



CHAPTER II. NATURAL AND HISTORIC RESOURCES

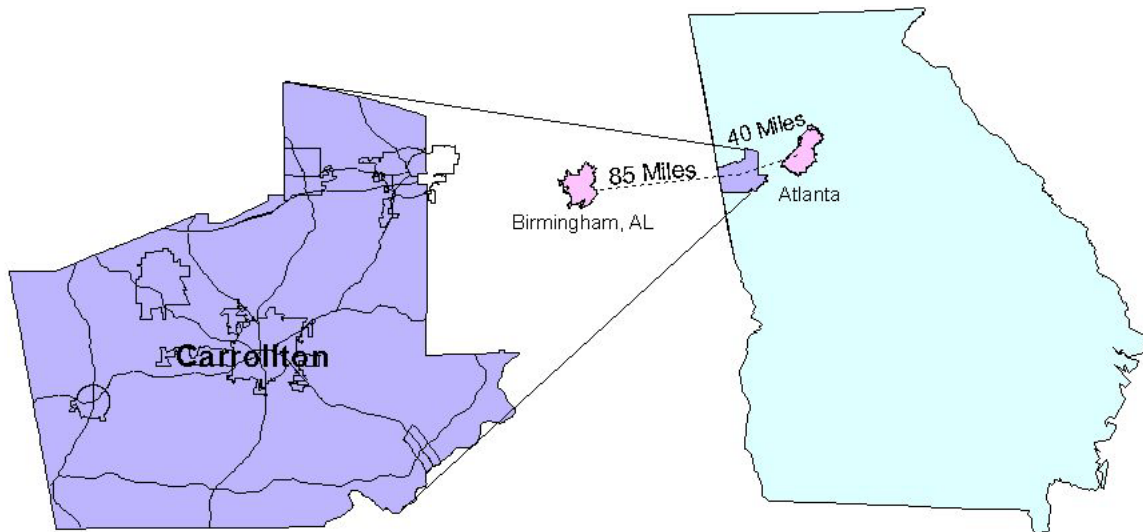
A. INTRODUCTION

The natural and historical resources of a community represent powerful and finite assets to the community's quality of life. Long-term economic and cultural stability is dependent on wisely using and conserving these resources so that they may be enjoyed by future generations of residents and visitors. Properly preserved and promoted, these resources can provide economic opportunities that are unique to Carroll County. Once these resources are altered or exhausted, they are permanently changed, often in ways that reduce their usefulness for the future. This Chapter describes the community's physical and historic assets, identifies key issues, and establishes policy regarding the natural setting, environmental assets and historic resources of Carroll County.

B. LOCATION

Carroll County's geographic location within the Atlanta Metropolitan area provides opportunities for metropolitan services, while retaining the cherished "small community" atmosphere. The County is situated along the western border of Georgia adjacent to Alabama proximately 40 miles west of Atlanta (**Exhibit 26**). Interstate 20 crosses the northeastern portion of the County connecting the major metropolitan areas of Atlanta and Birmingham, Alabama. Carroll County includes all or part of 8 municipalities: Bowdon, Bremen, Carrollton (County seat), Mt. Zion, Roopville, Temple, Villa Rica and Whitesburg (**Map 2, Appendix B**). The map also shows Fairfield Plantation a large, but unincorporated residential development along the eastern boundary of the County.

Exhibit 26: Location Map



C. TOPOGRAPHY/GEOLOGY

As depicted in **Map 3 in Appendix B**, Carroll County's topography is characterized by gently to steeply sloping hillsides with numerous drainage basins that flow in a general southwest direction. Elevations range from 700 ft. mean sea level (msl) to 1,600 ft. msl (196 – 454 meters) with Blackjack Mountain rising to 1,550 ft. msl (476 meters) in the southwestern corner of the County. The County is located within the physiographic province of the Piedmont Plateau south of the Blue Ridge and



Appalachian Mountain ranges. Within this region the primary bedrock formation is metamorphic schist or gneiss.

1. Steep Slopes

Steep slopes (defined as land with slopes of 25% or greater) are located throughout the County. Many of these steep slopes are not suitable for development, particularly those adjacent to drainageways. Development on any steep slope is subject to natural hazards due to soil instability, but development along drainageways can increase erosion and sedimentation of streams. Steep slopes can be protected by adopting development standards that minimize development, land disturbance, and erosion while retaining stabilizing vegetative cover on and immediately above those slopes. **Map 4** in **Appendix B** shows where steep slopes are located within the County.

2. Protected Mountains

The Georgia Environmental Planning Criteria defines “protected mountains” as,

“... all land area 2,200 feet or more above mean sea level that has a percentage slope of 25 percent or greater for at least 500 feet horizontally and shall include the crests, summits, and ridge tops which lie at elevations higher than any such area”.¹⁰

Based on this definition, Carroll County does not contain any protected mountains because there are no locations with an elevation in excess of 1,600 feet mean sea level (msl). The highest elevations in the County range between 1,500 and 1,550 msl and are located along the north County border. However, under the provision for exceeding 25% slope for a distance greater than 500 feet, Blackjack Mountain in Southwest Carroll may qualify as a protected mountain.

D. CLIMATE

Overall the climate is mild and has four distinct seasons. Carroll County lies within a humid sub-tropical climatic classification zone. Mountains within the region block most cold air masses, which results in mild winters. The mountains also cause warm, moist air masses from the Gulf of Mexico to release precipitation before moving to the north and east. Snow occasionally falls, but accumulations are rare.

Consistent with the humid sub-tropical climate, average daily temperatures are considered mild in both winter and summer (**Exhibit 27**). Only once every ten years do temperatures reach above 100 degrees and only slightly more than half of the mornings during the winter season experience temperatures below freezing. Due to the hilly terrain, micro-climates exist where direct solar exposure may extend the typical two-hundred-day growing season. Shaded valleys may be cooler than exposed slopes.

Annual precipitation averages fifty-one inches and is fairly evenly distributed throughout the year, averaging up to five and six inches per month in winter and summer (**Exhibit 28**). Three to four inches of precipitation falls per month during the spring and autumn seasons.

¹⁰ State of Georgia, O.C.G.A. 12-2-8(c)(2).



