Carroll County, Georgia

Community Assessment

2008 Update prepared by:

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from the 2005 Update prepared by:

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# Community Assessment

## Carroll County, Georgia – Comprehensive Plan Update

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I. Introduction

A. Community Profile
Carroll County is located in western Georgia and is part of the Atlanta Metropolitan Region. The County was formed from Cherokee and Creek Territory in 1826 through the Indian Springs Treaty. Incorporated areas within the county are Carrollton, Villa Rica, Temple, Bowdon, Whitesburg, Bremen, Mount Zion, and Roopville.

The County has an area of 504 square miles and is located 45 miles west of Atlanta and 90 miles east of Birmingham. The estimated population of Carroll County in 2006 was 107,325 residents. In recent years, the county has experienced a significant rate of growth, a 23% increase since the 2000 Census. The population is expected to double by 2030.

B. Purpose and Scope
The Carroll County, Georgia (“County”), Comprehensive Plan Update (the Plan) establishes Carroll County’s vision for its future and guides decisions to implement that vision through the year 2030. The future expressed in the Plan reflects local community values, ideals and aspirations. The Plan advocates managed growth through effective coordination between the County’s service providers. By managing community change, the County will preserve its assets and promote positive change that will enhance its residents’ quality of life.

The Georgia Department of Community Affairs adopted the “Standards and Procedures for Local Comprehensive Planning,” effective May 1, 2005. These standards require a Comprehensive Plan to be comprised of a Community Assessment with Data Appendix, Community Participation Plan and Community Agenda. For the Community Assessment, the county must include the following components: 1) a list of potential issues and opportunities; 2) an analysis of existing development patterns including areas of special concern and character areas; 3) an evaluation of existing policies for consistency with the Quality Community Objectives (QCOs); and 4) an analysis of growth trends. A Public Participation Plan is also required to ensure adequate public and stakeholder input throughout the planning process.

The Community Agenda is comprised of the community’s vision for the future and its strategy in achieving that vision. Through the visioning process, the county will develop implementation strategies to guide future development patterns and suggest further action for the issues and opportunities identified in the assessment.

C. Document Format
The Comprehensive Plan Update examines the existing conditions of the community and articulates a County vision. The plan includes a Community Assessment with a Data Appendix, Public Participation Plan, and Community Agenda. The Community Agenda will be completed after the Community Assessment and Public Participation Plan have been approved.

The following list of chapters outlines the major areas found in the Data Appendix, Appendix A.
Chapter I – Population Element – reviews demographic information and projects future population growth. This element addresses historic and projected population and household growth, residency, age, race, mobility, education and income of Carroll County’s population. The projections are the basis for determining future land use, housing, infrastructure, services and economic opportunity needs.

Chapter II – Natural and Historic Resources Element – describes the natural environment and historical assets of Carroll County and establishes policies intended to mitigate the impacts of community growth on natural resources and to retain the historic significance of Carroll County sites. The community characteristics examined include: topography, climate, soils, hydrology, green spaces, vegetation, wildlife and historical assets.

Chapter III – Housing Element – examines the existing state of the housing stock, projects future housing needs, and sets forth policies to enhance and maintain the community’s housing opportunities. The element considers the age of housing, number of dwellings, residential development trends, housing types, homeownership, housing cost, projected housing needs, and the local, state and federal programs needed to meet the housing need.

Chapter IV – Local Economy Element – examines Carroll County’s local economy, including: the existing mix of activities, wages, employment, labor force, economic development activities and resources. Goals, objectives and policies in this element are the basis for local government participation in economic development activities in coordination with other public and private entities.

Chapter V – Community Facilities and Services Element – inventories and evaluates public facilities and services including: transportation, water treatment, wastewater treatment, public safety, schools, libraries, park and recreational opportunities and utility services. The level of service standards established in this element are fundamental to the County’s growth management program.

Chapter VI – Transportation Element – inventories and evaluates the existing transportation network, including roads, bridges, signalization, airports, railroads, parking, public transportation and pedestrian and bicycle paths. This element identifies goals, objectives, and policies in order to effectively serve the needs of citizens and businesses.

Chapter VII – Land Use Element – describes the existing land use and zoning patterns within the County and establishes the land use pattern necessary to accommodate future growth. This element identifies key issues, including the relationship between land use, infrastructure and intergovernmental coordination, and establishes appropriate objectives, policies and strategies (action programs).

Chapter VIII – Intergovernmental Coordination Element – directs the user to key intergovernmental goals, objectives, and strategies contained in the Plan.
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Together with the reference information included in the appendices, the Community Assessment, Public Participation Plan and Community Agenda comprise the Carroll County, Georgia Comprehensive Plan -- a guide to the future growth of the County and its cities.

II. Identification of Potential Issues and Opportunities

A. List of Potential Issues and Opportunities

1. Key Natural and Historic Resources Issues

The following key issues relating to natural resources were identified through the citizen participation and visioning process.

a. Managing stormwater

The hilly terrain and erosion-prone soils of Carroll County increase the importance of local stormwater management. In addition to providing opportunities for valuable recreational and open space amenities, effective management of increased runoff from development is essential to:

- Protect lives and property from flooding;
- Protect the quality of surface and ground waters; and
- Retain wildlife habitat and corridors.

b. Protecting valuable natural resources

While Carroll County is largely rural today, growth pressures within the Atlanta metropolitan area promise additional development of large areas of the County. To retain the quality of life that attracts residents and business owners to Carroll County, the Comprehensive Plan should describe the resources to be protected and potential strategies to protect those resources, including:

- Protection of woodland areas and heritage trees;
- Protection of wetlands, rivers, streams and lakes;
- Conservation of prime agricultural land;
- Protection of steep slopes from inappropriate development and erosion;
- Preservation of historical resources; and
- Retention of meaningful green spaces.

c. Protecting historic resources

While Carroll County does not currently have a complete inventory of its historic resources, it can use its development review process to minimize historic resource loss. Prior to development approval, the County has the opportunity to evaluate potential resources and explore alternatives to retain them. Ultimately, the County should use its geographic information system to maintain an inventory of historically and archaeologically significant sites, so it can facilitate the preservation of valuable sites.

