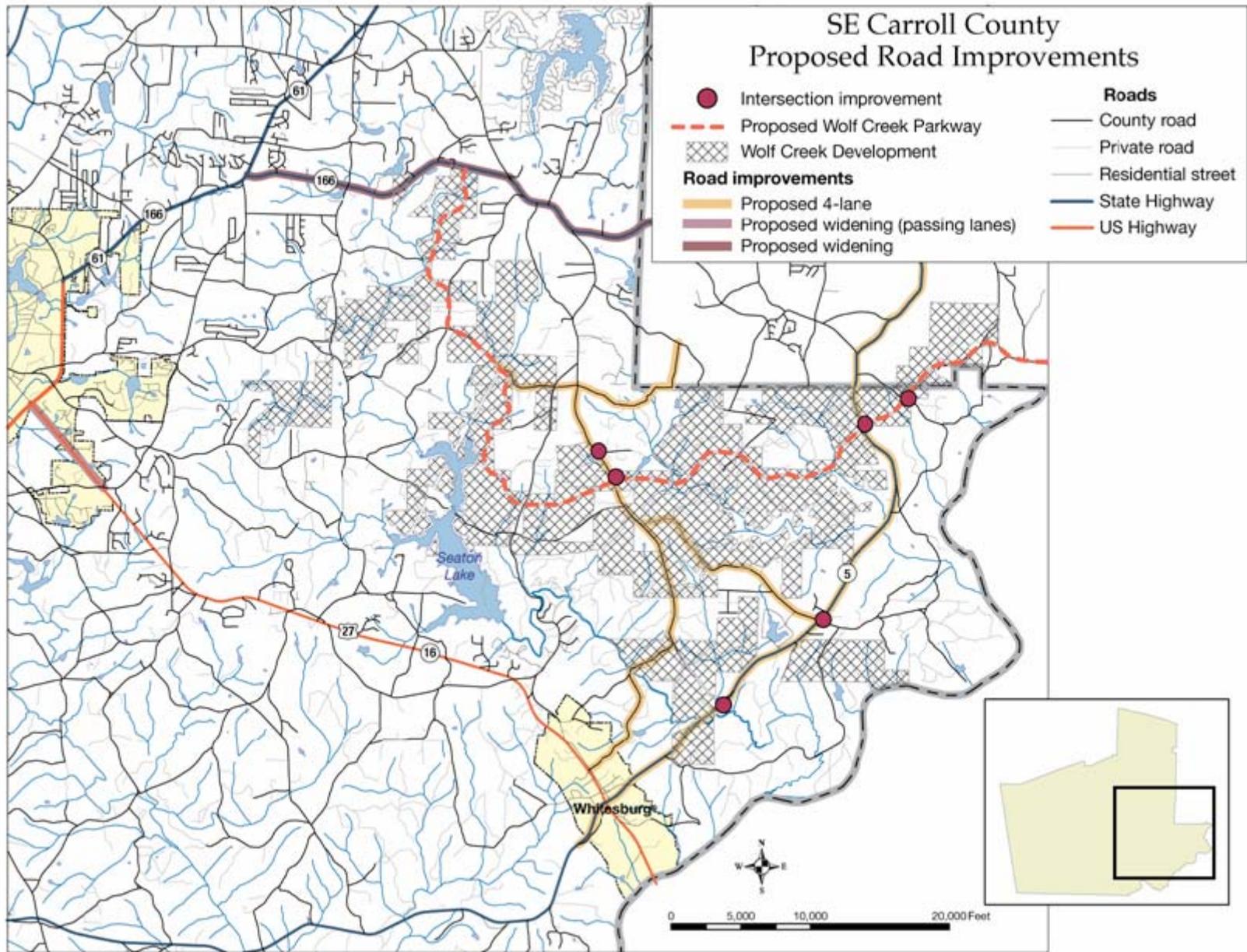
Map 6 - Existing Communities



Illustration 25 – Preserve Character of Existing Communities



Map 7 - Corridors & Gateways



Map 8 – Proposed Road Improvements



Illustration 26 – Retain existing vegetation and tree buffer

FUNDING & TECHNICAL ASSISTANCE FOR SOUTHEAST CARROLL COUNTY

***--Link to Department of Natural Resources Historic Preservation Division:**

<http://hpd.dnr.state.ga.us/content/displaycontent.asp?txtDocument=230>

***1--Link to Georgia Forestry Commission:** <http://www.gfc.state.ga.us/>

***2--Link to Georgia Municipal Association (GMA):** <http://www.gmanet.com/home/default.asp>

***3--Link to the Path Foundation:** <http://www.pathfoundation.org/index.cfm>

***4--Link to the Georgia Department of Transportation (GDOT):**

<http://www.dot.state.ga.us/index.shtml>

***5--Link to the Georgia Department of Community Affairs (GDCA):**

<http://www.dca.state.ga.us/index.asp>

***6--Link to the National Park Service Land/Water Conservation Fund:**

<http://www.nps.gov/ncrc/programs/lwcf/grants.html>

Archaeological Sites:

1. Creek Indians Heritage Areas
2. Five Notch Road (original trail ran from Augusta to the Gulf)
3. McIntosh Reserve/Trail
4. Chattahoochee River Area
5. Four Notch

Funding or Technical Assistance Sites:

1. http://content.dnr.state.ga.us/assets/documents/archaeology_fs.pdf *
2. http://hpd.dnr.state.ga.us/assets/documents/HPD_overview_fs.pdf *
3. http://hpd.dnr.state.ga.us/assets/documents/er_april_2005_fs.pdf *
4. <http://www.dca.state.ga.us/economic/financing/programs/ldf.asp> *5
5. <http://www.nps.gov/ncrc/programs/lwcf/protect.html> *6

Commercial Potential Historic (properties must be 50 years or older) Properties (privately owned) --- City of Whitesburg:

Funding or Technical Assistance Sites:

1. http://hpd.dnr.state.ga.us/assets/documents/federal_tax_april_2005_fs.pdf *
2. http://hpd.dnr.state.ga.us/assets/documents/state_tax_assessment_fs_april_2005.pdf *
3. http://hpd.dnr.state.ga.us/assets/documents/state_tax_credit_fs_april_2005.pdf *
4. http://hpd.dnr.state.ga.us/assets/documents/nr_fs.pdf *
5. http://hpd.dnr.state.ga.us/assets/documents/ga_reg_fs.pdf *
6. http://hpd.dnr.state.ga.us/assets/documents/nr_vs_local_districts_fs.pdf *
7. http://hpd.dnr.state.ga.us/assets/documents/bronze_plaques_fs.pdf *
8. http://hpd.dnr.state.ga.us/assets/documents/financial_and_tech_assistance.pdf *
9. <http://www.gmanet.com/home/default.asp> *2

Residential Potential Historic (properties must be 50 years or older) must Properties (privately owned) --- City of Whitesburg:

Funding or Technical Assistance Sites:

