

PAULDING COUNTY

(Dallas, Hiram, and Braswell)

COMPREHENSIVE PLAN

2007 – 2027

COMMUNITY ASSESSMENT CITIZEN PARTICIPATION PLAN



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Paulding County Community Development Department
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Table of Contents

Community Assessment	04
Introduction	04
Purpose	04
Scope	04
Issues and Opportunities	05
Population Change	05
Economic Development	05
Natural and Cultural Resources	09
Housing	11
Transportation	12
Community Facilities and Services	16
Intergovernmental Coordination	18
Land Use	20
Analysis of Existing Development Patterns	22
Existing Land Use	22
Areas Requiring Special Attention	26
Character Areas	26
Consistency with Quality Community Objectives (QOCs)	28
Data Analysis	30
Introduction	30
Population Projections	32
Age Distribution of Paulding County Population	36
Race/Ethnicity	40
Number of Households	43
Average Household Income	44
Distribution of Income	45
Per Capita Income	48
Educational Attainment	49
Economic Development	53
Employment By Industry	53
Personal Income	62
Labor Force	64
Economic Segmentation	71
Economic Resources	72
Economic Trends	72
Major Employers	73
Recent Business Initiatives	73
Housing	74
Types of Housing	74
Age of Housing	78
Condition of Housing	80
Occupancy Characteristics	81
Housing Costs	82

Cost-Burdened Housing/Job Housing Balance	83
Special Housing Needs	85
Housing Overcrowding	87
Barriers to Affordable Housing	88
Mapping of Significant Natural and Cultural Resources	89
Environmental Planning Criteria	89
Other Environmentally Sensitive Areas	94
Endangered Plants and Animals in Paulding County	97
Historic and Cultural Sites	99
Purpose	99
Inventory	99
Assessment	101
Community Facilities and Services	105
Libraries	110
Inventory, Paulding County	110
Other Cultural Facilities and Activities	110
Assessment	110
Water Supply	111
Paulding County	111
City of Dallas	111
City of Hiram	111
Wastewater Treatment	116
Wastewater Infrastructure Evaluation	116
Collection System Evaluation	116
Treatment Facilities Evaluation	116
Recommendations	117
Solid Waste Management	119
Assessment	119
Public Safety	120
Police Protection	120
Fire Protection	121
Emergency Medical Services	122
Parks and Recreation	124
Inventory	124
Assessment	124
Intergovernmental Coordination	125
Introduction	125
Formal Collaborative Arrangements	125
Partnerships	125
School Board	126
Transportation	126
Inventory	126
Alternative Modes	128
Parking	129
Community Participation Program	130
Introduction	131

Scope	131
Public Participation	131
Stakeholders	132
Community Agenda Schedule	139
Addendum I	141
Quality Community Objectives (Paulding County)	142
Quality Community Objectives (Dallas)	156
Quality Community Objectives (Hiram)	170
Quality Community Objectives (Braswell)	184
Addendum II	198
Existing Land Use Maps	
Character Area Maps	
Areas Requiring Special Attention	
Addendum III	211
List of Sources	

COMMUNITY ASSESSMENT

1.0 Introduction

Purpose

The process for comprehensive planning in Paulding County is based on the Georgia Planning Act of 1989 (as amended). The Act required all county and municipal governments in the State of Georgia to develop a Comprehensive Plan. The Minimum Planning Standards established by the Planning Act required local governments to include topical elements in their Comprehensive Plan. These elements included Population, Economic Development, Housing, Natural Resources, Cultural Resources, Community Facilities and Services, Intergovernmental Coordination, Transportation, and Land Use.

The Community Assessment is the foundation by which revisions and updates will be made to the Paulding County Comprehensive Plan (2002-2022). The Assessment will consist of analyzing data and information about the community and presenting the findings in an easily understandable format. The data and information contained in the Community Assessment will be the basis of the development of a Community Agenda. The Paulding County Comprehensive Plan will include the Cities of Dallas, Hiram, and Braswell.

Paulding County and the Cities of Dallas, Hiram, and Braswell are required to complete an update to the Comprehensive Plan by June 30, 2007. Due to Paulding County's size and location, the Comprehensive Plan update will be prepared in accordance with the Advanced Planning Level Local Planning Requirements established by the Georgia Department of Community Affairs (DCA) effective May 2005.