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1 The text in the section, “List of Potential Issues and Opportunities” was taken verbatim from the Carroll County, Georgia Comprehensive Plan Update, Chapters 2-8, prepared by Michael Lauer, Planning Works, adopted in October, 2005.
2. **Key Housing Issues**

The following housing issues were identified by participants in focus group meetings, interviews, community workshops and Steering Committee workshops as the critical issues that need to be addressed by the Comprehensive Plan.

a. **Enhancing the jobs/housing balance**

   Efforts of the County, its communities, Carroll Tomorrow and other groups have focused on the need to increase the number and quality of jobs available in the County. One measurable objective for the Comprehensive Plan to establish is to increase the ratio of jobs to housing units. The combination of the jobs housing ratio and average wage rates would provide a useful benchmark to measure economic development progress.²

b. **Developing more diversified housing mix**

   Carroll County has experienced strong demand for manufactured homes and starter homes. While the Mirror Lake development represents a more upscale market, much of this development is in Douglas County and the majority of new residential development in Carroll County is geared to more modest market segments. The County needs to foster a more diverse housing market and seek to increase average home prices to levels that better reflect those of the Atlanta Metropolitan area as a whole.

c. **Coordinating affordable housing provision with cities**

   Carroll County has historically had more affordable housing than the region. However, as market demands increase, the cost of housing is likely to increase and accelerate the proportion of households spending more than 30 percent of their incomes on housing. The County should coordinate with cities to ensure that there is safe and adequate affordable housing for very low, low and moderate income households. These units should be located in relatively close proximity to employment opportunities and public services.

3. **Key Economic Development Issues**

   The following economic development issues were identified by participants in focus group meetings, interviews, community workshops and Steering Committee workshops as the critical issues needing to be addressed by the Comprehensive Plan.

a. **Implementing a coordinated county-wide economic development program**

   Carroll Tomorrow has been working towards a coordinated economic development program that will improve employment opportunities for all County residents and improve the fiscal capabilities of the cities and the County to provide public facilities and services. To achieve this end, Carroll Tomorrow is working to support existing employers and attract more high quality employers. Attracting better jobs requires competitive locations for employers and a high quality workforce available to fill the jobs. Improving the quality of Carroll County’s work force is a high priority.

² The housing/job ratio was 1.239 in 2000 according to Census data.
b. **Supporting agricultural industry**
Agriculture is an important sector of the County’s economy, contributing over $40 million annually. While the County desires to increase local employment and housing opportunities, the timing, location and design of development will affect the long-term viability of agricultural operations. In addition to the loss of agricultural land when new development occurs, residential encroachment into agricultural areas can interfere with agricultural operations if residences are located downwind of poultry or cattle operations or are adjacent to farms. The Comprehensive Plan should identify prime agricultural lands and identify equitable strategies to support the long-term retention of viable agricultural operations.

c. **Enhancing the jobs/housing balance**
Efforts of the County, its communities, Carroll Tomorrow and other groups have focused on the need to increase the number and quality of jobs available in the County. One measurable objective for the Comprehensive Plan to establish is to increase the ratio of jobs to housing units. The combination of this jobs housing balance and average wage rates would provide a useful benchmark to measure economic development progress.

d. **Protecting industrial and agricultural areas from encroachment**
Carroll County’s emphases on economic development and retention of agri-business mandate the protection of industrial and agricultural areas from encroachment by uses that would interfere with industrial and agricultural operations. These uses frequently generate noise, glare, truck traffic and odors that are undesirable to adjacent residents. By designating areas intended for these operations and protecting those areas from residential encroachment, the County can increase the long-term viability of these vital economic engines.

4. **Community Facilities Issues**
The following growth issues were identified by participants in focus group meetings, interviews, community workshops and Steering Committee workshops as the critical issues needing to be addressed by the Comprehensive Plan.

a. **Coordinating school development with county-wide growth**
Over the next 20 years, the Carroll County School District is likely to be the most significant developer in the County. School location decisions will affect demands for infrastructure (particularly road, water and wastewater system improvements) and development pressures. The locations of new schools should be coordinated with the locations of projected growth to ensure that adequate infrastructure can be provided and to minimize school busing costs.

b. **Coordinating with other service providers**
To provide cost-effective services, the Carroll County Water Authority and other public service providers need to know the location, intensity, timing and amount of new development. The plan should provide guidance on all of these aspects of development.
c. **Coordinating growth with provision of adequate public facilities**

One of the greatest growth management challenges is coordinating the efficient development of infrastructure with the development of land uses that create demands for that infrastructure. The Comprehensive Plan should provide a framework for coordinating the public investments by indicating the location, use, intensity and timing of development.

**Water** - The key water issues are securing adequate supplies of water and distributing enough water to provide for everyday needs and fire suppression. The opening of the CCWA reservoir in 2003 has created an adequate supply of water to meet demands through the planning period, subject to completion of improvements required to store and distribute the water.

**Wastewater** - Wastewater service availability is one of the key limitations to urban and suburban intensity growth. Without centralized service, residential densities and non-residential development potential are limited. Centralized sanitary sewer systems currently are provided in Villa Rica, Temple, Carrollton, Bremen, Bowdon and the Fairfield PUD. Carrollton, Temple and Villa Rica will need to increase wastewater capacities to serve projected growth. Additional demands from planned suburban growth areas could be met by community systems, provided that the County and CCWA establish appropriate standards for design, management and funding of the systems. The key wastewater issues that the County needs to address are: ensuring that new development is adequately served; providing for safe and efficient service; and coordinating municipal and community systems so they can be integrated in the future, if necessary to meet environmental standards or improve operating efficiencies.