1. http://hpd.dnr.state.ga.us/assets/documents/state_tax_assessment_fs_april_2005.pdf *
2. http://hpd.dnr.state.ga.us/assets/documents/state_tax_credit_fs_april_2005.pdf *
3. http://hpd.dnr.state.ga.us/assets/documents/nr_fs.pdf *
4. http://hpd.dnr.state.ga.us/assets/documents/ga_reg_fs.pdf *
5. http://hpd.dnr.state.ga.us/assets/documents/nr_vs_local_districts_fs.pdf *
6. http://hpd.dnr.state.ga.us/assets/documents/bronze_plaques_fs.pdf *
7. http://hpd.dnr.state.ga.us/assets/documents/financial_and_tech_assistance.pdf *
8. <http://www.gmanet.com/home/default.asp> *2

Commercial Potential Historic (properties must be 50 years or older) Properties (publicly owned) --- City of Whitesburg:

Funding or Technical Assistance Sites:

1. http://hpd.dnr.state.ga.us/assets/documents/ga_heritage_grant_fs.pdf *
2. http://hpd.dnr.state.ga.us/assets/documents/nr_fs.pdf *
3. http://hpd.dnr.state.ga.us/assets/documents/ga_reg_fs.pdf *
4. http://hpd.dnr.state.ga.us/assets/documents/nr_vs_local_districts_fs.pdf *
5. http://hpd.dnr.state.ga.us/assets/documents/bronze_plaques_fs.pdf *
6. http://hpd.dnr.state.ga.us/assets/documents/financial_and_tech_assistance.pdf *
7. <http://www.dca.state.ga.us/economic/financing/programs/ldf.asp>

*5 -- used for hiring a consultant to complete National Register nomination

Residential Potential Historic (properties must be 50 years or older) Properties (publicly owned) --- City of Whitesburg:

Funding or Technical Assistance Sites:

1. http://hpd.dnr.state.ga.us/assets/documents/ga_heritage_grant_fs.pdf *
2. http://hpd.dnr.state.ga.us/assets/documents/nr_fs.pdf *
3. http://hpd.dnr.state.ga.us/assets/documents/ga_reg_fs.pdf *
4. http://hpd.dnr.state.ga.us/assets/documents/nr_vs_local_districts_fs.pdf *
5. http://hpd.dnr.state.ga.us/assets/documents/bronze_plaques_fs.pdf *
6. http://hpd.dnr.state.ga.us/assets/documents/financial_and_tech_assistance.pdf *
7. <http://www.dca.state.ga.us/economic/financing/programs/ldf.asp> *5

Equestrian/Old School

1. **Cross Plains School (if own by a Non-Profit, City or County)**

Funding or Technical Assistance Sites:

1. http://hpd.dnr.state.ga.us/assets/documents/ga_heritage_grant_fs.pdf *
2. http://hpd.dnr.state.ga.us/assets/documents/nr_fs.pdf *
3. http://hpd.dnr.state.ga.us/assets/documents/ga_reg_fs.pdf *
4. http://hpd.dnr.state.ga.us/assets/documents/nr_vs_local_districts_fs.pdf *
5. http://hpd.dnr.state.ga.us/assets/documents/bronze_plaques_fs.pdf *
6. http://hpd.dnr.state.ga.us/assets/documents/financial_and_tech_assistance.pdf *
7. <http://www.dca.state.ga.us/economic/financing/programs/ldf.asp> *5

2. Equestrian/Trailhead for Equestrian and Cyclists

Funding or Technical Assistance Sites:

1. <http://www.dca.state.ga.us/economic/financing/programs/ldf.asp> *5
2. <http://www.dot.state.ga.us/DOT/plan-prog/planning/projects/te/index.shtml> *4

Nodal Areas (Beautification and Signage):

1. City of Whitesburg
2. Clem
3. Banning
4. Hulett
5. Triangle
6. 166/Wolf Creek Pkwy.
7. WCP/Hwy. 5

Funding or Technical Assistance Sites:

1. <http://www.gfc.state.ga.us/CommunityForests/Grants.cfm> *1
2. <http://www.dot.state.ga.us/dot/operations/maintenance/wildflower/index.shtml>. *4
3. <http://www.dca.state.ga.us/economic/financing/programs/ldf.asp> *5
4. <http://www.dot.state.ga.us/DOT/plan-prog/planning/projects/te/index.shtml> *4
5. <http://www.uga.edu/gardenclub/Grants.html> *
6. <http://hpd.dnr.state.ga.us/content/displaycontent.asp?txtDocument=98> *

Greenspace/Trails (biking and walking)/Conservation Areas:

1. Snake Creek Gorge / Banning
2. Chattahoochee River Area
3. Seaton Lake
4. Connectivity of Future/Existing Residential Areas

Funding or Technical Assistance Sites:

1. <http://www.pathfoundation.org/index.cfm> *3
2. <http://www.dot.state.ga.us/DOT/plan-prog/planning/projects/te/index.shtml> *4
3. <http://www.dca.state.ga.us/economic/financing/programs/ldf.asp> *5

Scenic Byway:

1. Hwy 5 in to Douglas County

Funding or Technical Assistance Sites:

1. <http://www.dot.state.ga.us/dot/operations/maintenance/wildflower/index.shtml> *4
2. <http://www.dot.state.ga.us/dot/operations/maintenance/adopt/index.shtml> *4
4. http://www.dot.state.ga.us/dot/plan-prog/planning/projects/scenic_byways/index.shtml *4
5. <http://www.dca.state.ga.us/economic/financing/programs/ldf.asp> *5

Sidewalk Improvements:

1. City of Whitesburg
2. Chimney's Rest Development (Emma Gilley Road)
3. Laurel Lakes Area (sidewalk connectivity from residential to Oakmount Academy)

Funding or Technical Assistance Sites:

1. <http://www.dot.state.ga.us/DOT/plan-prog/planning/projects/te/index.shtml> *4
2. <http://www.fhwa.dot.gov/environment/cmaq/eligblty.htm> *4
3. <http://www.dca.state.ga.us/economic/financing/programs/ldf.asp> *5

Gateway Corridors:

1. Alt 27/GA Hwy. 16
2. State Road 5
3. By Pass 166

Funding or Technical Assistance Sites:

1. <http://www.gfc.state.ga.us/CommunityForests/Grants.cfm> *1
2. <http://www.dot.state.ga.us/dot/operations/maintenance/wildflower/index.shtml> *4
3. <http://www.dot.state.ga.us/dot/operations/maintenance/adopt/index.shtml> *4
4. <http://www.dca.state.ga.us/economic/financing/programs/ldf.asp> *5

Historic Farms:

1. Phillips Farm

Funding or Technical Assistance Sites:

1. http://hpd.dnr.state.ga.us/assets/documents/federal_tax_april_2005_fs.pdf *
2. http://hpd.dnr.state.ga.us/assets/documents/state_tax_assessment_fs_april_2005.pdf *
3. http://hpd.dnr.state.ga.us/assets/documents/state_tax_credit_fs_april_2005.pdf *
4. http://hpd.dnr.state.ga.us/assets/documents/nr_fs.pdf *
5. http://hpd.dnr.state.ga.us/assets/documents/ga_reg_fs.pdf *
6. http://hpd.dnr.state.ga.us/assets/documents/nr_vs_local_districts_fs.pdf *
7. http://hpd.dnr.state.ga.us/assets/documents/bronze_plaques_fs.pdf *
8. http://hpd.dnr.state.ga.us/assets/documents/financial_and_tech_assistance.pdf *
9. <http://www.gmanet.com/home/default.asp> *2
10. http://content.dnr.state.ga.us/assets/documents/cf_application.pdf *

Revitalization of City of Whitesburg:

Funding or Technical Assistance Sites:

1. Department of Community Affairs Office of Downtown Development – Affiliate Program
(404) 679-1595
<http://www.dca.state.ga.us/bht/general/GeorgiaMainStreetProgramFactSheet2.04.pdf> *5
<http://www.dca.state.ga.us/bht/> *5

Southeast Carroll County Economic Development

Southeast Carroll County (SECC) has a unique economic development opportunity at the intersection between knowledge-intensive “green” industry, traditional agriculture re-invented, and diverse outdoor recreation. This opportunity is supported by natural and organizational assets, economic and real estate development activities, and proximity to Atlanta, which has burgeoning consumer markets, high-level knowledge base, and direct access to global markets.

Underlying SECC’s economic opportunity are fundamental changes in global economic and consumer preferences. On the global scale, economic competitiveness—including productivity and profitability—is based on special and general knowledge and talent. The economic imperative is to grow and leverage the capabilities of citizens. On the national and regional levels, consumers are becoming more oriented towards higher quality products and services that enable their lifestyles. A general quality many consumers seek is “green,” products and services with minimal environmental impact. A related quality is “micro,” products made by hand in small, customized batches. A third quality is “smart,” technologically sophisticated products that excel in specific applications and actively respond to circumstances to improve quality of life for the consumer. Green, micro, and smart appeal primarily to young to middle-aged and middle and upper income consumers. Producers are also finding that these products are much more profitable than lower-quality or commodity products and services. SECC’s opportunity is to leverage its existing assets to develop its talent base to provide knowledge-intensive products and services that are green, micro, and smart.

Ability to tap this opportunity is dependent on collaboration, particularly on aligning investments and marketing, fully leveraging assets while conserving and improving assets (“capitalizing” on them), and careful attention to customer requirements and on-going analysis consumer demand. The components of SECC’s economic development opportunity are reviewed below, followed by recommendations for how to effectively tap the opportunity.

“Green and Smart” Building Technologies

The largest develop in SECC—and one of the largest in the SE US—is the “Wolf Creek” real estate development of the Temple-Inland Corporation. Wolf Creek involves approximately 12,000 acres of land, over 20,000 (proposed) residential units over 10 years, and a variety of commercial properties. It will transform large tracts of pine forest into an extensive “live, work, play” environment.

Temple-Inland is a diversified company that produces paperboard packaging and wood-based construction products and provides financial services (banking), as well as manages forest lands and develops real estate. Temple-Inland is in a unique position: It “brackets” the supply chain for the highly dynamic housing industry, enabling the company to effectively define the content of the supply chain to simultaneously meet consumer demand and drive the company’s profitability. Research consistently shows that high-quality, engineered materials have higher profit margins than commodity products, but they also require significant and on-going investment in research and development.

Green and smart buildings are lower cost to own and operate, more secure and healthy, and appreciate and sell faster. There is still a great deal of research and development to be done on green and smart components and techniques. Also, consumers, builders, and developers must

be educated about green and smart. Consequently, there are not just economic opportunities to build and sell green and smart, but also opportunities for R&D and for education. While R&D and training can be done most anywhere, possibly the best location is on the ground, where green, smart buildings are being built. Given its organization and knowledge (in education and real estate development), natural assets (developable land, particularly Wolf Creek), and proximity to Atlanta and, by extension, other major southeastern markets, green and smart could generate significant wealth and jobs for SECC.

The basic business case for Temple-Inland to invest in green and smart building R&D—and encourage partners to co-invest—on the ground in Wolf Creek to boost the sales and profit margins of its building products unit. But this approach has another benefit to the company. Investing in green and smart R&D decreases the environmental impact of their development, drives creation of high-skill, high-wage jobs in the area, and fits the general character of the area. All of this enables the firm to effectively address many of the concerns and criticisms they have faced in developing Wolf Creek.

Micro and Adaptive Agriculture

Micro agriculture, as implied from the name and discussion above, is very small scale, highly customized farm production, typically producing high quality, heritage, and/or organic produce. Adaptive agriculture involves close linkage between the farmer and consumers, particularly nearby consumers. Adaptive agriculture may involve unique business models such as a produce subscription or consumers participating in production. Most importantly, micro and adaptive agriculture can reduce the costs and increase the profitability of small farms, making them generally more viable.

Because the farms are small and intimately linked to strong local demand for high quality produce, this type of agriculture fits well with residential real estate development. Also, as micro and adaptive agriculture increase the productive value of small farms, it decreases the likelihood that farmers will sell out to developers as land prices increase because demand for residential real estate.

SECC has a blossoming micro and adaptive movement in place. It also is characterized by citizens who value the rural character and traditional activities that go along with farming. The types of persons who are likely to be attracted to Wolf Creek are also likely to value the rural character, and even more highly value the products of micro and adaptive agriculture. Temple-Inland can potentially significantly increase the value of its residential real estate development by supporting and encouraging micro and adaptive farming. And, such support would require only minor changes in the development plans, such as providing for produce stands and small markets, alternative transportation linkages between areas of the development and adjacent micro farms, and working to create information infrastructure that could link the residents to each other and their local farmers.