Paulding County recently prepared a major update to the Comprehensive Plan in 2002 and 2003. Much of the data, information and goals obtained and analyzed in the current Comprehensive Plan (2002-2022) will be used in the creation of the Plan's update, since much of the 2000 Census data had been included in the 2002-2022 Plan. The Paulding County Chamber of Commerce was also instrumental in beginning an update to the Comprehensive Plan in May 2005 when the Chamber had the DCA Resource Team come to the County and provide valuable technical assistance, analysis, and recommendations. The Resource Team input will be included in the Comprehensive Plan update.

Scope

The Community Assessment includes the identification of specific issues Paulding County and its cities are facing and provides opportunities, which address those community issues. The Assessment also includes an analysis of existing development patterns, an updated existing land use map, identification of areas requiring special attention and the identification or recommended character areas. The Community

Assessment will be analyzed for its consistency with established State Quality Community Objectives. As mentioned above, the updated Paulding County Comprehensive Plan (2007-2027) will include the Cities of Dallas, Hiram, and Braswell.

The Community Assessment including a Citizen Participation Plan and supporting analysis of data and information will be submitted to the Coosa Valley Regional Development Center (RDC) and the Georgia Department of Community Affairs (DCA) for review and approval.

2.0 Issues and Opportunities

The following is a listing of issues and opportunities facing Paulding County and its cities that coincide with identified State Planning Goals.

Population Change

Issues

Paulding County has experienced a rapid rate of population growth in recent years. Between 1990 and 2006, Paulding County's population increased 192 percent (41,611 in 1990 to 121,530 in 2006). Recently between 2000 and 2006 Paulding County's population increased 48.9 percent (6.99 percent annual average) from 81,608 to 121,530. Paulding County has consistently ranked within the top ten counties nationally as one of the fastest growing counties by percent change.

Forecasts indicate that the County will continue to experience a rapid growth rate over the next twenty years with an anticipated, average growth rate of 5.6 percent (based on 2000 population data). The forecasted 2030 population is estimated to be 221,882. The City of Dallas should account for approximately 21,993 of that total, while Hiram should account for just over 3,782 residents. The City of Braswell is anticipated to have population (Paulding County portion) of 344 in 2030.

Economic Development

Issues

1. Provide educational opportunities specific to the workforce needs of the community and to meet the needs of existing and future business standards.
2. Provide a focus for future marketing efforts to seek new and diverse industry and business.
3. Traditional economic development opportunities are limited due to a present lack of industrial sites and buildings.
4. Protection of the quality of life and a continued sense of place within the communities.

5. Strengthen the economic sales team and procedures to maximize the industrial and business recruitment efforts.
6. Excluding the construction industry, large retail business, and government sector, the County has limited economic activity.
7. Infrastructure including water and sewer service must keep pace with growth and opportunities to accommodate potential new industry and businesses.
8. Capture of retail sales leakage from the County.
9. Incentive options and marketing for potential new industry and businesses.
10. Team effort leadership throughout the communities to support expansion of current industries and businesses and seeking new industry and business.
11. Establish a clear and specific community identity in promoting economic development.
12. Tourism promotion as a critical element of economic development.
13. Retention of educated work force within the community.
14. Utilization of state assistant in economic development issues.
15. Diversification of industry and business attraction to the County in absents of interstate access.
16. Utilization of Silver Comet Trail economic development.
17. Overlay districts for site planning and design standards.
18. New County government complex centralized relocation.
19. Airport development and construction with associated technology parks, mixed-use developments and greenspace components.

Opportunities

1. Focus local labor force training and recruitment initiatives on matching labor skill-sets with industry and business needs.
2. Encourage and support continued expansion of local job training programs including the expansion of the Chattahoochee-Tech as the educational foundation.
3. Continue to diversify the local economy by completing the construction of the Paulding County Regional Airport and associated business opportunities, as well as supporting industrial/business park developments and/or expansions.
4. Continued master planning of the airport, technology parks, mixed-use development and greenspace. Include economic outreach nationally and internationally.
5. Preservation of potential industrial areas through comprehensive planning and zoning regulations.