**Schools** - With a 10-year $165 million improvement plan providing for construction of new schools and improvements to existing schools, the Carroll County School District is likely to be one of the most significant development forces in the County during the planning period. Schools will create demand for infrastructure and can stimulate residential growth. The primary challenges that should be addressed by the Plan include:

- Ensuring that development decisions are coordinated with classroom capacity; and
- Coordinating school siting with growth and capital improvement decisions.

d. **Maintaining fiscal integrity**

The quality of life in Carroll County is contingent on the County’s continued ability to provide high quality services at a reasonable cost to taxpayers. To achieve these ends, the Comprehensive Plan should describe the County’s strategies to:

- Enhance the local property and sales tax bases more rapidly than the fiscal obligations for capital facilities, operations and maintenance;
- Ensure that new development funds the costs of capital facilities required to serve that new development;
• Ensure that facilities and services are planned in a way that allows ongoing operations without significant increases in the costs to residents and businesses; and
• Target capital investments to areas that will best achieve the types of growth desired by the County.

5. **Key Transportation Issues**
The following transportation issues were identified by participants in focus group meetings, interviews, community workshops and Steering Committee workshops as the critical issues needing to be addressed by the Comprehensive Plan.

a. **Transportation**
The transportation system affects most citizens’ quality of life on a daily basis. To ensure that the transportation system continues to effectively serve the needs of residents and businesses, the Plan should guide public investments and development decisions in ways that:
• Maintain adequate road capacity and minimize delays due to traffic congestion;
• Maintain road safety, so that roads are safe for drivers, pedestrians, and bicyclists, as well as the residents and businesses located along the roads;
• Protect primary road corridors from inappropriate development patterns. While Highways 27 and 61 have been identified and zoned as future commercial corridors, emerging development patterns illustrate the inadequacy of existing development regulations to protect the function and appearance of these key entry corridors. Better access control is needed to minimize future losses in roadway safety and capacity. Better appearance codes (e.g., landscaping and building design standards) are needed to protect the long-term viability of the corridor and to prevent future blight; and
• Protect scenic road corridors from clearing and encroachment of development. Carroll County has numerous State Highways (e.g., State Highways 5, 113, and 166) that exemplify the rural character that makes the County such a desirable place to live and visit. Scattered development along these roadways illustrates the vulnerability of this rural character. Protecting the scenic beauty of these corridors through buffers, setbacks and strict driveway spacing standards will help retain an asset that will pay dividends to future residents by protecting roadway capacity and providing an attractive environment for residents and economic development prospects.

b. **Protect gateways and entry corridors**
As mentioned above, the State highways that provide access to and through the County shape visitors’ and residents’ opinions of the County. Ensuring that land uses are compatible with the desired character of the corridor, as well as with other uses in the corridor will make the County a more attractive place to live, work and conduct business.
6. **Key Planning Issues**

The following growth issues were identified by participants in focus group meetings, interviews, community workshops and Steering Committee workshops as the critical issues needing to be addressed by the Comprehensive Plan.

a. **Reinforcing community growth goals/policies**

The County’s comprehensive plan must be coordinated with the plans of the cities. The coordinated planning through intergovernmental agreement should address land use patterns and infrastructure at the edges of communities and provide a template for coordinated decision-making in these areas.

b. **Ensuring a balanced land-use mix**

Carroll County encompasses urban, suburban and rural areas that are under pressure from residential development serving housing demands from the Atlanta Metropolitan Area. Much of this demand is for starter homes that generate greater fiscal burdens than benefits for the County. The County’s fiscal and economic health depends on balancing the mix of residential and non-residential land uses as well increasing the proportion of up-scale housing and retaining a viable agricultural community that produces tax revenue with few service demands.

c. **Land use compatibility**

Land use compatibility is essential to protect the integrity of residential neighborhoods and unincorporated communities, as well as the viability of agricultural operations, corridors, activity centers, mixed use and industrial development areas. Compatibility is not defined solely by densities. Adjacent development at different densities may be compatible if the proposed use will enhance property and economic values, be buffered, and/or provide similar designs where different unit types abut. Carroll County’s emphasis on economic development and retention of agri-business mandates the protection of industrial and agricultural areas from encroachment by residential uses that would interfere with industrial and agricultural operations. Agricultural and industrial uses frequently generate noise, glare, slow traffic, chemicals, fertilizers and odors that are undesirable to adjacent residents. By designating areas intended for these operations and protecting those areas from residential encroachment, the County can increase the long-term viability of these vital economic engines.

d. **Provide compatible diversity within neighborhoods**

Avoid homogeneity and provide diverse housing opportunities while ensuring neighborhood stability and compatibility.

e. **Planning for growth and development**

Carroll County has experienced extraordinary growth over the last 30 years. This has emphasized the importance of planning for and effectively managing growth through a growth management process that:

- Results in predictable, timely and equitable development approval decisions;
• Involves stakeholders in decisions early in the planning and development process
  – at times when they can have the most significant impact on development
  patterns; and
• Facilitates effective enforcement of zoning, development and building codes.

f. Protecting Key Transportation Corridors
Highways 61 and 27 have experienced a hodge-podge development pattern that
detracts from the function and appearance of the corridors. Future land use and
development patterns should protect the capacity of these and other arterial
roadways and ensure that development will strengthen the character and vitality of
the County as a whole.

III. Analysis of Existing Development Patterns

A. Existing Land Use Map
B. Areas Requiring Special Attention

1. Areas of significant natural or cultural resources
   - Sites and Districts listed on or eligible for the National Register of Historic Places
   - Georgia Historical Markers and Select Local Historical Sites
   - McIntosh Reserve
   - Prime Agricultural Lands
   - Green Spaces, Woodland areas, Heritage Trees, Water Supply Watersheds, Wetlands, Rivers, Streams, Lakes, Steep Slopes

2. Areas where rapid development or change of land uses is likely to occur
   - Urban Growth Areas
   - Corridors (State Highways)
   - Large vacant tracts in the suburban tiers

3. Areas where the pace of development has outpaced, or may soon outpace, the availability of community facilities and services, including transportation
   - Highway 101 vicinity
   - Siting new schools could be difficult if adequate infrastructure is not available. Also, schools can stimulate rural residential growth and this would require better coordination of growth and capital improvement decisions by stakeholders.

4. Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness
   - Older residential subdivisions and mobile home parks with dilapidated housing
   - Deteriorated commercial structures

5. Large abandoned structures or sites, including those that may be environmentally contaminated.
   - No structures or sites found

6. Areas with significant infill development opportunities
   - Vacant tracts along the Corridors (already zoned Commercial)

7. Areas of significant disinvestments, levels of poverty, and/or unemployment
   - Timberlake Estates
   - Bowdon Junction Special Tax District
C. Recommended Character Areas

1. Sub Areas

The following is a list of planning sub-areas that have distinct characteristics, opportunities, and issues. These areas are shown on the Character Areas map.

a. Rural Countryside

This, the largest of all proposed character areas, is best identified as rural areas of the county consisting of hills and dells that are a mix of active timberlands, pine forest, rolling active and inactive pastures and farmland, creek bottoms, low density and large lot residential uses, a sampling of small scale commercial undertakings, and other rural endeavors. These uses are random throughout the County and often exist side-by-side.

Predominantly residential areas may have been historically defined by thriving rural churches, small mills, and a livelihood associated with rivers and nearby forests and farms, but may now be associated with residents desire to live in a more natural and secluded setting within a reasonable commute to work. There is some transitioning from older prefabricated homes to modern residential styles. The displacement of farm, pasture, and timberland by very large estate homes and low-to-medium density subdivisions is not an uncommon occurrence.

Overall, these areas are best identified by their pristine bucolic nature with a mix of farms and forest.

b. Natural Recreation Sites

Carroll County is host to a number of unique areas prime for recreational activities. These areas are held in private or public ownership, have clearly defined boundaries, and typically have historical, ecological, or cultural significance. While the County contains many small parks, the Natural Recreation Sites character area is more specific to larger areas with specific themes. McIntosh Reserve, for example, offers abundant passive recreation and open space along the Chattahoochee River. Other sites include the future Blackjack Mountain Park, the future Little Tallapoosa Park, and John Tanner State Park.

c. Riparian Corridors

While Carroll County has many creeks, streams, ponds, and other bodies of water, there are two large and significant rivers within the County’s borders. These are the Little Tallapoosa and Chattahoochee Rivers. This character area includes those rivers and the natural areas along them. Development is evident along these bodies of water, but their banks are generally wooded. Other Riparian Corridors include Turkey Creek and Snake Creek.

d. Crossroads Communities

Those places within the County that have a special sense of place are Crossroads Communities. Specifically, they are the areas of the County that have special meaning to its residents. These areas can be located at the intersection of two streets
or can be linear along a single street. In all cases, the Crossroad Community contains
an epicenter that meets local needs via churches, community/recreation centers,
cemeteries, eateries, convenience stores, gas stations, and/or some unique landmark.
These sites are frequently visited by the surrounding neighbors, offering a means for
repeated interaction. Overtime, relationships are formed and sentimental feelings
become attached to the area as a smaller, more personal community within the
County.

The communities identified in Carroll County are:
★ Legion Lake
★ Banning
★ Lowell
★ Tyus
★ Clem
★ Hulett
★ Burwell
★ Hickory Level
★ Sand Hill
★ Bowdon Junction
★ Bucktown
★ Veal
★ Cross Plains
★ Center Point

c. Special Purpose Residential

These include residential developments that were/are planned and developed with
an explicit purpose in mind, such as a specific recreation or social activity. These
neighborhoods likely have lakes that are key amenities. There are currently three
neighborhoods in this character area: Lyon’s Landing, Fairfield Plantation, and
Buttercup Farms.

Lyon’s Landing is a fly-in community with a 3,000 foot lighted runway for residents
to use. Homeowners typically are small aircraft owners and have lots that feature
hangers. Community features include gated entry, Clubhouse with pool, lighted
tennis court, two lakes, and walking trails.

Fairfield Plantation is a large planned community developed with resort-type
recreation as a cornerstone. This gated neighborhood features a championship golf
course, country club, staffed recreation center, pool, mini-golf, playground, lakes,
and a beach resort area. Fairfield was originally developed in the 1970s and now
features over 1,500 homes.

Buttercup Farms is a planned (not yet constructed) equestrian/residential community
in the southwest part of the County. The site consists of 353 acres and is designed
for 17 lots. The site will feature a compacted gravel road (that will be privately
maintained) throughout the development, along with a riding trail.
f. **Urban Development**
The areas immediately surrounding the incorporated cities (on the periphery) in Carroll County are expectedly more developed than other areas within the County. Water and sewer are more readily available in these areas than elsewhere, creating the greatest pressure for development. These areas are predominantly residential, but significant commercial activity is also present. Typical characteristics include: low pedestrian orientation, high open space, high to moderate degree of building separation, scattered civic buildings, and varied street patterns with copious use of cul-de-sacs. Every location within this character area may not represent all of the identifiers listed, but they are moving in that direction.

g. **Utility Centers**
This character area is comprised of those employers in the County who have a large physical and economic impact upon the County, and whose business involves intensive industrial uses. There are currently three sites in this character area: Plant Wansley, Plant Yates, and Plantation Pipeline.

2. **Transportation Corridors**
Carroll County is traversed by significant highways and a major interstate. The placement of these roadways has certainly affected the landscape. With Carrollton as the exception, the eastern portion of the County is more developed than the west, while north Carroll County tends to be more populated than the southern regions of the County. For this reason, the personality of any given corridor will fluctuate depending on what area of the County it is located. Therefore, transportation corridors cannot simply be assigned only one designation. It may be the case that portions of the same road lay within different corridors.

a. **Scenic**
As the name implies, Scenic Corridors are roads that are flanked by picturesque, rural land. Most highways within Carroll County are wholly or partially scenic. The natural highways should also prohibit large quantities of billboards and signs being put up. If billboards and signs are going to be allowed, they must all appear to have similar characteristics in design. Authorities should enforce strict littering ordinances on all businesses and residents.