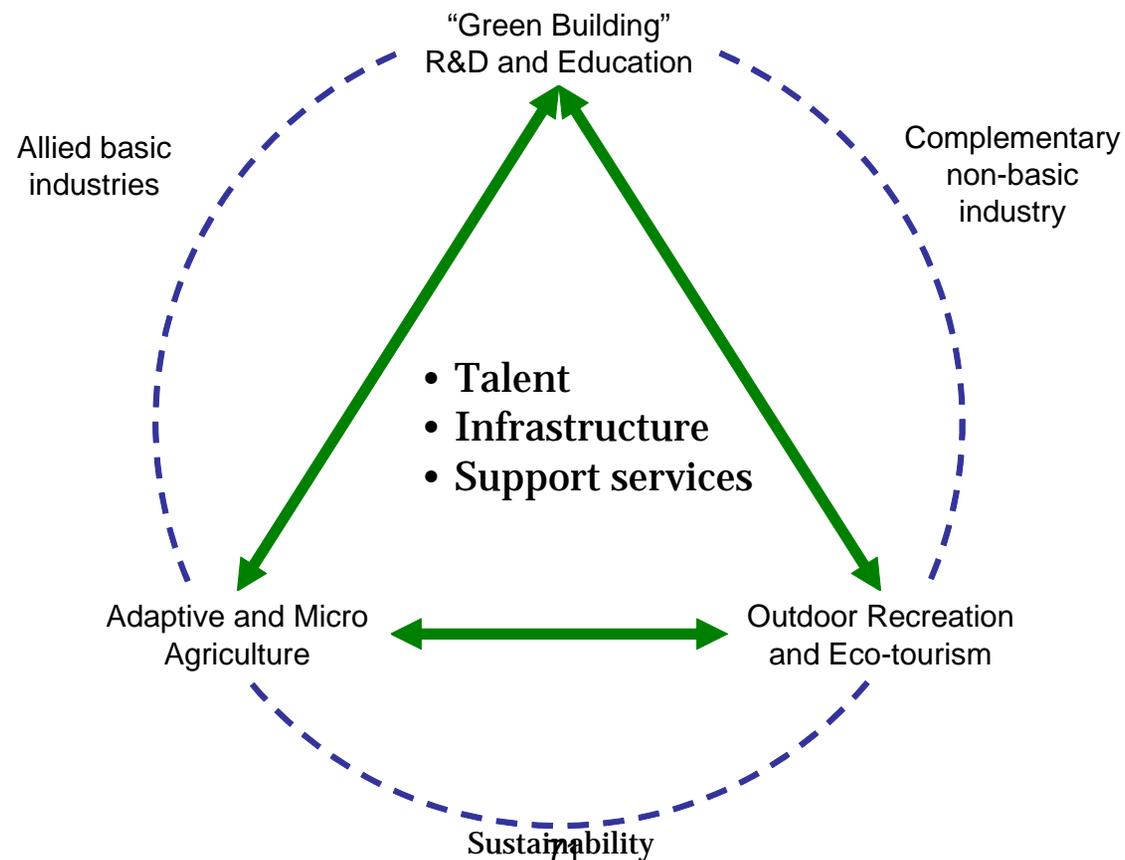
Adventure Sports and Eco-tourism

Two demographic trends are driving demand for adventure sports and eco-tourism. First, the baby-boomers are aging and retiring but, with improvements in lifestyle and healthcare, are staying more active than their progenitors. Second, the X-generation is aging and discarding “rad” activities (skate boarding, etc.) for more sedate but vigorous activities (bicycling, hiking, etc.). Atlanta, as a large and growing metropolitan area with large populations of baby-boomers and gen-Xers, represents huge latent demand for convenient, fun, and pretty

opportunities for outdoor recreation. These persons are, coincidentally, also the types of people who would be attracted to Wolf Creek as a place to live, and who would be willing to pay a premium for micro-produce.

SECC has raw natural resource in abundance, particularly for an area so close to Atlanta. There are a variety of plans to develop these resources for outdoor, nature-based recreation. Also, there is organizational assets and talent in the area to lead this development, and a high level of citizen awareness of development pressures that could change the rural, natural character of the area. Consequently, there is both the political will and the social and (potentially) financial capital needed to conserve the natural areas and develop outdoor recreation.

It is important to note that adventure sports and eco-tourism have a much higher knowledge and skill content than most other forms of recreation and tourism. And, the consumers of these activities tend to have more disposable income and appreciate high quality products and services, particularly those that fit with their “natural” sensibilities. They often work in knowledge and/or high-end service industries, and like to live and work near where they play. Thus, adventure sports and eco-tourism can contribute to the creation of high-skill high-wage jobs in SECC, would strongly complement the green and smart building research and development, and support development of micro and adaptive agriculture.



Carroll County Stakeholders' Meeting

7 November 2005

1. Which of the following issues do you feel are most urgent (need to be addressed first)?

Issues	Mean Importance
a. Creating an Overall Development Concept for the project area	7.7
b. Having a credible strategy for providing infrastructure and other services to support it development in the area.	7.4
e. Preserving environmental resources that are attractive to new development and existing residents.	6.6
d. Designing the project new development to minimize impacts on surrounding areas of the county.	6.0
c. Developing a reasonable plan for phasing in the project development in the area.	5.6
i. Ensuring compatibility with regional plans for transportation, water supply, etc.	5.4
f. Fitting into the existing fabric of the community can the project new development be designed as a semi-self contained new town within the county?	4.8
h. Maximizing economic benefits of the new development provide new jobs and workplaces (for residents), as well as homes.	4.7
g. Incorporating principles of smart growth, including walkability, mixed uses, TND.	4.5
j. Providing transportation alternatives, such as a trolley, bike & pedestrian paths, or linkages to existing transportation systems.	3.0

2. On what other development issues would you like the Resource Team to focus attention?

- Maintaining the rural character of SE Carroll County
- Concerned about financing schools; there are no "schools" people on your team. Wolf Creek will provide land, but where we will get the money?
- Try to locate undesirable activities like industrial within center of their property, just on their land.
- Most important that the rural agricultural flavor of the county is maintained
- Protect the quality of the creek; controlling development around the creek; protection of the creek seems to not being heeded;
- Look to other communities for controlled development – minimal impact from the road – Peachtree City, Hilton Head

- How transportation systems will affect becoming a bedroom community.
- How the costs of infrastructure impacts the rest of the community – cost of community services during and after development
- Comprehensive plan shows SE section, would like the team to look at the plan
- Elementary schools with subdivisions built around them, walkability
- Finance development without impact on current residents, people can't afford increase in taxes. Rural, retired and poor people can't afford higher taxes
- County supported sewer and water using county-wide revenue source
- Redevelopment of empty, underutilized strip malls before developing countryside
- Access is inadequate for major new development
- Campus concept for schools
- Reservoir and creek are issues; where is the water to come from for the development?
- Look at types of industry that we could attract that provide good jobs and take the least amount from the environment.
- Growth and attention has been focused to the northern part of the county, look at the southern section – roads need to be paved, etc.
- Edge development – what is going to develop around the Wolf Creek development
- We need to focus on cutting edge industries.
- Very concerned with the environmental issues such as water quality, specifically Snake Creek
- Community Building – self-sufficiency, where people are not compelled to drive for work or basic needs
- Identify areas for land preservation and keep sewer out of the identified areas
- Ways to uphold development standards around Wolf Creek
- Provide bike paths
- Want to see commissioners enforce the plans they approve
- Along Hwy 5, keep more greenspace near the road to preserve scenic view sheds and rural character
- Environmental impacts – watersheds, runoff, wetlands, loss of trees, protections of Snake Creek watershed, impacts of paving on drainage – impervious surface
- Controls on how to continue to pay for houses that have gotten assistance to purchase to prevent future foreclosures
- Our rural way of life, I know it's going to change, but the less the better. Traffic, environmental damage, historical aspects... we love it.
- Develop a southeast Carroll development concept – not just standards for one developer, but for all developers
- Odor from the creek is horrible and what will a new division do to increase the odor
- Follow village concept for development
- Use the sewer system to better protect water quality and quantity
- Focus on impacts to entire region – not just Wolf Creek development (including Whitesburg)
- Follow county plan to grow from existing communities
- Concern about development along the Chattahoochee River and along major streams.
- Develop standards that allow for all types of housing