Exhibit 27: Carroll County Temperatures

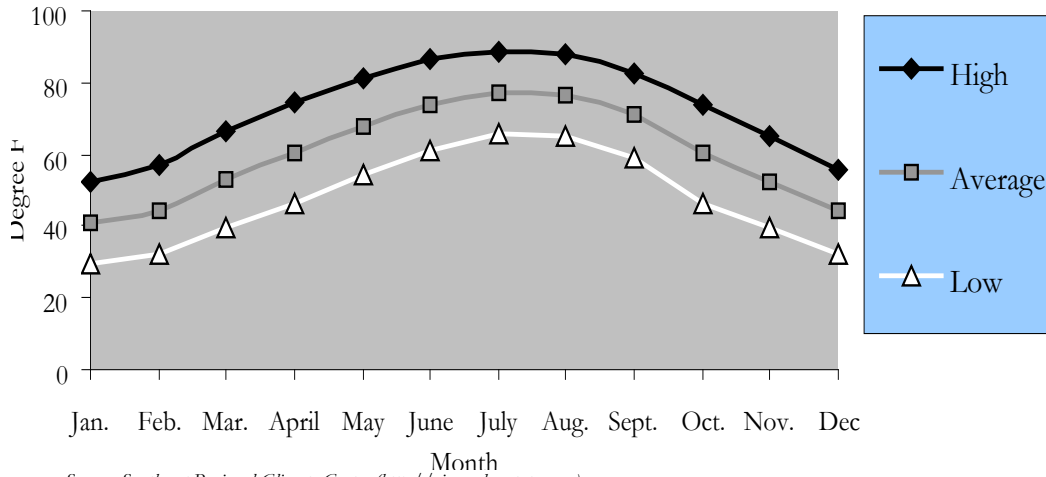
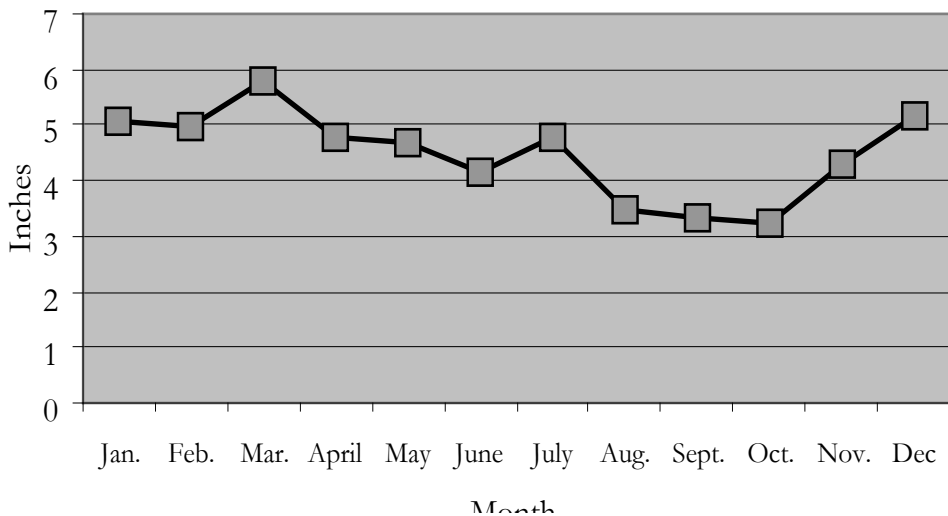


Exhibit 28: Carroll County Average Rainfall



When compared to select major cities, Carrollton gets a substantial amount of rainfall. Los Angeles receives an average total annual precipitation amount of 12.0 inches, while Miami receives 57.2 inches (**Exhibit 29**). Carrollton gets only 3.5 inches of rain less than Miami. Of the comparison cities, Chicago has the lowest average high temperature of 58.6 F while Miami has an average high of 82.9 F. Carrollton is third in average high temperature with an average high temperature of 72.8 F, less than Dallas' 76.3 F. Carrollton's average low temperature of 47.5 F is moderate compared to Miami's 66.3 F and Chicago's 39.5 F.



Exhibit 29: Temperature and Precipitation Comparisons

City	Average High Temperature	Average Low Temperature	Average Total Precipitation
Los Angeles, California	70.4	55.5	12.0
Dallas, Texas	76.3	54.6	33.7
Chicago, Illinois	58.6	39.5	35.8
Seattle, Washington	59.4	44.6	37.2
Kansas City, Missouri	63.6	43.7	37.6
Washington, DC	66.6	48.9	39.0
Boston, Massachusetts	59.0	43.6	41.5
Carrollton, Georgia	72.8	47.5	53.7
Miami, Florida	82.9	66.3	57.2

Source: National Climate Data Center

E. SOILS

1. Soil Classifications

Map 5 in Appendix B shows the soils of Carroll County. Soil composition coupled with slope and groundcover help define the use of land by dictating construction techniques, infrastructure construction and land stewardship techniques. Over 50% of the county’s soils are composed of Madison association blends (**Exhibit 30**).

Madison – Tallapoosa

The Madison – Tallapoosa soils are mostly located northeast and southwest of Carrollton and throughout the county on broad inter-stream ridges and on slopes adjacent to drainageways. These soils have a brown gravelly fine sandy loam texture. This soil association has a low shrink-swell potential and is excessively to well-drained. Slopes range from 6% to 10% with moderate limitations to on-site wastewater facilities on gentle slopes.

Madison – Louisa – Tallapoosa

This soil type is usually located down slope from the Madison – Tallapoosa soils on 2% to 25% slopes and has moderate limitations for on-site wastewater facilities on gentle slopes. The topsoil is described as brown gravelly fine sandy loam. Below the first five inches the subsoil is a red clay loam. Notable concentrations of this soil are located on Blackjack Mountain in the southwest and in the northwest portions of Carroll County.

Davidson – Muscella

Davidson – Muscella soils consist of red, gravelly loam topsoil with red clay loam approximately 6 inches below the surface. There is a band of this soil association running from southwest of Villa Rica to southwest of Roopville along ridges and on gentle side slopes. Typical slopes range from 6% to 10%. On steeper slopes this soil is subjected to severe erosion. Most of the soils in this association have moderate to slight limitations for on-site septic systems.

Hulett – Grover

The Hulett – Grover soil type is prevalent around Bowdon Junction in the north and is usually down slope from the Davidson – Muscella soils on low inter-stream divides. This soil is characterized as brown gravelly-sandy loam on low, broad ridges with slopes between 2% and 10%. The limitations for on-site septic tank systems are slight to moderate while limitations on oxidation ponds are moderate to severe.



Exhibit 30: Carroll County Soils

Soil Type	Acres	Percent
Augusta loam	2,300	0.73%
Buncombe loamy sand	995	0.31%
Chewacla	25,000	7.90%
Congaree	6,510	2.06%
Davidson gravelly loam	24,990	7.90%
Grover gravelly sand loam	6,250	1.98%
Gullied land	75	0.02%
Hulett gravelly sandy loam	35,995	11.38%
Iredell gravelly sandy loam	150	0.05%
Louisa gravelly sandy loam	21,110	6.67%
Louisburg stony loamy sand	8,045	2.54%
Madison gravelly loam	162,865	51.48%
Masada sandy loam	5,360	1.69%
Musella clay loam	2,860	0.90%
Tallapoosa gravelly clay loam	8,910	2.82%
Wilkes stony loam	1,535	0.49%
Worsham silt loam	900	0.28%
Water	2,500	0.79%
Total Acres Evaluated	316,350	100.00%

Source: Soil Survey – Carroll and Haralson Counties Georgia, U.S. Department of Agriculture, March 1971

Louisburg – Wilkes

This soil type is excessively to well-drained upland soil and characterized by grey-brown shallow stony topsoil with sandy or silty clay loam subsoil. Much of this soil type is located east and southwest of Whitesburg in southern Carroll County. There are severe limitations to on-site septic systems in this soil association due to the slope of the land.

Masada

These brownish alluvial, gravelly-sandy-loam soils are located on stream terraces. Approximately 7 inches below the gravelly-sandy-loam surface, the clay loam subsoil ranges in depth from 54 inches to 8 feet. There are slight limitations for the use of septic tanks and foundation construction, and in low lying areas, the land may be subjected to flooding.

Congaree – Buncombe

Congaree – Buncombe soils are well-drained alluvial soils with level slopes ranging from 0% to 4%. Generally, these soils are located along the Chattahooche River and Whooping Creek. Typically located in floodplains, these soils have yellowish-brown topsoil to 13 inches in depth with silty loam subsoil to an approximate depth of 41 inches. Due to frequent flooding, this soil association has severe limitations for homesites and on-site septic systems.