6. Implement an entrepreneurial program and business incubator with Chattahoochee Tech as a foundation of community identity.
7. Implementation of the county-wide water/sewer plan.
8. Educate retail sector, service sector, and citizens regarding community vision and economic development through Chamber of Commerce.
9. Redevelop vacant big boxes for use as call centers, administrative offices, reference labs, back office, etc.
10. Secure secondary business and industrial sites especially along the Dallas-Hiram corridor. Select existing sites that already zoned industrial, closer to existing infrastructure, and transportation.
11. Use Civil War history in Paulding County to promote tourism. Battles of Dallas, New Hope Church, and Pickett's Mill.
12. Visit other communities who are successful with alternative forms of economic development: identity branding, partnerships, entrepreneurships, recruiting, and redevelopment.
13. Support downtown development efforts of Dallas and Hiram, including cultural and gathering center.
14. Strengthen the Economic Development Sales Team. Systematically train people who represent economic development resources, i.e. education, government, and private sector.
15. Broaden economic development finance training for key community leadership through National Development Council.
16. Assess the business attraction potential for professional, services, retail, light manufacturing, and tourism related to the Silver Comet Trail. Capitalize on a unique community asset that may have inestimable promotional value to bike, skate, and runner manufacturers and retailers.
17. Analyze the need for high-end retail located in already developed commercial/retail centers.
18. Analyze and define local, state, and federal incentive options and learn how to apply them. Differentiates the community from the competition.
19. Develop a long-range plan for infrastructure, funding and location of business and industry.
20. Develop tourism plan and identify tourism assets as part of an overall economic development plan.
21. Analyze opportunities for specialized and alternative agriculture in support of Metro market.
22. Consider revitalizing development authority through statutory designation and adding assigned staff and a trained sales team. Utilize the Dallas Redevelopment Authority.

23. Develop a specific identity and economic development focus that reflects the vision of the community.
24. Develop face relationships and networks with Community Development Corporations (CDC's), GDCA, GDEcD, GEDA, GDOT, SBA, state and federal legislative delegations.
25. Set aside SPLOST funds specifically for economic development efforts.
26. Develop community investment opportunities (foundations, investment corporations, etc.)
27. Develop and implement comprehensive destination and identifier signage in conjunction with artery beautification.
28. Build on above recommendations to position for success in airport park project.
29. County-wide Develop and implement a consistent local historic marker design that clearly distinguishes markers from commercial signage. At these marker locations, provide area for residents and tourists to pull out of traffic to view the marker. Will relate the history of Paulding County to residents and tourists and provide another draw for the community. Will play a major role in the development of heritage tourism and arts/culture programming.
30. Downtown Dallas currently has two successful events per year. To increase the traffic flow downtown, Dallas should coordinate with other community organizations about having their cultural activities in the new town square. The benefit to coordinating with other community organizations is that it spreads the word about the downtown. It also keeps the downtown busy and the center for activity. It is very necessary to have the downtown the center of community activities to create a sense of place and make a return on all investment dollars spend on streetscaping and Downtown Revitalization.
31. Dallas and Hiram participation in the LCI (Livable Centers Initiative) studies and funding.
32. The City of Dallas is considering an organized downtown economic development organization through reactivation of the Downtown Development Authority, a Merchants Association or a combined agency effort. In order to maintain customer traffic and a healthy Downtown, Merchants must be in constant communication with one another and their local government.
33. The City of Dallas is beautifying the city with new streetscaping and a new plaza making it attractive to potential businesses and consumers. The look of Downtown will be one key in business and visitor recruitment.
34. Dallas to apply for Main Street designation. So City can receive assistance from DCA and other sources to revitalize and maintain the vibrancy of downtown Dallas. To make the City attractive as a vibrant focal point for the County.

35. Post attractive and accurate signs for various major destinations and functions (e.g., downtown Dallas, Hiram, and Braswell) on the Silver Comet Trail for food, bike rental, shops; etc.)
36. Hiram should consider adding a trail connection to the Silver Comet Trail. Trail users could be a dramatic new source of revenue for downtown Hiram. Trail connection could promote significant economic investment for downtown Hiram.
37. Plan and develop a Dallas trailhead and spur to the Silver Comet Trail.