b. **Industrial Transition**
There is only one identified Industrial Transition Corridor within Carroll County, which is Highway 27 north of Carrollton. This segment of Highway 27 would have previously fit somewhere between scenic and commercial, but the increased attention it has been given by the industrial sector has altered that status. A major distribution center for Wal-Mart is located along Highway 27 and there are plans to expand it. The success of the distribution center has Highway 27 poised to become more industrial in nature.
c. Eclectic Commercial
Similar to “standard” commercial corridors, the Eclectic Commercial Corridor is defined by the land fronting on either side of a heavily traveled thoroughfare that connects two or more commercial nodes. Also similar to other commercial nodes, this character area is rapidly developing; residential land uses are under pressure to transition to commercial land uses (typically strip malls). However, new residential developments, some older single-family homes, large amounts of wooded areas, and active pastures can be found here.

d. Interstate 20 Gateway
Interstate 20 is a broad corridor that serves most traffic coming to and going through Carroll County. The interstate is often the gateway to the community.

e. Intermediate Connectors
Carroll County is fortunate to have a large network of highways. The Intermediate Connectors are those state highways that are not under tremendous developmental pressure and are even rural in nature (even though they do have a mixture of uses). The Corridor Development Plan Ordinance, a development overlay zone, governs construction along the Intermediate Connectors as well as all state and federal highways within the County.

f. Aviation Gateway
This character area consists solely of the West Georgia Regional Airport. The airport is a key piece of the transportation network and is utilized by citizens and businesses alike. Also, the airport is an important part of local economic development efforts.
Map 2: Character Areas
IV. Analysis of Consistency with QCOs

A. Assessment of Consistency with QCOs

1. Traditional Neighborhoods Objective

Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Carroll County has seen an increase in Planned Unit Development (PUD) communities. These communities allow for a mixture of land uses and emphasize home clustering and greenspace. In addition, the Corridor Development Plan Ordinance provides for connectivity between developments on state highways and schools, parks, or other public facilities. Other than the PUD zoning class, our zoning ordinance separates commercial and residential uses and practically requires travel by automobile. County ordinances do not offer development standards for traditional non-PUD neighborhoods (although development standards are in place for developments along state highways).

2. 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.

Carroll County adopted an Urban Growth Areas future land use category in 2005 in order to maximize land potential near our cities and have access (or potential access) to adequate public facilities. Carroll County adopted the Corridor Development Plan Ordinance in 2002 to enable quality development (including elements such as façade treatment, landscaping, and downlighting) along the state highways within the County. Some development, however, has spread to areas with inadequate public facilities.

3. Sense of Place

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

Carroll County places a high value on agricultural lands and believes these lands add to our quality of life. Carroll County is a leader in farmland preservation and is exploring Transfer of Development Rights (TDR) possibilities. We also regulate

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3 A portion of the text in the section, “Assessment of Consistency with QCOs” was taken from the Growth Alternatives Analysis Report, prepared by Michael Lauer, Planning Works in December, 2002.
signage and mandate quality design in construction along our state highways. Historically, residential developments in the unincorporated County occurred without mixed-use and pedestrian-friendly features. However, in recent times, the County has seen a rise in PUD rezoning applications that pay heed to these planning principles.

4. **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.

The Comprehensive Plan should guide public investments and development decisions in ways that maintain road safety, so that roads are safe for drivers, pedestrians, and bicyclists, as well as the residents and businesses located along the roads. Carroll County lacks an intra-County public transportation system. However, we are a statewide leader in greenspace acquisition and farmland protection. We believe this will lead to enhanced transportation alternatives through linkages between parks and other protected properties. There are limited areas with sidewalk availability in unincorporated Carroll County. Overall, there is a lack of connectivity between people and the places where they work and play.

5. **Regional Identity Objective**

Each region should promote and preserve a regional “identity,” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

Carroll County promotes regional identity through efforts with the Chattahoochee-Flint Regional Development Center and the Atlanta Regional Commission. Some of these programs with regional impact include transportation planning, historic preservation planning, and aging services. Carroll County is a regional tourism, medical, and educational hub and is connected to nearby counties by highly traveled corridors. Attractions include John Tanner State Park, McIntosh Reserve, and the University of West Georgia. Carroll County is also a regional and state leader in the agricultural industry. A local farmers market has been established to promote regional products. We are also working on a trail planning effort with the nearby counties of Coweta, Douglas, and Fulton.

6. **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.

Carroll County works cooperatively with stakeholders in preservation efforts. There are historic sites and districts in the County, including those on the National Register of Historic Places. Carroll County is currently undertaking a Historic Inventory. The results of this inventory will provide further direction on preservation efforts.
We are pursuing certification by the Georgia Scenic Byways program to preserve and promote scenic vistas. We also look for opportunities to utilize our Geographic Information System (GIS) to assist preservation efforts.

7. **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. Compact development ordinances are one way of encouraging this type of open space preservation.

Carroll County participates in the Georgia Community Greenspace Program. Our subdivision regulations require a percentage of each new residential development to be set aside as greenspace. The last Special Purpose Local Option Sales Tax (SPLOST) allowed for the purchase of parks and other greenspace areas.

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

Carroll County enforces strict buffers in Water Supply Watersheds. Erosion control is a key concern for the County and we devote two officers to this effort. Since beginning GIS a few years ago, the County is continually utilizing the tool to better address environmental protection. Carroll County is also encouraging development on public sewerage and community septic systems in high-growth areas (not relying solely on private septic tanks).

9. **Growth Preparedness Objective**
Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

Through the Comprehensive Plan, Carroll County should provide a framework for coordinating the public investments by indicating the location, use, intensity, and timing of development. Key issues the County must address are water, wastewater, schools, transportation, and stormwater. Our Comprehensive Plan and the accompanying Future Land Use map guide high-density growth by creating Urban Growth Areas and Suburban Tiers (these two areas are slated for potential public sewerage and community septic systems). Carroll County believes growth preparedness will result in predictable and equitable development decisions and will heavily involve all stakeholders early in the planning and development process.
10. **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, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Carroll Tomorrow, our local economic development organization, is leading the effort to target industries that will thrive in Carroll County. The general plan is to target capital investments to areas that will best achieve the types of growth desired by the County. To attract better jobs, there are needs to ensure that there are competitive locations for employers and there is a high quality workforce available to fill the jobs. While the County desires to increase local employment and housing opportunities, the timing, location, and design of development will affect the long-term viability of agricultural operations.