- Preserve rural character – look at highway corridors, preserve these corridors
- Micro-retail within walkable distances
- Future development of public safety, EMS, fire assistance in the county
- A mix of housing styles, design – no more cookie cutter houses
- Area should be agriculturally zoned
- Provide more safe recreation for younger people in SE County
- Schools: are needed. Where is the money going to come from? Is there appropriate planning to meet current and future capacity?
- Density of the subdivision is an issue; roads required for access
- A planned development in the southeastern section
- Development strategies for the county
- Concern about destruction of rural aspect of land; drive out farmers, destruction of natural habitat for animals.
- Deal with specifics of water, sewage and transportation issues, including sophisticated analysis of infrastructure needs
- Influx of construction work force on the SE County Resources
- If we say "let's keep it like it is," we're in danger of not planning. Let's identify what we value and preserve it.
- Redistribute the county's jobs, housing, etc. – not just the northern section
- Cultural resource preservation and interpretation
- Economic benefit to the County overall – compared to the overall costs
- Appropriate development standards in the southern section
- Greenspace
- Address existing environmental problems with water quality, so development does not exacerbate problems
- Should focus on the long-term Comprehensive Plan that the County spent 3.5 years putting together, including the concepts of smart growth, walkability, bike trails, mixed uses. Need to apply the plan that some much time and money already went into. This plan anticipated a development such as Wolf Creek in southeast Carroll County.
- Highways and roads need to "look good"
- Plan for additional water and sewer provision for the newly developed area?
- Where is the need for adding new homes when there are homes empty within the county?
- Historic preservation – cemeteries, churches
- Maintain a large enough land base in agriculture to maintain the industry
- Inadequate water and wastewater for Wolf Creek Development
- Look at Housing Policies for home ownership
- How to prevent from being a bedroom community for Atlanta
- Maintain view sheds along the roads
- If Wolf Creek is built, Whitesburg may become slum, dumping ground for poor, with lack of community resources
- Health care services

- School system infrastructure
- Mixed use buildings
- Roads and transportation system—how to control the new traffic
- No infrastructure (water, roads, schools, etc.) to support massive development.
- Concerned that the cost of carrying it into the future is going to negatively impact the rest of the county. Would like the team to look into tax allocation districts.
- Important to look at infrastructure planning with development phases
- Water and sewer infrastructure
- Road system can not handle an increase
- Old main street feel in new developments, architectural details in new developments
- How large will buffers be between current property owners and the new developments? It should be substantial amount. Don't want to see the new development.
- Should the current zoning be changed? Should it remain as agriculture?
- If we go too much towards governmental planning, that scares me. Mechanisms for adjusting to market situations we can't possibly foresee are missing.
- Any developed area should be surrounded with green space.
- How to use greenspace to connect development
- Consider long term impact of development across area
- Carroll County should stick with comprehensive plan; southeast Carroll County should remain agricultural.
- Conservation subdivision with villages that you can walk to grocery, cafes, and main street
- Acknowledge the existence of the current comprehensive plan and adhere to its current structure and schedule
- Encourage growth from Carroll County into new area not Fulton County
- Inadequate schools to accommodate an increase
- Greenspace as connection, alternative transportation
- Impacts on the environment—Snake Creek and other creeks, and the Chattahoochee River
- Wolf Creek could affect about 24,000 acres of forest—12,000 acres for Wolf Creek and 12,000 acres for edge development. Would like developer to purchase 12,000 acres under transfer of development rights.
- Main street with a square—a central downtown on Hwy 5
- Try to avoid a bedroom community by way of mixed uses
- Historic Preservation
- Green space should contain as much indigenous vegetation as possible. Don't cut down trees and bushes to replace with sodded lawns and call that green space.
- Ways to maintain sense of community, neighborhood
- Regional detention pond? Need stormwater controls—runoff, design, detention facilities designed to handle high growth

- Revisit the corridor ordinance with both a stakeholder and external review process
- When are taxes going to go up to accommodate this growth?
- Active recreation in the SE part of the county – golf course, access to lakes, etc.
- We live in the rural areas because that's where we want to be.
- Take care of Snake Creek for historical and environmental reasons
- Where are the 19,000 jobs for all the people that Wolf Creek might attract to this area?
- Would like to find the median between one developer doing a large scale project and many doing smaller developments.
- Smaller lots, more greenspace
- What is the impact of this project on the outer perimeter project and vice versa?
- Underground utilities
- Right now we can see wild animals walking through our back yards. We want the animals to still be able to do so.
- Douglas County should not provide water for the Wolf Creek project or SE Carroll Co.
- Communication between developer and government entity as to what the plans are...how will this be rolled out, what are their expectations, how quickly will they have non residential development industry to help fund this... convention and meeting space should be addressed??? Housing specifically the variety of such – apartments, condos etc.... diverting the focus from development should pay its own way to the extent that residential pays its own way – focusing only on residential does not plan good development... taxes are generated in industry, economic development, etc.... not just residential... Carroll Co needs to continue to focus on the balanced development and not residential exclusively... impact on schools and education and overall social structure such as public health, fire, safety, police, etc.... double on health care and leisure activities in addition to retail focus... commercial and industrial development in conjunction with transportation growth... follow the comp plan and make sure when it is amended that the people have a voice on how it is amended... major focus in transportation and environmental aspects should continue... time frame of implementation needs to be emphasized... there is a lot of gloom and doom on that... need to emphasize that the development is long term – will not happen in one day – people aren't coming all at one day – people need to relax and realize it will not happen so fast.
- The team needs to focus their attention to sewer system development within the County.
- Bringing in industry that compliments current workforce, infrastructure and resources.
- What would happen around the proposed Wolf Creek project, what standards will apply?
- Recreation sites for the entire community
- Integrity of the process is questionable; will they do what they say or will there be something else
- Quality of life
- Theaters for the community
- Very concerned with waste management (dumping, waste disposal for the development, recycling center)
- Concern for raising taxes for existing property owners when more expensive houses go in.
- Less traffic
- Is a bond issue that is limited to the new development area legal?