Chewacla – Augusta

These are poorly drained alluvial soils with slopes ranging from 0% to 6%. Soils structure includes



dark brown silty loam topsoil to a depth of 9 inches with olive-brown sandy clay loam that can reach depths of 8 feet. These soils can be found along the Little Tallapoosa River and its tributaries. Due to flood hazards, homesites and septic tanks are severely limited. Oxidation ponds may be built in areas near the base of uplands.

Soils within Carroll County generally have a low shrink-swell potential, which increases the stability and durability of foundations and road bases. There are areas in the county with steep slopes that are prone to erosion without proper slope stabilization. Deforestation increases the erosion of most soils in the study area. Most soils are well drained except the Chewacla – Augusta soils located along natural waterways.

2. Prime Agriculture Soils and Forest Land

In March 1971, the U.S. Department of Agriculture issued soil survey rankings for soil types by their suitability for field crops through capability groupings. The rankings account for soil limitations for use as cropland, risk of damage to the soil when cultivated and the way soil responds to treatment. Soils ranking Class I or II are considered prime agricultural soils with few impediments to crop production. **Exhibit 31** shows the amount and type of Class I and II soils within Carroll County. There are 39,550 acres of prime agriculture soils, which accounts for only 12.5% of the total County land area. Most of the prime agriculture soils reside along riparian corridors and were created and periodically enhanced by alluvial deposits during flood events.

Exhibit 31: Prime Agriculture Soils

Detailed Soil Type	Acres	Percent
Congaree	6,510	2.06%
Davidson Gravelly Loam, 2 to 6 Percent	4,205	1.33%
Grover Gravelly Fine Sandy Loam, 2 to 6 Percent	1,840	0.58%
Hulett Gravelly Sandy Loam, 2 to 6 Percent	15,110	4.78%
Iredell Gravelly Fine Sandy Loam, 2 to 6 Percent	150	0.05%
Madison Gravelly Fine Sandy Loam, 2 to 6 Percent	7,380	2.33%
Masada Fine Sandy Loam, 2 to Percent	2,645	0.84%
Masada Gravelly Sandy Loam, 2 to Percent	1,710	0.54%
Total Prime Agriculture Soils	39,550	12.50%
Non-Prime Agriculture Soils	276,800	87.50%
Total Acres	316,350	100.00%

Source: Soil Survey – Carroll and Haralson Counties Georgia, U.S. Department of Agriculture, March 1971

Although soil productivity is the primary determinant of agriculture suitability, non-soil factors also influence an individual site’s attractiveness for agriculture production. Most non-soil factors are related to development activities, such as infrastructure improvements, existing land uses and future land use designation.

Carroll County contains a significant amount of forestland, which is shown on **Map 18 (Appendix B)**.



F. HYDROLOGY

The Little Tallapoosa and Chattahoochee Rivers convey water southwesterly through Carroll County. The Chattahoochee River meanders along the southeast border of the county while the Little Tallapoosa River runs from Villa Rica, through Carrollton, and south of Bowdon to the County's west border with Alabama. The drainage divide between these two rivers splits the County with the Chattahoochee River basin in the southeastern third of the county and the Tallapoosa River basin in the northwest two-thirds. The boundary between the two basins runs southwest from Villa Rica, through Roopville. Significant tributaries to these rivers running through Carroll County include Snake and Whooping Creeks flowing into the Chattahoochee River and Big Indian and Buck Creeks flowing into the Little Tallapoosa River.

1. Floodplain

Carroll County's rolling hills and valleys direct runoff through moderately narrow floodplains (**Map 6 in Appendix B**). Land within the 100-year floodplain accounts for 7.37% of the total land area of 321,313 acres (502 sq. miles) or approximately 23,696 acres (37 sq. miles). Floodplain widths reach an approximate maximum of ½ mile along the Little Tallapoosa River, Chattahoochee River and tributaries. The County has adopted and enforces floodplain development regulations in accordance with the National Flood Insurance Program as stipulated by FEMA. These regulations minimize the loss of property and life by requiring structures built in the floodplain to be flood-proofed by elevating the structure to avoid inundation.

2. Protected Rivers

Map 6 in Appendix B shows riparian zones adjoining rivers, streams and lakes that offer a vegetative buffer between the water body and cleared land that produces storm water runoff. Alluvial soils deposited through flood events are typically high in agriculture productivity along these floodplains but often are poorly drained. The following areas are defined as "River Corridors" under the Georgia Environmental Planning Criteria:

"... all land not regulated ... in the areas of a perennial stream or watercourse with an average annual flow of at least 400 cubic feet per second as defined by the United States Geological Survey and being within 100 feet on both sides of the river as measured from the river banks at mean high water."¹¹

The riparian corridors shows in **Map 6 in Appendix B** exceed the width requirements for state defined river corridors. However, the map does indicate regions in which erosion control, vegetation retention, septic tank limitations, impervious surfaces prohibition and other pollution mitigation measures should be taken.

3. Groundwater Recharge Areas

Groundwater recharge areas are regions where the soils and underlying rock strata allow water to leach into the groundwater supply. Protecting groundwater recharge areas from activities that contribute to groundwater pollution promotes healthy public and private water supplies. **Map 7 in Appendix B** shows the groundwater recharge areas within Carroll County, which are characterized by thick soils that allow for the retention of surface water by percolation. Identified groundwater

¹¹ State of Georgia, O.C.G.A. 12-2-8(e)(3).



recharge areas are generally located on upland regions adjacent northwest and southeast of the Little Tallapoosa River.

The Georgia Department of Natural Resources reviews numerous state permits for conformance with specific performance standards within these recharge areas. Residential development that occurs within these areas requires minimum acreage for on-site wastewater systems consistent with **Exhibit 32**.¹²

Exhibit 32: Minimum On-Site Wastewater System Acreage Standards in Groundwater Recharge Areas

Pollution Susceptibility Area	Department of Human Resources Standard	Pollution Susceptibility Adjustment	Minimum Acreage for New Home
High	43,560 sq. ft.	150%	65,340 sq. ft.
Medium	43,560 sq. ft.	125%	54,450 sq. ft.
Low	43,560 sq. ft.	110%	47,916 sq. ft.

4. Wetlands

Identified wetlands within Carroll County consist of riparian areas along river corridors, lakes, ponds and other bodies of water (**Map 7, Appendix B**). The Georgia Department of Natural Resources defines “freshwater wetland” as:

“... those areas that are inundated or saturated by surface or groundwater 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”¹³

Timber, wildlife management, wastewater treatment and recreational uses are acceptable in wetlands. Any construction, land use or land disturbance encroaching within a wetland requires issuance of a Section 404 permit to ensure compliance of activities with the Clean Water Act. Carroll County requires that a federally approved Section 404 permit be obtained prior to the issuance of any local development permit.¹⁴

5. Public Water Supplies and Water Supply Watersheds

Map 7a in Appendix B shows the Little Tallapoosa River and Chattahoochee River Basins that supply groundwater to the County. The primary source of raw water for Carrollton is the Upper Little Tallapoosa River (ULTR). The Little Tallapoosa headwater begins in Forsyth and Dawson Counties north of the Atlanta Metropolitan areas and bisects Carroll County from Villa Rica to the southwest corner of the County. Within the Little Tallapoosa River Basin Management area, which covers approximately 700 square miles in five Georgia Counties (Carroll, Haralson, Paulding, Heard and Polk), there are seven (7) municipal wastewater discharge points.¹⁵

12 State of Georgia, Department of Human Resources, Manual for On-Site Sewage Management Systems.

13 State of Georgia, Department of Natural Resources, Rules of Georgia Department of Natural Resources Environment Protection Division – Chapter 391-3-16 Rules for Environmental Planning Criteria, 391-3-16-.03(3)(a).