11. **Employment Options Objective**
A range of job types should be provided in each community to meet the diverse needs of the local workforce.

Carroll Tomorrow has been working towards a coordinated economic development program that will improve employment opportunities for all County residents. To achieve this end, Carroll Tomorrow is working to support existing employers and attract more high quality employers. One measurable objective for the Comprehensive Plan to establish is to increase the ratio of jobs to housing units. The combination of this jobs housing balance and average wage rates would provide a useful benchmark to measure economic development progress.

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

Carroll County encompasses urban, suburban, and rural areas that are under pressure for residential development to serve the housing demands from the Atlanta Metropolitan Area. Much of this demand is for starter homes that generate greater fiscal burdens than benefits for the County. The County’s fiscal and economic health depends on balancing the mix of residential and non-residential land uses. The majority of new residential development is geared to more modest segments. The County needs to foster a more diverse housing market and seek to increase average home prices to levels that better reflect those of the Atlanta Metropolitan area as a whole.
13. **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.

Carroll County is a regional leader in post-secondary educational choices. The University of West Georgia and West Central Technical College are located in Carroll County. Our post-secondary institutions work closely with local and regional industries in providing workforce training, a constant labor supply, and small business development services. Carroll County offers a wide range of K-12 educational choices.

14. **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.

Carroll County and its communities participate in economic development planning through Carroll Tomorrow. Carroll County is one of many service providers involved in making decisions affecting the timing and location of growth in our County. Coordination is essential to ensure that decisions of each service provider support county-wide growth goals, resulting in more efficient use of taxes and fees. To provide cost-effective services, the Carroll County Water Authority and other public service providers need to know the location, intensity, timing, and amount of new development.

15. **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 resources or development of a transportation network.

The County’s Comprehensive Plan must be coordinated with the plans of its communities to ensure that it supports long-term community growth needs and fosters community vitality. Carroll County provides shared services for some of its communities (such as plan review, E-911, fire rescue, animal control, and others). Carroll County cooperates in planning with the Chattahoochee-Flint Regional Development Center and the Atlanta Regional Commission.

V. **Supporting Analysis of Data and Information**

A. **Analysis**
1. **2005 Update – Growth Scenarios**

The following scenarios were developed during the 2005 Comprehensive Plan Update by the County’s planning consultant, based on significant public input and subsequently refined by the Comprehensive Plan Steering Committee. The scenarios, which reflect different land use mixes, different distributions of population, different approaches to growth management, and different levels of coordination between the County and other service providers, are summarized as follows:

### a. *Rural Residential*

This pattern of scattered low-density residential development throughout the County reflects current zoning and recent development trends. While some more intensive development has been occurring adjacent to existing communities and along the Hwy. 61 corridor, significant development has occurred in agricultural areas and along rural arterial corridors on large lots.

The Rural Residential scenario has the advantages of requiring little policy change, maintaining existing land use and development expectations and minimizing public infrastructure costs for centralized wastewater systems. However, this scenario is inconsistent with nearly all of the State and County goals because it maximizes consumption of agricultural land; increases public costs for provision most public services, including the two costliest services (roads and schools); inhibits long-term community growth; will lead to greater traffic congestion and air pollution; and will erode the rural character of the County more rapidly than the other growth scenarios.

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Map 3: Scenario 1 – Rural Residential

Carroll County, Georgia
b. **Corridors**

This growth pattern, which is a slightly modified version of Carroll Tomorrow’s conceptual growth plan, focuses development and public infrastructure investment to support that development within the Highway 61 corridor between Villa Rica and Carrollton and along U.S. Highway 27 between Bremen and Carrollton. While more intensive residential development than allowed by existing zoning will be authorized north and east of Carrollton, significantly less development would be authorized within rural areas of the County currently zoned for agriculture.

The Corridors scenario reserves the greatest amount of land for economic development; helps retain agricultural areas and the rural character of the County; is consistent with most of the State and County growth goals; and provides development opportunities that will facilitate the establishment of a greenway along the Little Tallapoosa River. However, the minimum 20-acre lot size in agricultural areas will reduce development expectations and property values. Additionally, this scenario presumes that community sewer systems would be established throughout the northeastern quadrant of the County, which will require the establishment of administrative functions that don’t currently exist. Developments relying on community systems will facilitate conservation subdivision, but will require expertise to: view the design of systems, guarantee ongoing funding for maintenance, operation and replacement of systems, and monitor ongoing system operations.
Community Assessment
Carroll County, Georgia – Comprehensive Plan Update

Map 4: Scenario 2 – Corridors

Carroll County, Georgia

Legend
- Agricultural
- Agriculture conservation
- Green-Public amenities
- Environmental buffer
- Commercial-Mixed Use
- Railline
- Industrial
- Stubline-Industrialization

Scenario 2 Corridors

August 30, 2002
Comprehensive Plan Update
c. **Centers**

This growth pattern assumes a much greater level of coordination between the County and cities in the management of growth within each city’s planned utility service area (USA). Most new development would occur within these USA areas at intensities sufficient to support the development of centralized sewer systems. Rural/agricultural areas would be limited to much lower densities than are authorized today.

The Centers scenario is most consistent with State and County goals and objectives, and will result in the least fiscal impact to the County and its residents. Additionally, this scenario will provide the greatest support for the growth of communities within the County. However, this scenario will require extensive coordination between the cities, the County and other service providers to address growth issues in planned urban service areas. Both this and the Corridors scenarios also will require a strong commitment to offset decreased values in agricultural areas through a variety of compensatory techniques.
2. **2005 Update – Preferred Growth Scenario**

The Land Use Element establishes a preferred growth pattern that was defined by the County’s Coordinated Planning Committee (CPC) after conducting a thorough analysis of the relative impacts of three alternative growth scenarios. Each of the scenarios represented distinct growth patterns that would accommodate projected population and employment growth in distinct ways. A “Rural Residential” scenario was based on historical zoning practice with an assumption that centralized wastewater service would be confined to existing city limits and some limited annexation areas. A “Corridors” scenario directed most of the County’s growth to existing cities and areas along the key transportation corridors of I-20, SH 61 and U.S. 78. A “Centers/Villages” scenario identified growth areas around each of the cities that would be anticipated to capture all urban and suburban growth.