- Look at possibility of a waste water treatment system.
- Rural life style
- County desperately needs sewer but revenues should not go to Douglas County.
- Do not clear cut – leave the trees
- Affordable housing (examine the larger problem) – we need to study what the actual housing needs are to determine what we need in Carroll County
- Long-term implications for surrounding areas
- Better funding to provide more and more experienced planning staff
- Concerned about and fears of eminent domain being used for new roads, etc. for new development.
- Responsibility for cost of development
- Discussion of the developments density
- How will development get paid for?
- Concerned about solid waste disposal.
- Diversity of types of housing
- Concern for additional traffic loads on South Fulton Parkway and Capps Ferry
- Hickory levels – conservation subdivisions, NE side of the county
- Critical concern on watershed protection
- \$265M to build schools for Wolf Creek is too much to bear for local residents.
- Develop a rural mass transit system
- Compatibility of new construction with existing!!!!!!!
- Area plan so that the path of least resistance is the path that the benefits the community/that gets us to where we want
- Accountability
- How the Board of Commissioners can facilitate preservation by either buying conservation easements or encouraging land owners to set up conservation easements
- With comprehensive plan, time to deal with these issues now.
- Don't want Wolf Creek to be just another subdivision.
- Sewer issues
- Urban growth boundaries are needed
- Focus on a redevelopment plan for Whitesburg
- Protect watersheds and farmlands
- Cost of the development to the rest of the community.
- Is it a good thing for Douglas County to provide services to the development?
- Why were school systems and public systems not considered in list of 10 questions?
- Have permanence to conservation rather than processes that are open to politics (e.g., zoning)

- New public services needed by Wolf Creek should be well within the boundaries of Wolf Creek (highways, etc.).
- Rumble strips don't need to be on the shoulders where bikes are supposed to be
- Think about Transfer Development Rights to protect other large tracts of land in Carroll County that Temple Inland owns – develop land and protect a minimum of an equal amount
- Suburban sprawl, cannot properly maintain roads, maintain public recreation areas, aesthetic values
- How to ensure that development standards will protect property values
- Whitesburg and Banning Mills should generate the sense of place for SE Carroll County
- Concern about establishing/maintaining levels of service to meet demand.
- Wolf Creek development will have major impact on local schools due to a spike in population. County school system needs time and resources to develop schools.
- Proper control and inspection over stormwater runoff, silt and sedimentation. avoid gridlock through proper transportation planning.
- Explore transportation alternatives
- Concerned about preserving traditions, sense of community, and activities of rural life, as well as environment
- The consolidation of county and city resources/services (schools, roads, water/sewer) to prevent redundancy and improve efficiency. Getting past the politics to improve systems as a whole. Elimination of competition between the municipalities and the county for tax revenue. Should be done in a way that each keeps their identity.
- Opposed to notion that City of Carrollton could annex Wolf Creek area and incorporate schools to be developed in Wolf Creek.
- Traffic congestion and costs of roads and air quality
- Retain flavor of rural life, preserve greenspace
- Transfer Development Rights – can we do cross-jurisdictional (w/in county) transfers?
- No empty boxes
- Development next to farms can force farmers off their land, from higher taxes and conflicts
- How do we protect the lifestyle of those of us who have lived in SE Carroll for generations?
- Local policies should encourage and support local commerce and industry. We can't pay for schools with houses.
- Do not need urbanization everywhere, keep some places rural
- We can't separate the economics from the aesthetics and the rest.
- Create a master plan that development and counties will follow, that includes keeping rural character
- This doesn't need to affect current property owner's means of trash removal. Those going to recycling/dump centers should still be able to do so. Shouldn't be forced to have trash pick-up.
- Options for infill in developed areas before moving out into the rural area
- Whooping Creek, preserve it
- Trail systems, connected greenspace.
- Keeping commercial development controlled on main highways
- Hospital/medical facilities needed in SE section of county

- How will people in Wolf Creek get to jobs? The roads in Douglas County are too small and already congested.
- Slowing down the extension of S. Fulton Parkway
- Use of Transfer Development Rights to foster conservation
- How do we put on the brakes and figure out how to do this better before we become like Douglas County?
- Preserve Victory Community
- Infill development opportunities in Whitesburg – commercial and residential before going out into county
- Mixed use – ways to achieve sustainable development
- How do we make the focus improving the quality of life rather than the maximum economic return for the developer?
- Carroll County plan should guide what Temple Inland does not the other way around
- Master planning for SE Carroll
- Alternative transportation: train loop through west GA into Atlanta
- Mix of homes to suit different incomes
- Annexation of tax base
- Exit clause for failed pieces or portions of the development (how will it be useful if the intended purpose doesn't work)
- Affordable housing
- Impact fees
- What about conflict between proposed Wolf Creek and the new Comp plan? The Comp plan calls for SE Carroll to be rural/agricultural.
- Light pollution – want to be able to see the stars
- The most important of all is to preserve all farm and rural land, biodiversity, and watersheds

3. What development-related things have happened in the past that shouldn't be repeated?

- We don't want Carroll County to look like Hwy 5 in Douglasville with ugly signage and random development.
- Improperly regulated subdivisions for example: Eagles Nest, another on Crossplains-Hulett Road
- Strip malls
- Uncontrolled strip mall growth
- Spot zoning
- Allowance of so many billboards
- Too many cell towers
- Stronger enforcement of zoning ordinances with more stringent penalties.
- Too much vinyl siding
- Too many split foyer houses
- Sprawl, no sprawl
- Don't build without considering infrastructure

- Poor planning (traffic, hydrology, corridor development)
- Not using the right resources
- Paving over enormous areas of land instead of clustering houses and protecting greenhouse
- Lack of long-range planning.
- Cheap buildings, things that don't match the character of the area
- Houses that look exactly the same
- Allowing Temple Inland to proceed as far as they have without getting input from the community
- No cookie cutter housing
- No planning or lack of master planning – too much piecemeal
- Building without considering the quality of life issues
- Failure of the commissioners to have developers carry out their commitment during zoning hearings
- Sprawl and unrestricted development
- Lack of connectivity and coordination between residential, commercial, existing and proposed development
- Thinking of what you do in one part of the county does not affect what happens in the rest of the county
- Development along Hwy 5 in Douglas County is congested and poorly developed
- Mixed-income housing should match and nice in aesthetics, no more cookie cutters
- Hwy 61 and Cobb Parkway
- Over-development
- Lots of small houses and trailers spread out around the county
- Never know what is going on until it happens – no public involvement until too late
- Scattered housing patterns
- There is a comprehensive plan that has been approved and it shows where growth can take place. Why did the tax payers pay for a plan that is not being implemented?
- Too much auto dependent development
- Loss of sense of community like most developed areas of metro Atlanta, nothing to distinguish or build community around
- Race track being permitted in Whitesburg (grandfathered in) despite petitions from surrounding community (noise levels)
- Big signs, control these
- Strip malls and access points on central corridors
- Want to see more experienced and qualified decision makers and reviewers of infrastructure and projects
- The development along Hwy 61 'The Corridor' should not be repeated, specifically negative watershed impacts
- Poorly constructed housing
- Too many curb cuts.
- Chimney Rest
- Unplanned strip malls