14 Carroll County, Georgia, Carroll County Subdivision Ordinance, Section 8.7, pg. 31.

15 Georgia Department of Natural Resources – Environmental Protection Division, Tallapoosa River Basin Management Plan 1998 (1998), Pg ES-3.



Within Carroll County, the ULTR watershed covers approximately 95 sq. miles and is used as a source of drinking water, recreational opportunities, wildlife habitat and wastewater disposal. The Cities of Temple and Villa Rica discharge treated wastewater into the river upstream of Carrollton's water treatment facility. Within the ULTR basin rapid development and increased reliance on private on-site wastewater treatment has accelerated water quality deterioration. According to the Georgia Department of Natural Resources, residual industrial contamination from aging "brownfield" industrial sites has discharged metals into the Little Tallapoosa in Carrollton. In addition, urban stormwater runoff from Carrollton, Temple and Villa Rica adds to the pollutants in the river. Federal stormwater release standards do not apply to urban run-off until the community's population is greater than 100,000 people.¹⁶

In order to secure long-term raw water resources in the region, the West Georgia Regional Water Authority has proposed to construct the West Georgia Regional Reservoir (WGRR) north of Carroll County. As designed, the WGRR would have a volume of 96,700 acre-feet with a surface elevation of 1,010 MSL.¹⁷ If constructed the volume and release rates will be governed in part by the Alabama – Coosa – Tallapoosa River Basin Allocation Formula Agreement, which is a cooperative agreement between the States of Georgia and Alabama to equitably allocate natural water resources for the benefit of both States. This agreement does not restrict the specific use of water only the amount that must be released to Alabama.

The Section 404 Application for the City of Carrollton's Whooping Creek Impoundment included the following analysis of water supplies in Carroll County:

Historically, Carrollton and Carroll County have been proactive in developing water supply and distribution resources. In 1993, Carrollton completed construction of the Sharpe Creek Raw Water Impoundment, and in 1998 completed an expansion of its water treatment plant from 8.0 MGD to 12.0 MGD. In 1986 Carroll County residents approved a Special Purpose Local Option Sales Tax (SPLOST) for the purpose of developing water resources throughout the County. SPLOST funds have enabled the Carroll County Water Authority to install a total of 750 miles of water distribution mains serving the most highly developed portions of the County. In April of 2000, the Carroll County Water Authority broke ground for construction of Raw Water Impoundment and Water Treatment Facilities in the Snake Creek Basin. The initial 2.0 MGD phase of Water Authority treatment capacity will come on line in 2001, and an additional 2.0 MGD increment will be available in 2002 upon completion of the Snake Creek Impoundment.

Exhibit 33 shows the capacities of the water systems in Carroll County, according to the Whooping Creek Impoundment Section 404 Application.

¹⁶ *Id.*, Pg ES-4.

¹⁷ State of Georgia and the State of Alabama, ACT Allocation Formula Agreement – Alabama-Cossa-Tallapoosa River Basin (May 1, 2003), Pg 9.



Exhibit 33: Water System Capacities

Municipal System Description	Current Capacity (MGD)	Future Capacity (MGD)
City of Carrollton		
Conventional Surface Water Treatment	12.00	12.00
Wells	0.20	0.40
Carroll County Water Authority		
Conventional Surface Water Treatment	0.0	13.50
Wells	0.70	1.00
City of Bowdon		
Conventional Surface Water Treatment	1.00	2.90
City of Roopville		
Wells	0.09	0.09
City of Temple		
Conventional Surface Water Treatment	0.28	0.28
City of Villa Rica		
Conventional Surface Water Treatment	1.0	1.50
City of Whitesburg		
Wells	0.03	0.03
Potential External Supplies		
Douglas County Water Authority	2.50	0.0 ¹⁸
Heard County Water Authority	0.40	0.0
Totals	18.20	31.70

Source: City of Carrollton Whooping Creek Impoundment Section 404 Application.

The southeastern region of the County lies within the Chattahoochee River basin, which extends southeast from Union County in the northeast corner of the state, to Carroll County and south along the western border with Alabama. There are approximately two (2) million people living within the Chattahoochee River Basin in Georgia, with nearly 1.5 million living in the Atlanta metropolitan area.¹⁹ Uses of the river and water resources include: municipal water and wastewater, recreation, navigation, irrigation, industrial water supply and hydropower. As demands within the basin increase, competition for water resources has increased. Georgia, Alabama and Florida have adopted the Apalachicola – Chattahoochee – Flint River Basin Allocation Formula Agreement, which ensures that specified quantities of water to flow through Georgia to Alabama and Florida. According to the Georgia Department of Natural Resources, water quality within the basin is good and has been improving due to the adoption and enforcement of stringent major wastewater discharge standards. However, water quality downstream of the Atlanta metropolitan area is impaired.

¹⁸ The Douglas and Heard County Water Authorities are not able to commit to long-term (greater than five years) water supplies.

¹⁹ Georgia Department of Natural Resources – Environmental Protection Division, Chattahoochee River Basin Management Plan 1997 (1997), Pg ES-2.



The priority water quality issues within the basin are:

- Violations of water quality standards for metals associated with urban non-point source runoff;
- Violations of water quality standards for fecal coli form bacteria, associated with both urban and rural non-point source runoff; and
- Erosion and sedimentation, variously associated with construction, agriculture, forestry and unpaved rural roads, leading to degradation of aquatic habitat, which can reduce biological diversity.

6. Water Quality Initiatives

Pollutants arise from a variety of point and non-point sources in the County. Many modest sized lakes in Carroll County provide recreational opportunities and present an opportunity for residential development. Lakeside development is attractive for residential development. It is common for rural residential development to use on-site wastewater facilities that release contaminants that leach through soil into groundwater or surface water. Concentrations of contaminants from septic systems can enter water supplies and degrade water quality. A similar concern relates to agricultural operations. Pesticides and herbicides from farm operations, as well as animal waste from poultry and livestock operations can leach into streams and groundwater supplies and degrade water quality. Urban runoff, a lack of erosion control and a general loss of riparian corridor vegetation also contribute to the deterioration of water quality.

A recent study of the Upper Little Tallapoosa watershed was conducted by The Source Water Stewardship Exchange Team, with assistance from the University of Massachusetts and the Trust for Public Lands. While the study found that water quality within the watershed is in fair condition overall, the report notes that non-point source pollution needs to be managed to ensure long-term water quality. This proactive study recommends the following strategies to protect water quality:

- Establish a county-wide sewerage management authority to own and operate decentralized sewerage systems to serve future developments in areas not served by existing public sewerage utilities;
- Establish a county department of environmental health under the County Commission with authority to develop and implement an integrated environmental health program county-wide;
- Work with state environmental officials or utilize local code enforcement resources to institute systematic inspection of all sewage disposal systems serving residences located on the shoreline of Lake Buckhorn;
- Design and conduct an in-depth baseline water quality assessment of Lake Buckhorn and potentially other key water bodies in the watershed, such as Lake Carroll and Sharps Creek Reservoir;
- Evaluate the potential impact on ULTR water quality of wastewater disposal areas projected to serve Carrollton, Villa Rica and Temple into the future;
- Identify top priorities for voluntary purchase or conservation easements in the Upper Little Tallapoosa Watershed;
- Establish a substantial, reliable local funding source for land protection;
- Seek expansion of the Georgia Forest Legacy Program to include Carroll County;
- Create a mechanism for inspection and enforcement of construction site activities;