Each of the scenarios was evaluated for:
- the ability to accommodate projected growth;
- impact on community character in incorporated and unincorporated areas;
- effect on timber and agricultural productivity;
- promotion of economic development prospects;
- transportation and utility costs and impacts;
- community facility and service costs; and
- consistency with the goals established by the CPC.

After evaluating each of the alternatives (see summary analysis in Appendix C) and input from the public, the Planning Commission and the Board of County Commissioners, the CPC selected a preferred alternative that incorporates elements of all three growth alternatives and is reflected in the maps, objectives and policies of this Land Use Element.

**Exhibits 118, 119 and 120** demonstrate that the preferred alternative has sufficient capacity to accommodate projected growth. Based on the projected population growth that would occur between the years 2000 and 2030: 24,425 dwelling units will be developed County-wide; Commercial and industrial development will occupy an additional 8,072 acres; and Using the County’s potential maximum buildout at 123,023 dwelling units at proposed densities, the 30 year projected growth of 24,425 dwelling units will leave room for 98,598 dwelling units for post-2030 growth.

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Exhibit 118: Projected Residential Growth

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<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>2000 Population</td>
<td>87,268</td>
</tr>
<tr>
<td>2030 Projected Population</td>
<td>148,421</td>
</tr>
<tr>
<td>Population Increase 2000 - 2030</td>
<td>61,153</td>
</tr>
<tr>
<td>Persons Per Household</td>
<td>2.63</td>
</tr>
<tr>
<td>Occupied Dwellings</td>
<td>23,252</td>
</tr>
<tr>
<td>Vacancy Rate (assumed)</td>
<td>5%</td>
</tr>
<tr>
<td>Additional Dwelling Units Needed</td>
<td>24,415</td>
</tr>
</tbody>
</table>

*Source: Planning Works, modifications by PRISM Associates and Carroll County Department of Community Development*

Exhibit 119: Commercial and Industrial Development Projections

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<table>
<thead>
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<tbody>
<tr>
<td>2000 Population</td>
<td>87,268</td>
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<tr>
<td>2030 Projected Population</td>
<td>148,421</td>
</tr>
<tr>
<td>Population Increase 2000 - 2030</td>
<td>61,153</td>
</tr>
<tr>
<td>Commercial and Industrial Acres</td>
<td>9,547</td>
</tr>
<tr>
<td>2000 Commercial and Industrial Acres Per Person</td>
<td>0.11</td>
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<tr>
<td>Additional Acres from Population Growth</td>
<td>6,727</td>
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<tr>
<td>Additional Acres for Local Market Capture (20%)(^6)</td>
<td>1,345</td>
</tr>
<tr>
<td>Total Additional Commercial and Industrial Land (acres)</td>
<td>8,072</td>
</tr>
</tbody>
</table>

*Source: Planning Works, modifications by PRISM Associates and Carroll County Department of Community Development*

\(^6\) The local market capture accounts for additional acreage needed to accommodate new commercial and industrial development that provides goods, services and jobs that County residents currently travel outside the County to obtain. As the population grows the variety of viable economic activities increases, which retains and circulates dollars within the local economy.
Exhibit 120: Development Potential of Preferred Scenarios

<table>
<thead>
<tr>
<th></th>
<th>Growth Tiers</th>
<th></th>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Cities/UGAs</td>
<td>Commercial Corridor</td>
<td>Suburban (sewered)</td>
<td>Suburban (unsewered)</td>
<td>Rural</td>
<td>Total</td>
</tr>
<tr>
<td>Total Vacant Land (acres)</td>
<td>28,876</td>
<td>1,102</td>
<td>7,746</td>
<td>13,177</td>
<td>106,001</td>
<td>156,902</td>
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<tr>
<td>Land Required for Non-</td>
<td>8,840</td>
<td>1,102</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>9,942</td>
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<tr>
<td>Residential Development</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(acres)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Remaining Vacant Land</td>
<td>20,036</td>
<td>0</td>
<td>7,746</td>
<td>13,177</td>
<td>106,001</td>
<td>146,960</td>
</tr>
<tr>
<td>(acres)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Density</td>
<td>3 dwellings per acre</td>
<td>NA</td>
<td>3 dwellings per acre</td>
<td>1 dwelling per acre</td>
<td>1 dwelling per 4 acres</td>
<td></td>
</tr>
<tr>
<td>(dwellings per acre)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Development Potential</td>
<td>60,107</td>
<td>0</td>
<td>23,239</td>
<td>13,177</td>
<td>26,500</td>
<td>123,023</td>
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<td>(dwelling units)</td>
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<td>Projected Dwelling Units</td>
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<td>24,425</td>
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<td>Surplus Residential</td>
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<td>98,598</td>
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<tr>
<td>Development Potential</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>(dwelling units)</td>
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*Source: Planning Works, modifications by PRISM Associates and Carroll County Department of Community Development*

**Growth Tiers**

The Growth Tiers Map illustrates that form the basis for distinguishing land use and infrastructure policies required to achieve the preferred scenario. While better defined by objectives and policies in subsequent sections of this Element, these tiers include:

- **Cities** – currently incorporated areas that are not subject to this Comprehensive Plan.
- **Urban Growth Areas (UGAs)** – areas that could readily be served by municipal water and wastewater services in the next 25 years. UGA development is intended to include most future retail employment growth that is not located in existing cities and residential development relying on centralized water and sewer service.
- **Transportation Corridors and Centers** – transportation corridors with mixed use and commercial development following Highways 61 and 27 with nodal centers at critical interchanges with major arterials.
- **Suburban Sewered (S-1)** – areas that currently include a mix of rural and suburban development are planned for suburban densities of two to four units per acre on centralized water and sewer service. Some areas will be served by community systems and others by municipal or regional systems. All development will be designed to retain the existing rural character of this tier. Because centralized wastewater service will be available, development may occur at densities of two to six dwellings per acre subject to transfer of development rights (see Objective LU-8 and subsequent policies).
• **Suburban Unsewered (S-2)** – areas that will accommodate rural residential development relying on centralized water systems and a mix of community wastewater systems and on-site service. Average density without community systems will be approximately one dwelling per acre. Up to two units per acre may be developed on community systems.