- Signage – not enough control – less Bankhead Hwy.
- Approving a 20 year comprehensive plan while intentionally leaving out the largest potential development in the county
- No common spaces, especially recreation for kids, example development near Temple
- The pawn shop sign
- Lax building standards
- All houses look alike
- Hwy 5 in Douglasville and some of Hwy 61 – where commercial strips are placed without regarding to their effect
- Lack of sidewalks
- Taxes raised for small home owners and they will not be able to afford to pay and may have to sell their property
- Balance growth, don't concentrate everything in the North
- Nothing but houses creates gridlock in morning and at night
- Inadequate staffing for public schools (K-12)
- Disconnected single access development – need connectivity
- Developments with no greenspace or water quality protection
- Developing subdivisions with lots to sell as cheaply as possible.
- Concern for fire safety issues with cluster development (sprinkler requirements)
- Arbor Place Mall in Douglasville – didn't improve roads and created horrible traffic jams – need to avoid same problems with Wolf Creek
- Current development pattern along Hwy 166 leading to Fulton Industrial within Douglas/Fulton counties
- Leave greenspace
- Overgrowth that creates traffic, environmental problems, and high taxes.
- New housing changes rural character and sense of place, local culture
- Lack of flexibility and discretion in zoning guideline
- Unplanned growth – metal front buildings and Hwy 5 in Douglas, no themes or over commercialization, Paulding Co, inappropriate signage and no building spec requirement, need higher paying, should group buildings strategically – and also to share like resources, have really good water sources, problem with Hopping Housing related to environmental issues
- No more hodgepodge development, need quality growth and development
- New development that doesn't pay for itself. (Need a balance between residential and commercial.)
- Not having designs built into county ordinances
- Subdivisions that are not sustainable...
- Want to see more information on tax implications and strategy for development before decisions are made
- Taxpayers paying to improve property for private development
- The city limit of Carrollton was moved and people could not afford the taxes. The city limits should not be moved.
- Poor quality construction in commercial buildings and residential houses

- Concern for building inspectors who are not qualified and should be independent of the Wolf Creek Developers
- Disrupting character of the area by inappropriate development – newer buildings don't match those of the past – the historic sites
- Land that should have not been developed gets developed
- No more conventional subdivisions
- Poor quality construction in commercial developments
- No more hodgepodge commercial development without landscaping on main arteries
- Abandoned strip malls
- Development without amenities such as sidewalks, streetlights
- If it goes from rural to dense residential there is no grandfather clause to protect those who have farms, etc.
- Don't lower standards
- Cookie cutter subdivisions
- Cheaply built housing on small lots on fill dirt
- Concern about sprawl, especially to drive long distances. Would prefer to see more concentrated growth.
- Don't disregard environmental implications, runoff, loss of natural resources, flooding
- Don't settle for development – tell developers what you want
- Development without a Comp Plan
- County should consider minimum subdivision covenants
- Don't waiver on standards
- Concern that the County will not be able to keep up with building permits.
- Fail to maintain a level playing field
- Start using broader guidelines for zoning and other regulations
- Loss of creeks due to erosion brought about by development
- Don't sacrifice existing greenspace
- Construction of schools (additions) in non-growth areas; poor planning. Purchasing property to build schools on that lack proper infrastructure and is not reflective of growth patterns.
- Strong concern for the need for more schools and the timing
- Tearing out of sidewalks for turning lanes and failing to put in turning lanes
- When development does not have restrictions then lower price homes come in and the higher priced homes have to absorb the cost
- No landscaping guidelines, landscape in right-of-ways is out of control – HWY 27 from river to downtown Carrollton
- Community is not heard when facing big developers
- Lack of continuous citizen input.
- Infrastructure does not support planned growth. Do not attract industry. Also need to protect environment.
- Rumble strips
- Higher-density development on septic system.

- Fairfield Plantation – poorly installed infrastructure; costs the county a lot of money
- Use better development and architectural standards
- Do not want AG density – one lot per four acres is too low
- Big box retail that squeezes out small businesses and shut down to move on to new sites in relatively short timeframes. There should be a size limitation on big box retail stores.
- Development without a master plan or in opposition to the master plan
- City and County school systems are inequitable in tax base.
- Don't think that we can only attract starter homes
- All of Carroll County should not end up like Douglas County, large areas should retain rural feel.
- Don't want to become the affordable housing for Atlanta
- No cookie cutter rubber stamp developments
- Reservoirs too close to public roads without fencing/security – lack of protection.
- Development without concern for the established community priorities
- Allowing new develop rights to face public roads
- Single use developments – need more mixed use, walkable developments
- The problem is that anything can get zoned for whatever purpose
- Concern about repeating mistakes of past. Wolf Creek is auto-dependent.
- Hwy 5 in Douglasville type development too many curb cuts poor planning
- Inability to enforce plan because of changing leadership
- Because of lack of restrictions the quality of the water is deteriorating.
- Cookie-cutter subdivisions such as those north of I-20 without planning and greenspace
- A plan without the goodwill of the community and the people that will make it happen
- Houses spread out – concentrate houses to set aside greenspace
- Destruction of Camp and Deep Creeks near Fulton Industrial Blvd due to erosion from development
- Poor quality of housing
- Not another Fairfield Plantation as density is too high
- Villa Rica annexing land and effectively overridden Douglas County plan. Georgia law allows municipalities to annex and rezone.
- Wolf Creek area should stay as agricultural zoning.
- Lack of control of lot size for septic systems
- Mass wasting of land, e.g. Wal-Mart development has impacted wetlands. Try to fit in with physical contours.
- Plan and provide infrastructure ahead of development
- Bedroom community (like Paulding)
- Extending development outward when so much land needs to be rebuilt in existing areas, let's build up, not out

- Lack of information provided to public and elected officials on long term impacts of development on environment, society, community services

4. *Are there other places you've seen that would be a good model for Southeast Carroll County?*

- Whitesburg
- Lake Buckhorn and Lake Seaton are a bad examples of what can happen
- Carroll County, we like it.
- Atlantic station
- Woodlands – Houston, Texas – mixed use development, used greenspace as buffers
- Peachtree City
- Daniel Island in Charleston SC – mix of housing types and prices, creates a hometown feeling
- Douglas County has set standard of 1800 sf minimum and brick siding
- Maintain existing situation in Carroll County
- Chattahoochee Hill Country
- Alpharetta for their design guidelines for big boxes
- Vermont
- Anywhere that is traditionally rural
- McIntosh Reserve
- Chattahoochee Hill Country
- SW Carroll County
- Kissimmee, FL.
- Smyrna village green
- Boulder, Co – very compact city and just outside is very rural – protecting from sprawl; good design standards
- Chattahoochee Hill Country
- Portland, Oregon – Urban Growth Boundary
- Loudon County TN, Tellico village has mixed income, long term development, retained rural sense
- Bourbon County scenic highway – Paris, KY to Winchester, KY
- Montana – wide open-
- Hard to improve SE Carroll County – its perfect
- Columbia SC, north side created sense of community in new development
- Peachtree City – sign ordinances, pathways, greenspace, community feeling
- Historic downtown savannah, old trees, preservation of houses
- Yes, SE Carroll County as it exists today