- Apply “smart” stormwater design features to new development by altering construction standards in order to reduce stormwater runoff and increase infiltration;
- Create a Soil and Water District Technician position at the West Georgia Soil and Water Conservation District (SWCD) that focuses solely on Carroll County, or establish a Soil and Water Conservation District that serves only Carroll County;
- Fence cattle out of streams and restore riparian buffers;
- In cooperation with Georgia Environmental Protection Division staff and NRCS, evaluate adequacy of waste handling facilities and practices at existing poultry producing operations in the watershed; and
- Create a public-private partnership to prioritize and fund restoration and best management practices, to slow farm and forest conversion and to help secure restoration and conservation funding (an Agricultural and Woodland Owner’s Council).²⁰

Through the Source Water Stewardship Program, the Trust for Public Land (TPL), a national non-profit land conservation organization, has been working with local officials and stakeholders to develop a strategic plan to preserve and improve water quality in the Upper Little Tallapoosa River watershed. The program goal is to provide watershed planning guidance for local decision makers in a manner that coordinates multi-jurisdictional activities by establishing specific implementation strategies. The Upper Little Tallapoosa River Watershed Project is intended to:

- Raise public awareness about drinking water, its vulnerability to land use changes, and the importance of protecting it through watershed protection and stewardship.
- Improve inter-jurisdictional communication and planning.
- Create more consistent and effective regulatory protections between jurisdictions.
- Develop useful, high quality data to assist decision-making.
- Identify clear priorities for land conservation and forest management.
- Identify creative voluntary and regulatory strategies for protection, including effective financial incentives and agreed-upon best management practices.
- Identify ways to supplement existing funding for planning and enforcement. Create an action plan that is agreed on by state, local and nonprofit partners that will position the Little Tallapoosa watershed for future funding, and create strong partnerships to carry out that plan.

Implementation of these recommendations is primarily the responsibility of Carroll County, cities and State agencies. To promote consistency between policy and actions, the Source Water Stewardship Exchange Team’s recommendations have helped shape the policies and implementation tasks advocated within this Plan.

While not explicitly addressing water quality issues, the Georgia Water Coalition is a statewide organization dedicated to retaining water resources as a public asset rather than a public commodity. To accomplish its goal, the Coalition conducts lobbying efforts primarily through petitions, information dispersal and legislative contacts.²¹ The coalition currently has 70 member organizations.

²⁰ Source Water Stewardship Exchange Team, Upper Little Tallapoosa River Watershed – Source Water Stewardship Exchange Team Report (April 30, 2003).

²¹ Georgia Water Coalition, Will Georgia’s Water Remain a Protected Public Resource ... or will it be Sold to the Highest Bidder? (Pamphlet).



G. VEGETATION AND WILDLIFE

Natural vegetative cover consists of pine, oak and hickory trees on upland locations with willow, beech, poplar, dogwood and ash trees in the lowlands. Forested areas are primarily located in the southeast and northwest areas of the County, areas where timber operations have been active. A significant amount of land has been deforested for agricultural pursuits.

Carroll County is home to many wildlife species. Lakes, ponds, and streams are inhabited by various fish species; most common are Blue Gill, Bass, and Channel Catfish. Fowl include turkeys, ducks, Bobwhites, and Mourning doves. Mammalian fauna located within Carroll County include deer, beaver, rabbit, and squirrel. **Exhibit 34** lists the threatened and endangered animal species of concern in Carroll County and potential threats to those species.

Exhibit 34: Threatened and Endangered Species in Carroll County

Species	Federal Status	State Status	Habitat	Threats
Animals				
Bald eagle (<i>Haliaeetus leucocephalus</i>)	T	E	Inland waterways and estuarine areas in Georgia.	Major factor in initial decline was lowered reproductive success following use of DDT. Current threats include habitat destruction, disturbance at the nest, illegal shooting, electrocution, impact injuries, and lead poisoning.
Bluestripe shiner (<i>Cyprinella callitaenia</i>)	No Federal Status	T	Brownwater streams.	
Highscale shiner (<i>Notropis hypsilepis</i>)	No Federal Status	T	Blackwater and brownwater streams.	
Stippled Studfish (<i>Fundulus bifax</i>)	No Federal Status	E	Coosa and Tallapoosa River systems. Pools, stream margins and backwaters over sand or rocky substrate.	Restricted distribution and are extremely rare. Habitat loss due to dam and reservoir construction, habitat degradation, and poor water quality. Populations are fragmented due to reservoirs. Vulnerable to extirpation in GA as a result of single catastrophic event.
Plants				
Bay star-vine (<i>Schisandra glabra</i>)	No Federal Status	T	Twining on subcanopy and understory trees/shrubs in rich alluvial woods.	
Monkey-face Orchid (<i>Platanthera integrilabia</i>)	No Federal Status	T	Red maple-blackgum swamps; also on sandy damp stream margins; or on seepy, rocky, thiny vegetated slopes.	
Piedmont barren strawberry (<i>Waldsteinia lobata</i>)	No Federal Status	T	Rocky acedic woods along streams with mountain laurel; rarely in drier upland oak-hickory-pine woods.	



Source: U.S. Fish and Wildlife Service, available at http://athens.fws.gov/endangered/counties/carroll_county.html.

The Georgia Native Plant Society is dedicated to the preservation of native plants and to the education of the general public of their importance and how to use them in our woodlands and landscapes. Carroll County is located in a region that is very rich in diversity of native plants. Also, Carroll County has much acreage in its natural state, including land used for passive recreation, for citizens and visitors to observe and appreciate the beauty of those plants. These properties offer every micro climate possible in zone 7B, contributing to the great plant diversity in the County.

The Georgia Native Plant Society contributes to Carroll County's natural beauty through its native plant rescue program, which includes certified rescue facilitators. When an area of the County has been designated by an owner or developer to be disturbed and cleared, GNPS representatives meet with the owners and sign agreements for qualified rescuers to participate in the removal of valuable and sometimes rare plants to be relocated to public or private gardens or recreational areas such as one of the county's passive recreational areas. The activity actually becomes a partnership between the owner and the Society. It is not uncommon for the owner to be publicly recognized for the "gift" of plants. The process in no way interferes with the plans of the owner or interrupts the development.

One example of these activities is an ongoing project to relocate native azaleas from a private owner to McIntosh Reserve. Last year, twenty-eight azalea plants were relocated to the reserve and this year forty will be planted. GNPS has also offered its assistance with relocating plants along the Greenway Path along the Chattahoochee River. The Society sees County property as natural repositories for rescued plants.

H. AIR QUALITY

Carroll County was included within the Atlanta Metropolitan Statistical Area as a result of the 2000 Census. The Environmental Protection Agency (EPA) mandates that MSA Counties meet Federal air quality standards. However, the Georgia Department of Natural Resources (GDNR) – Environmental Protection Division is evaluating whether Carroll County should be excluded from these requirements. The GDNR's report is currently under review by the EPA.

1. Emissions Testing

In the event that Carroll County is determined to fail air quality standards, owners of automobiles and trucks with model years between 1979 and 2000 will need to undergo emissions testing prior to registration. Vehicles that fail emissions testing must be repaired to reduce emissions and retested. In the event that a vehicle fails the second test, a repair waiver may be granted provided certain conditions apply. Most metropolitan Atlanta Counties have mandatory vehicle emission inspections.