Natural and Cultural Resources

Issues

1. Growth impacts on environmentally sensitive areas (slopes, groundwater recharge areas, streams)
2. Greenspace and rural characteristics preservation.
3. Overall infrastructure including water, sewer, and transportation services must keep pace with growth.
4. Reservoir and drinking water supply protection.
5. Development community awareness of natural and cultural resources.
6. Greenspace connectivity, local trail system and wildlife movement regarding development impacts.
7. Erosion, storm water management, runoff and sedimentation management.
8. Development impacts of historically significant structures and/or areas.
9. Community resources may not play a significant enough role in decision-making
10. Silver Comet Trail protection from impacts of adjacent development.
11. Current development practices increase the long term cost of storm water handling and increase the likelihood of environmental damage.
12. Historic areas, sites, and buildings are being impacted by new developments.
13. County is insufficient in cultural arts and civic needs for citizens.

Opportunities

1. Assemble a county wide natural resource inventory identifying canopy loss, impervious surface gain, and agricultural resources on a sub watershed level.
2. Provide baseline information on the current state of the natural resources in the county as well as the trends in loss of resources.

3. Create and actively promote an interconnected greenspace / park program involving passive and active recreation opportunities focused near urban residential centers and conserved green space areas including: Ball fields, Walking trails, Bike trails, Cultural / Arts, Historical sites, Educational centers, Libraries and the Silver Comet Trail.
4. Preserve and utilize 7,500 plus acres of greenspace in overall airport, technology park, and village plan(s).
5. Develop a Silver Comet trail trailhead connection plan and expand trailhead (conserving more greenspace and reducing developmental impacts).
6. Expand Silver Comet Trail with expanded spur trails linking to residential areas.
7. Revise ordinance and regulations to establish corridors for wildlife.
8. Establish a community land trust—funded through Georgia Land Conservation Act funds and community developer contributions.
9. Establish a citizen greenspace committee to recommend and support local greenspace acquisition—encouraging the use of conservation easements.
10. Identify and establish scenic corridor overlays to conserve scenic and historic character of the community. (Identify possible view sheds and create protection through zoning ordinance.
11. Develop a county wide sewer plan compatible with proposed conservation opportunities, identified conservation/greenspace properties, and greenspace plans. Limit sewer additions and other infrastructure in conserved areas.
12. Enhanced protection of current, county greenspace properties.
13. Restrict development in hydrologic ally sensitive areas (floodplains, wetlands, ground water recharge areas) and poor soils.
14. Limit the amount of impervious surface on a per acre basis for all development, encouraging the use of semi-pervious materials.
15. Identify a maximum (verses a minimum) number of parking spaces per square foot of development, requiring the planting of trees within the interior of parking lots. Require an established ratio of trees and parking spaces.
16. Establish a plan review process that provides for the oversight and approval or denial of proposed conservation measures on all development sites.
17. Establish a separate overlay district for all low-density residential zoning that requires 10% greenspace.
18. Establish a separate overlay district for higher and medium density residential zoning that requires 25% greenspace.
19. Require the conservation or establishment of a minimum vegetative buffer between dissimilar land uses and residential developments.