- Chattahoochee Hill Country – cluster development, hard boundary between city and country, homeowners all worked together on a vision, preservation of greenspace, development restrictions
- Impact fees to pay for the cost of new construction (Orlando)
- Peachtree City
- Hilton Head – scenic, conservative signage, roundabouts
- We like the Rural Character of the existing SE Carroll County specifically the farms
- Minneapolis, MN
- Establish a wildlife refuge area
- Portland – urban growth boundaries
- Kiawah Island or St. Simons with lots of trees, nice and quiet – but with better/more clear signage so it is less confusing, esp. at night. Also with more light (but down lights).
- Peachtree City – signs
- Smyrna TN around Nissan plant is creating master planned mixed use areas
- Loveland, Colorado
- Southeast Carroll County as it exists now
- South Fulton County, Chattahoochee Hill Country preservation of rural land, TDR's
- Redevelopment of Downtown Smyrna
- Chattahoochee Hill Country – villages with farmland, look to them as a model
- Cities like Carrollton should model on Menlo Park, CA, with parks, walking trails, master plans
- Interesting to see if there are examples of developers and local government sharing transportation costs
- Sonoma County California, handles SF overload, but still maintaining rural areas.
- Transfer development rights like they are doing in Chattahoochee Hill Country
- Snake Creek Valley in its undisturbed existing condition
- Peachtree City although it has had major growth has kept its trees and sense of place.
- Avoid clear cutting
- Baldwin County AL, has retained rural character while allowing development and providing access
- Not Clayton County, Gwinnett, Paulding, Fayette, etc.
- Montgomery County Maryland
- Decatur downtown near courthouse with nice sidewalks and outdoor seating at restaurants, hidden parking in back.
- Marietta square – walkable, historic trees, small quaint hometown feel
- Houston, TX – just awful
- Peachtree City orderly development plan for the long term
- Downtown St Louis older neighborhoods have alleys in back, porches facing street, small scale retail, with neighborhood schools

- Peachtree City is compact and contained, we like the golf cart community. If a golf cart type community is established in SE Carroll County will ATV's be allowed on the trails since many people in this area use them? Also, will the golf cart trails be public, private, or mixed?
- Hilton Head, Peachtree City – examples of planned development with development standards including signs, buffers, buildings
- Minneapolis is good because it has lots of alternative transportation options and public parks and infill development
- Union, Kentucky, south of Cincinnati, incorporating urban areas in rural county.
- Montgomery County Maryland – transfer of development rights
- Downtown Smyrna
- Columbia, MD – there is good and bad – learn from it
- Savannah – the parks and squares and exemplary planning
- Anthem, AZ (mixed use)... EARLY Peachtree City (Quality of Life)... Peachtree City as it is with some modification... Peachtree Corners/Gwinnett Co (high tech end of industry)... Carroll Co. Maryland (absorbing growth from D.C. and still maintaining ag. and rural character... Savannah's Park system
- Portland OR, has housing over retail with access to parks, hospitals and schools
- Learn from Perimeter Center example
- Peachtree City type of development
- Communities in Germany and Austria that are well-defined yet well-designed, countryside is well maintained.
- Victory Drive in Columbus – how not to do development
- Unlike subdivisions do not clear cut and then build houses. Build around the trees, etc.
- Panama City, FL
- Anywhere with hodgepodge development
- Permanent Street signs
- Rural areas along Hwy 5 with scenic views
- Chattahoochee Hills clustering of housing with lots of greenspace, development is not apparent from road
- Byers Crossroads – rural character
- Carroll County, Md. land preservation strategy to protect open space and creative ways to fund preservation through bonds and other financial programs
- Peachtree City was liked by group as it is well planned, good signage, mixture of residential and commercial cuts drive time.
- Street lights and signs in Suwannee adds ambience to that community
- Long linear parks/greenbelt projects like the Silver Comet Trail.
- The Georgian Development
- Chattahoochee Hills Country Alliance sounds like it's well planned
- Maryland (near DC and Baltimore) has incentives for conserving farm land

- Strickland Acres (on Camp Road just west of Post Road and 166) is a good example of how a community can be. Big trees were left during construction. The houses are not all starter homes, and they vary in style. They have sidewalks. It's very clean and neat.
- Chattahoochee Hills area, looks rural but when you get into it you find its high density
- Learn from Douglas County – don't want to be that
- Downtown (historic) Roswell, with lots of brick and low construction, street trees.
- San Miguel Mexico has the facade of old structures, but they are actually quite modern. This leaves the communities feeling their cultural heritage has been kept.
- Downtown Rome, Georgia with wide main street, on-street parking, quaint.
- There is a new development on Hwy 92 in Douglas County that is modeled on turn of the century style housing – don't know name
- Examples of what not to do: Paulding, Henry, Forsyth, and Gwinnett Counties because they are traffic nightmares, they have increasing crime rates, increasing taxes, and they are overcrowded.
- Bozeman, Montana with their sense of quaintness, community, not-cookie cutter, personal, big box development guidelines, rustic development standards
- Loveland, Colorado because of its alternative transportation and development standards
- Any small southern town
- Red hills area of SW Georgia is building their economy around ecotourism and agriculture
- Savannah's little squares

Please indicate your reaction to each of the following “quality growth” concepts:

1. If you do not like this concept: *it should definitely not be implemented.*
2. If you are indifferent about the concept: *its not particularly important whether its implemented or not.*
3. If you are somewhat supportive of the concept: *it would be nice to implement, but is not urgently needed.*
4. If you are very supportive of the concept: *it should be implemented as soon as possible.*

Ideas	Mean Support
G. Environmentally sensitive areas should be set aside from development and used as parks.	3.6
F. Garage apartments or similar housing should be encouraged to bring affordable housing into neighborhoods.	3.5
A. A community should have a clear boundary, where town stops and countryside begins.	3.5
Q. Street trees should be planted throughout the community.	3.4
P. The community should have attractive town center(s), serving adjacent neighborhoods.	3.3
L. Sidewalks and bike trails should be provided throughout the community.	3.3
H. Each neighborhood should have a healthy mix of uses within easy walking distance of residences.	3.3
N. Schools should be located within neighborhoods, making it possible for children to walk to school.	3.2
M. Older strip commercial areas should be fixed up to match the development patterns of the community.	3.2
I. Higher intensity uses should be concentrated along major roadways.	3.1
E. Vacant sites closer to the community center should be used for new development.	3.1
K. Traffic calming measures should be employed.	3.0
D. New subdivisions should match older, closer-in neighborhoods of the community.	2.9
R. A mix of housing sizes and types should be included in each neighborhood.	2.8
O. New industry or other major employers should be located close to town.	2.8
J. All commercial structures should be located near the street front, with parking provided in the rear.	2.8
B. A community should remain relatively compact.	2.5
C. Houses should be located near the street, with porches that encourage interaction with neighbors.	2.3