2. The Clean Air Coalition

Formed in 1996, The Clean Air Coalition is a nonprofit organization that seeks to improve air quality by reducing traffic congestion. The Coalition, which has a broad based public and private membership, is partially funded through the U.S. Department of Transportation's Congestion Mitigation and Air Quality fund (CMAQ). The Coalition provides technical and educational support and incentives to employees and employers who implement traffic demand control techniques. Transportation and work schedule options such as teleworking, carpooling, vanpooling, flextime and



the use of transit are congestion reduction strategies supported by The Clean Air Coalition. While a healthier environment is the Coalition's goal, it stresses the value of reduced transportation costs and enhanced employee productivity as valid economic reasons to reduce congestion.

I. GREENSPACES

Carroll County has initiated a county-wide Greenspace Program that is a collaborative effort between the County and five of its municipalities. The Carroll County Greenspace Plan is a comprehensive document that identifies scenic views and watersheds targeted for preservation. The goals of the program are to preserve 20% of Carroll County's land base while protecting watersheds and drinking water quality. The program is to be implemented through a variety of tools including: transferable development rights, zoning and subdivision code revisions, landscape ordinances and use of special purpose local option sales tax (SPLOST) funding.²² Major obstacles to implementation of the plan are identified as the high costs of land acquisition and a lack of sewer service that makes the clustering of homes difficult. Authorization of the use of community wastewater systems could help overcome limitations on cluster development. A related effort includes participation in the West Georgia Watershed Assessment Program.

Within Carroll County there are approximately 3,000 acres of state, public and private recreational facilities. There are a number of lakes and parks providing recreational opportunities, including: the McIntosh Reserve, John Tanner State Park, Lake Carroll, Lake Buckhorn and Lake Tisinger. The John Tanner State Park occupies 139 acres west of Carrollton, which was operated as a private park from 1954 until 1971. John Tanner State Park offers camping, lodging, fishing, boating, swimming, and other outdoor recreational and passive activities. The park boasts the largest sand swimming beach of any state park in Georgia.

County operated recreational facilities consist of the McIntosh Reserve located along the Chattahoochee River in southern Carroll County. The Reserve is named after Chief William H. McIntosh, a leader of the Creek Indians who was murdered on his plantation in 1825 by Upper Creek Indian warriors in revenge for McIntosh's alliance with the Federal government during the War of 1812 and for selling Indian land. His plantation lies within the 487-acre reserve. Numerous passive recreational activities may be conducted year round. Camping, fishing, hiking and picnicking facilities are available along with several special events throughout the year. In addition to recreational opportunities, the reserve is an environmental, cultural and educational asset to Carroll County and the region.

Initially formed by large landowners in neighboring Fulton County in 2001, the Chattahoochee Hill Country Alliance (CHCA) is a nonprofit organization dedicated to conserving existing greenspaces, preserving land values and promoting sustainable development. With support from The Nature Conservancy, The Georgia Conservancy and the National Park Service, CHCA's initial focus was to develop a Master Plan for a 40,000-acre region in southern Fulton County and preserve natural resources in the region. The intent of the Master Plan is to promote:

- The importance of conservation and preservation of greenspace;
- The continuation of agriculture and its associated rural services;

²² On November 3, 2003, County residents overwhelmingly approved a SPLOST that included \$13 million for greenspace acquisition and protection.



- Future growth that occurs in a compact pattern with a mix of residential, commercial and retail uses to enhance the surrounding community;
- A range of housing choices to provide options for all incomes and ages;
- Connectivity for pedestrians, bicyclists and motorists; and
- Design that is socially responsible, environmentally friendly and economically sound.

The Chattahoochee Hill Country Community Plan recommends the use of village/hamlet development centers, three types of protection buffers (Rural, Scenic and Riparian), transferable development rights (TDRs) and sustainable rural design guidelines.

On April 2, 2003, after legislative efforts at the State and County levels, the Chattahoochee Hill Country Overlay District of Fulton County was created by the Fulton County Board of Commissioners to facilitate the use of TDRs to preserve rural resources. Implementation details of the TDR program are being finalized and will include the use of a "TDR Bank" to facilitate timely and predictable transactions. Currently, the CHCA is seeking funding to seed the "TDR Bank". Through a Livable Communities Initiative grant from the Atlanta Regional Commission, the CHCA is developing a sustainable village design to serve as a model for future village and hamlet developments. Groundbreaking for the first hamlet, the Serenbe Community, is scheduled for late 2003. The establishment of a TDR program and the sustainable village design guidelines are major accomplishments towards achieving the organization's vision.

The influence and vision of the CHCA has grown. The CHCA has enjoyed a growing support base, which now includes power companies, local governments and state agencies. The Coweta Chapter of the CHCA was formed in Coweta County to pursue similar activities to those completed in Fulton County. In addition to activities in Coweta County, the Alliance's growing vision includes preservation and trail interests in Carroll and Douglas Counties. Although currently in a draft stage, the CHCA led an effort to develop a regional trails and greenspace plan that incorporates parts of Carroll, Coweta, Douglas and Fulton Counties. Carroll County contributed to the funding of the Plan. The Chattahoochee Hill Country Regional Greenway Trail Plan connects 3 county parks, 2 state parks and private greenspaces. This Comprehensive Plan coordinates Carroll County's greenspace program with the Regional Greenway Trail Plan.

J. CARROLL COUNTY CULTURAL RESOURCES

1. Scenic Views

Carroll County is full of charming and scenic areas. While the following list from the 1992 Comprehensive Plan is subjective, it identifies the main scenic vistas that help define Carroll County.

In northern Carroll County, John Tanner State Park offers visitors a pleasant, scenic setting for recreational enjoyment. The Georgia Highway 113 corridor between the north side of Carrollton and I-20 provides scenic viewsheds in all directions. Highpoint Road, located in the northwestern corner of the County, traverses a prominent ridge, offering spectacular vistas east and west.

In eastern Carroll County, the view from Oak Mountain, just east of the City of Carrollton, is superb in every direction. Motorists travelling Georgia Highway 166 from the Carroll-Douglas line to Four Notch Road can enjoy the scenic countryside, as well



as the scenic and historic Hulett Community. Another impressive view, particularly in the early morning, is from the ridgetop overlooking Whooping Creek at Georgia Highway 5. McIntosh Reserve, a County-owned passive recreation area on the Chattahoochee River near Whitesburg, provides visitors with scenic views of the Chattahoochee River from the vantage point of Council Bluff, and at river level along nature trails. Another scenic area in the same vicinity of the County is Snake Creek at Banning Mill.

There are a number of scenic areas in southern Carroll County. Both Roopville-Veal Road and Hilltop Road near Roopville provide scenic vistas of the surrounding countryside. Motorists travelling US Highway 27 north of the Lowell Road intersection can enjoy a spectacular viewshed east and west. The Clem Lowell and Jones Mill areas in Southeast Carroll are scenic, offering bucolic views. The area surrounding Oak Grove Road, Bonner Goldmine Road, and Bethesda Church Road is a particularly scenic area of rolling hills. Blackjack Mountain, Carroll County's highest elevation, is located in extreme southwestern Carroll County and provides spectacular east and west vistas of western Georgia and eastern Alabama.

In western Carroll County, Georgia Highway 100 traverses several ridges which offer scenic vistas of western Georgia and eastern Alabama.