• **Rural** – These areas consist primarily of farm, ranch and timber lands that are zoned “Agriculture”. Other than buildout of approved and existing subdivisions, future development in this tier will occur at densities of one dwelling per four acres.

Within the two suburban tiers, the use of cluster development patterns will be encouraged provided adequate water and wastewater facilities are available. Cluster subdivision patterns will be implemented through the County’s land development regulations.

Within Urban Growth Areas, traditional neighborhood development (TND) will be encouraged. TND’s feature central public open spaces (commons, squares, and parks) adjacent to a mixed-use (commercial, institutional and residential) centers with urban densities. Within TND neighborhoods, mobility is created through a connective grid street pattern, which can be modified with curvilinear streets, if needed, to meet topographical conditions.
Map 6: 2005 Growth Tiers
3. **2008 Update – Current Trends**

Since the 2005 Update, growth in Carroll County has slowed and permits have decreased dramatically, likely due in part to the issues with the sub-prime mortgage fallout that is occurring across the nation. Permits for single detached residential are down 68% from 890 in 2002 to 285 in 2007. Multi-family applications have decreased from 13 in 2002 to 0 in 2007. In contrast, interest in Commercial Growth has increased during this time frame, with the city of Carrollton’s expansion of sewer northward along the Highway 166 corridor and Villa Rica’s expansion southward along the Highway 61 corridor.

The county anticipates that housing demand will recover in the next few years. Demand for residential units is expected to continue between Carrollton and Villa Rica and along Interstate 20 between Villa Rica and Temple. With the potential expansion of South Fulton Parkway on the horizon, there could be an increased demand for housing in Eastern Carroll County in coming years.

**B. Compliance with Rules for Environmental Planning Criteria**

1. **Carroll County Watershed Protection Overlay District**

It is essential that the quality and supply of public drinking water be reasonably protected. This ordinance provides for the establishment of buffer zones around perennial streams, specifies allowable impervious surface districts within watersheds, and requires the use of best management practices for land use within the water supply districts. Natural protection such as buffer areas are the best able to filter rainfall and stormwater runoff prior to that water flowing into perennial streams, which lead to water supply reservoirs. Minimizing the transport of pollutants and sediments to the water supply reservoirs guarantees a healthy yield from the water supply watersheds. This protection is necessary for the enhancement of public health, safety and welfare as well as to assure that surface sources of drinking water are of high quality and reasonably free from contaminating sources in order to be treated to meet all state and Federal drinking water standards.

2. **Wetlands and Groundwater Recharge Areas**

Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. The State of Georgia has identified “significant recharge areas” which have been provided on maps by the Department of Natural Resources in Hydrologic Atlas 18 (1989 edition) and have also mapped the and created a database of freshwater sources.
wetlands, both of which are made available to the County in GIS format and have been overlaid with the County’s current parcel layer.

In these areas restrictions include: no new sanitary landfills without synthetic liners and leachate collections systems, no new permits for land disposal of hazardous waste, new facilities that handle hazardous waste must have impermeable pads with spill and leak collection systems, above ground chemical and petroleum storage must have secondary containment systems, new agricultural waste impoundments must have liners, minimum lot size requirements for septic systems if within recharge area (10% increase in lot size based on Department of Health Manual for Onsite Septic), and finally wetlands permits (404) shall be required through Army Corps of Engineers.

3. **River Corridor Protection Areas**

The Chattahoochee Corridor Plan adopted by the Atlanta Regional Commission extends from Buford Dam through Fulton and Douglas Counties and encompasses all land within 2,000 feet of the banks of the Chattahoochee River. River Corridors are identified as buffer strips of land that flank major rivers (rivers with average annual flow of at least 400 cubic feet per second). The strip would be at a minimum 100 feet horizontally on both sides of the river as measured from the river bank. Within Carroll County only the Chattahoochee River qualifies as a major river, however, the Comprehensive Plan did identify a corridor adjacent to the Little Tallapoosa as well as the Chattahoochee Rivers as future greenway corridor. Therefore, even though the Little Tallapoosa does not meet the minimum flow requirement, the County should consider establishing a river corridor district in this location.

4. **Mountain Protection Areas**

The mountains of Georgia are characterized by steep slopes, thin soils, and, because of the natural stresses placed on such environments, they require special protection. Land-disturbing activity on the high-elevation, steep-slope mountains of Georgia potentially threatens the public health, safety, welfare, and economic progress of the state. All and that lies above 2,200 feet elevation shown on a U.S. Geological Survey quadrangle map shall meet the elevation criterion for classification as a protected mountain. All land that has a slope of 25 percent or greater for at least 500 feet horizontally as shown on a U.S. Geologic Survey quadrangle map or contained in a U.S. Geologic Survey computer data file (Digital Elevation Model) shall meet the slope criterion for classification as a protected mountain. The area know as Blackjack Mountain has an elevation of 1,545 Feet and an eastern slope that exceeds 25% for a distance greater than 500 feet horizontally shown on a U.S. Geological Survey quadrangle map and may be considered for protection.

C. **Analysis of Consistency with Service Delivery Strategy**

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Carroll County’s Service Delivery Strategy was readopted in 2005 by the county and its eight municipalities. Negotiations are currently underway, and the Service Delivery Strategy will be updated at the same time as the Comprehensive Plan in October 2008.