Development in the northern areas of the County threatens the scenic vistas in those areas. The County recently purchased Blackjack Mountain, preserving it as open space, as well as property along Highway 113. Highways 5, 100, and 113 have been proposed as scenic byways. The Georgia Scenic Byways program is administered by the Georgia Department of Transportation. Designated scenic byways must have a Corridor Management Plan in place that identifies steps to preserve the scenic vista.

2. Other Cultural Resources

Significant residential resources include the Folds House.

Significant commercial resources include the central business districts of the incorporated towns in Carroll County.

Significant industrial resources include the Banning Mill, the Southwire Company, GoldKist, and the gold mine outside of Villa Rica.

Significant institutional resources include several old schools, including Burwell and Tyus, two public schools, and Oak Mountain Academy, located near Oak Mountain and named after the one-room schoolhouse that was Norman Rockwell's painting, and several churches, including the abandoned Smith Chapel, Veal Church, which has been nominated for the National Register, Whitesburg Baptist Church, Victory United Methodist Church, and campgrounds and camp meetings at Shiloh UMC in Burwell community, Old Camp UMC on Tyus Road)

Significant transportation resources include the old rail lines that created "Bowdon Junction".



Significant rural resources include the large number of unincorporated communities, such as Banning, Burwell, Clem, Hickory Level, Lowell, Kansas, Sand Hill, Tyus, Victory, Veal, Cross Plains and Byer's Crossroads. Other resources include the Round Barn near Hickory Level and Johnson's Sweet Potato Curing Shed off US 27 South that used to be a drop-off point for area students attending Berry College in Rome, resulting in US 27 being named Martha Berry Highway by GDOT.

K. CARROLL COUNTY HISTORIC AND ARCHEOLOGICAL RESOURCES

There are numerous historical resources within Carroll County that contribute to the long-term understanding of local, state and national historical events and culture. The economic, educational and social value of these resources is often underestimated and therefore requires the County, cities, state and citizens to actively promote the preservation of Carroll County's unique historical assets. In cooperation with the cities, citizen groups and the RDC, Carroll County has taken measured steps to identify, protect and promote the most important historic sites in the County. These partnerships are evident in efforts to create a historic district in Bowdon, preserve the Stockmar Gold Mine in Villa Rica, renovation of the Folds House in Carrollton, and the nomination of the Veal School to the National Register of Historic Places. Continuing and strengthening the effectiveness of these and similar efforts can help preserve vital cultural resources for future generations.

While the Carroll Tomorrow economic development initiative has rightly focused on the promotion of clean industry within the County, this initiative has also recognized the value of historic preservation as a vital ingredient to maintaining and enhancing the community's quality of life.²³ However, historic preservation and promotion can spawn modest locally owned entrepreneurial enterprises that support the tourism market. Rural tourism is typically built upon local historical events and places, unique value added agriculture and/or attractive environmental resources. The relative impact of the tourism industry in Carroll County may never be a driving force for local employment, but it is one sector in which small local businesses can import monetary resources without incurring significant local costs.

1. Historic Resources Inventory

National Register of Historic Places

The National Register of Historic Places is the country's official list of cultural resources worthy of protection. The National Register is administered by the National Park Service and was created pursuant to the National Historic Preservation Act of 1966. Once a site is selected for the Register a number of benefits accrue to the community and property owner. Among these include:

- On-going national, state and local recognition of the significance of the site;
- Special consideration in the planning of Federal or federally assisted projects; and
- Greater eligibility for various tax breaks and other incentives.

Exhibit 35 lists the sites on the Register in Carroll County as of the end of year 2007. Although not listed on the National Register, there are several historically significant buildings and sites in the County that have attracted preservation efforts, including: Wick's Tavern, the Pony Truss Bridge, McIntosh Reserve, and the Banning Mill.

²³ Carroll Tomorrow. Economic Development Strategy (June 2000). Pg 21.

**Exhibit 35: Carroll County Sites on the National Register of Historic Places**

Resource Name	Location	City	Listed
Bonner-Sharp-Gunn House	West Georgia College Campus	Carrollton	5/13/1970
Burns Quarry	Information Restricted	Carrollton	8/29/1977
Dorough Round Barn and Farm	North of Hickory Level on Villa Rica Road	Hickory Level	1/20/1980
Carroll County Courthouse	Corner of Newnan and Dixie Streets	Carrollton	9/18/1980
U.S. Post Office	402 Newnan Street	Carrollton	4/18/1983
South Carrollton Residential Historic District	Roughly bounded by RR tracks, Harmon and West Avenues, Bradley, Mill and Garrett Streets, Tillman and Hill Drives	Carrollton	6/28/1984
Lovvorn, Dr. James L., House	113 E. College Street	Bowdon	5/19/1988
McDaniel--Huie Place	1238 SR and 166 West	Bowdon	5/24/1990
Whitesburg Baptist Church	662 Main Street	Whitesburg	10/22/2002
North Villa Rica Commercial Historic District	Roughly bounded by Southern Railroad, North Avenue, and East Gordon and West Church Streets	Villa Rica	12/31/2002
Williams Family Farm	55 Goldworth Rd.	Villa Rica	03/25/2005
Eric Vernon Folds House	1575 Highway 16 S	Carrollton	8/24/2005
Veal School	2753 Old Columbus Rd.	Roopville	12/22/2005
Mandeville Mills and Mill Village Historic District	Roughly centered on Aycock, Lovvorn, and Burson Sts.	Carrollton	04/19/2006
Carrollton Downtown Historic District	Around the downtown square, bounded by Johnson Avenue to the north, White Street to the east, Mill Street to the south, and Barnes Street to the west.	Carrollton	5/4/2007

Source: National Register Information System, www.nr.nps.gov/

Georgia Historical Markers

In 1951, the Georgia General Assembly created the Georgia Historical Commission (GHC), which was charged with promoting the preservation of historical resources and the dissemination of information to increase the citizen's knowledge and awareness of Georgia's historical people, places



and events. Between 1952 and 1959, the GHC embarked on an aggressive program to erect historical markers at County Courthouses and significant historical sites and buildings associated with Sherman’s march through Georgia. After 1959, few markers were placed. **Exhibit 36** lists the GHC historical markers located within Carroll County.

In 1973, the GHC was disbanded and many of their functions were transferred to the Georgia Department of Natural Resources (DNR). Between 1973 and 1997, the DNR focused on maintenance of existing GHC markers and dedicated very few new markers. Due to budgetary considerations, the responsibility for research, placement and maintenance of new markers was transferred to the Georgia Historical Society (GHS) in 1997. DNR is still responsible for maintenance of markers placed before 1997. The GHS receives an annual appropriation from the Georgia General Assembly to research, cast, erect and dedicate approximately 20 markers a year. In addition to the GHC, DNR and GHS markers, cities, counties, institutions and local/regional historical societies have commemorated historical people, places and events by a variety of means, but most commonly with plaques or signs.

Exhibit 36: Georgia Historical Markers in Carroll County

Marker Title	Location	Marker Number
Charles Carroll of Carrollton	Newman and Dixie Streets, Carrollton	022-1
Last Land in Georgia Ceded by the Creeks	Maple Street at western city limits, Carrollton	022-2
McIntosh Reserve	West McIntosh Circle off Georgia Highway 5	022-3
West Georgia College	Front College Drive off Maple Street, Carrollton	022-4
Six Industrial Giants	Tanner and Newton Streets, Carrollton	022-5
Sacred Harp Singing	SE corner of U.S. 27 and I-20 interchange at Holly Springs Church	022-6
Site of Bowdon College	West College Street at Bowdon High School, Bowdon	022-7
Thomas A. Dorsey Father of Gospel	U.S. 78 at South Dogwood Drive, Villa Rica	022-8

Source: Carl Vinson Institute of Government, the University of Georgia

Select Local Historical Sites

The following paragraphs describe a selection of the prominent historic resources of Carroll County. The identified resources do not represent an all-inclusive historic resource inventory and the omission of a specific resource does not denote a lack of importance to the cultural heritage of the County and state.

McIntosh Reserve. Located along the Chattahoochee River in southern Carroll County, the McIntosh Reserve is named after Chief William H. McIntosh, a leader of the Creek Indians. Chief McIntosh was murdered on his plantation in 1825 by Upper Creek Indian warriors in revenge for McIntosh’s alliance with the Federal government during the War of 1812 and for selling Indian land. His



plantation and gravesite lie within the 487-acre reserve. The County operates and maintains recreational facilities on the reserve. Numerous passive recreational activities may be conducted year round. Camping, fishing, hiking and picnicking facilities are available along with several special events throughout the year. In addition to recreational opportunities, the reserve is an environmental, cultural and educational asset to Carroll County and the region.

Banning Mills. Recently nominated for the National Register of Historic Places, the Banning Mill site is a pre-civil war textile factory that provided uniforms and other products to the Confederate Army. The mill is located on the banks of the Snake River near Whitesburg. During Sherman's march through Georgia, destruction of the mill was avoided due to difficulties in locating the site. Currently, the Banning Mill is used as a conference center with guest rooms and a full service restaurant.

Wick's Tavern. Wick's Tavern, commonly known as the "Old Town Tavern", was built in 1830 by New York immigrant John B. Wick. The tavern was one of the original commercial structures built in the gold rush town of Hixtown. Hixtown would later be renamed Villa Rica to symbolize the importance of gold mining in and around the town. The tavern is the only remaining commercial structure from the Hixtown era and is a prime example of Dutch style timber frame construction. In modern times, encroaching commercial development threatened the structure, which has been moved to downtown Villa Rica where it is undergoing restoration to its 1830 appearance. The "Friends of Wick's Tavern" non-profit organization was formed in 1998 to facilitate the preservation and sustainable use of the structure.

Whitesburg Baptist Church. Listed to the National Register on October 22, 2002, the Whitesburg Baptist Church's architecture uniquely captures the spiritual tenets of the Baptist faith. Built around 1875, the small church included gender specific entrances and excellent examples of Gothic Revival architecture.

Other Significant Resources. There are numerous small historic and cultural attractions and points of interest including: Chief William McIntosh Museum, National Creek Indian Museum, Temple Old Town District, Oak Lawn at Carrollton – Pre-Civil War Greek Revival House, Stockmar gold mine and Plantation Records/Archives Storage and Historical Research Facility in Carrollton. Carroll County has a significant number of civil war attractions including several confederate cemeteries.

2. Historic Preservation Activities

One of the most widely used financial incentives for the preservation and rehabilitation of historic structures and sites are tax credits. There are three potential tax-based incentives that may be used to protect Carroll County's historic resources: IRS charitable contributions, Federal Rehabilitation Investment Tax Credits (RITC) and State preferential property tax assessments.

IRS Charitable Contributions. Similar to the use of perpetual conservation easements for the preservation of land resources, historic preservation easements may be donated to non-profit historic preservation or governmental entities. The value of the easement is equal to the fair market value of the property prior to the placement of the easement minus the fair market value once burdened by the easement. Once the easement value is determined and the easement transferred to the preservation entity, the donator contribution claim with their income tax filing. The tax deduction will be figured as a percentage of the easement value and in certain situations may reduce



the property owner's income tax burden over a period of year. Due to the complexity and frequent modifications of tax law, easement grantors should seek tax preparation advice to ensure that the maximum advantage is sought.

Federal Rehabilitation Investment Tax Credits (RITC). The RITC provides property owners who substantially rehabilitate eligible structures with income tax deductions. There are two types of eligible structures:

- Buildings listed or eligible to be listed on the National Register of Historic Places; or
- Non-historic buildings built before 1936.

Rehabilitation of National Register eligible structures can accrue a 20% tax deduction based on the cost of rehabilitation. In order to qualify, rehabilitation costs must exceed \$5,000 and the property must be used for income-producing activities for 5 years after rehabilitation. Non-historic structure rehabilitation can accrue a 10% tax deduction based on the cost of rehabilitation, provided that a certain percent of external walls remain as part of the structure, the cost of rehabilitation must exceed \$5,000 and the structure must be used for non-residential income-producing purpose for at least 5 years. of the easement may file a charitable

State Preferential Property Tax Assessments. During the 1989 legislative session, the Georgia General Assembly passed a preferential property tax assessment program for the substantial rehabilitation of historic property. Under this legislation, the tax assessment value of certified property is frozen at the current value for up to 8 ½ years. The property being rehabilitated must be listed or eligible for listing on the Georgia Register of Historic Places or be within a recognized historic district. Substantial rehabilitation occurs when structural improvements are made that increase the structures fair market value by:

- 50% for residential structures;
- 75% for mixed use (residential and non-residential) structures; and
- 100% for commercial and professional use structures.

The Historic Preservation Division of the Department of Natural Resources (DNR) must certify that the rehabilitation conforms to the DNR standards for rehabilitation. Once DNR certification is received, the property owner must file a claim with the County Tax Assessor's Office, which determines if the property value increase meets the property value appreciation standards listed above. The property tax freeze may apply to the value of structures and up to 2 acres of land.

In addition to the historic preservation programs discussed above, many infrastructure and redevelopment programs may be used to revitalize aging buildings and infrastructure. For instance, it is common for federal Intermodal Surface Transportation Efficiency Act (ISTEA) funds to be used for the rehabilitation of historic transportation structures such as train depots and bridges. Brownfield redevelopment programs, which target the environmental clean up and reuse of aging industrial sites, frequently require that historic structures be renovated to allow viable adaptive reuse.

3. Archeological Preservation Activities

In response to requests to preserve and protect abandoned family cemeteries, graveyards, and burial grounds, the Board of Commissioners established a Cemetery and Burial Oversight Committee in the summer of 2000. The Committee was charged with the primary purpose of identifying, preserving and protecting, and planning for the maintenance of abandoned cemeteries, graveyards,



and burying grounds. As a secondary purpose, the Committee was charged with protecting special historical, cultural or aesthetic interests of value.

The Committee is available to the Planning Commission to investigate claims that are raised in zoning debates that archeological or historic resources will be impacted or encroached by proposed development. In addition to raising public awareness and support for cemetery preservation, the Committee has undertaken, in cooperation with the Historical and Genealogical Societies of the County, an update of a publication to identify the location and names of those buried within the County. The aim of this endeavor is to provide historians and genealogists with much needed information as they research the history or families of Carroll County, Georgia.

4. Local Regulatory Tools

The power of municipalities and counties to control land use, structures and development through zoning and subdivision allows for the regulatory preservation of historical resources. The most commonly used local regulatory preservation tool is the enactment of historic overlay zoning districts. Historic overlay districts may apply to urban and rural areas and are designed to ensure that land uses, new structures, improvements and site design are compatible with the historic nature of the area subject to the overlay district. Typically, improvements to existing historic structures must not detract from the historical significance of the structure or the neighborhood.

None of the local municipalities nor the County have adopted historic overlay districts. The RDC provides model historic overlay ordinances and technical assistance in the development of historic preservation ordinances.