20. Establish a community tree ordinance that would provide for the conservation of established trees and planting of trees to meet a community minimum standard on all commercial, industrial, and new residential property.
21. Enforce current 75-feet (50-feet undisturbed, 25-feet impervious) stream buffers.
22. Participate and support Etowah Conservation Plan recommendations.
23. Recognize, support and protect historic districts, sites, and buildings.
24. Support and participate in all present and future cultural and civic programs and/or developments within County and each City.
25. The City of Dallas has rebuilt the historic Dallas Theatre in the downtown district. The renovated theatre is considered the Dallas-Paulding County Civic and Cultural Center. This project was intended to create a cultural and historic focal point for the city and county. With 600 seats, it can serve as a community performing arts and meeting space. A cultural center, particularly one with a strong historic identity, builds community pride and cohesiveness. Dallas and Paulding County has a socioeconomic demographic that should provide good usage and financial support for this type of facility. Cultural centers are also a key component of the optimum mix of downtown activities (along with retail, service, governmental/institutional, and residential). Cultural centers typically promote redevelopment and reinvestment in neighboring commercial spaces.
26. Provide a specific designation to the waterfall area which the County purchased as part of the State Greenspace Program.
27. Prepare a study for the feasibility of building a County civic/conference/trade center. The study should be specific regarding the type and particular functions of such a facility that would be best suited for the County. Contribute to the economic vitality of the County. To give the County another focal point for economic, entertainment and civic reasons.
28. Create a joint city-county task force on arts/culture/historical (composed of local arts/culture/historical groups, librarians, educators, city/county recreation departments, etc.) to help develop and promote programming in the community. Will improve communication and cooperation among all groups currently involved in arts/culture/historical programming. Will ensure that programming takes maximum advantage of all local, state, and federal resources, will maximize the use of volunteer time, and will connect programming on multiple fronts.

Housing

Issues

1. Standards for architectural quality for residential developments.
2. Housing type and style mix standards.

3. Special needs housing (Senior Assisted Living, Retirement Communities). Create higher density, small floor plan housing options for senior living and assisted living.
4. Promote housing development above “starter-home” markets
5. Association of mixed neighborhood business with residential development.
6. Incorporation of topography and other environmentally sensitive areas within developments.
7. LCI study for the City of Dallas identified that a housing type mix is necessary.
8. Downtown Dallas connection to new County Government Complex.

Opportunities

1. New development should be a master planned community with mixed uses, blending residential development with schools, parks, recreation, retail businesses and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision. Provides a sense of community. Also can establish minimum home size in planned communities.
2. Continue to educate developers in smart growth design and practices. Results in developments that are compatible with the character of surrounding neighborhoods with aesthetic appeal. Avoid Cookie-cutter look.
3. Encourage continued communication between developers and community leaders so that developments are compatible with the surrounding environment and the needs of the potential homebuyer.
4. Discussion of standards for building materials shape and massing help ensure that structures conform to natural topography and blend into natural surroundings. Brings more rationality to growth and development.
5. Provide a relationship between housing needs and land use.
6. Dallas, Hiram and Braswell should continue to provide a housing mix.
7. Create a mixed commercial and residential use.

Transportation

Issues

1. Transportation funding for all aspects of projects including state and local road improvements.
2. Numerous areas of the county are rapidly suburbanizing.

3. Level of Service (LOS) for many of the thoroughfares and collectors in the eastern portion of the county are LOS E or F.
4. Increase in accidents, congestion, and gridlock at peak traffic hours.
5. Citizens are experiencing increasing commute times.
6. Pedestrian and alternative transportation modes are inadequate.
7. Little or no flexibility to adjust the design or operation of roadways in case of future changed conditions (example: new development impacts).
8. Increased connectivity to the Silver Comet Trail. Current access to the trail is limited; people would use it more for short trips if they could get to it more easily. Need for a Dallas Trailhead and spur to the Silver Comet Trail.
9. Pedestrian friendly downtown business districts and retail developments occurring on thoroughfares.
10. Downtown cross walks are not as effective as needed to promote pedestrian amenities and safety.
11. Housing, jobs, daily needs and other activities are not within easy walking or driving distance.
12. Downtown parking for business, services and events.
13. Sidewalk expansions for Dallas, Hiram and Braswell for connectivity. Dallas sidewalk extensions up to three miles in total would provide connectivity.

Opportunities

1. Continued cooperation with Federal, State, and Regional agencies in an effort to support current and future transportation projects within Paulding County as well as assistance in funding qualifying projects.
2. Provide additional transportation improvement funds that can be directed to County DOT projects. Continue to seek support for Special Purpose Local Option Sales Tax (SPLOST) for local transportation system improvements, sidewalks, and connections to the Silver Comet Trail.
3. Continue to require vehicle connectivity between residential developments and residential and commercial developments.
4. Continue to require pedestrian connectivity between residential developments and residential and commercial developments including trails and sidewalks.
5. Plan, program and construct a Highway 61 –Dallas Bypass north of Dallas providing connection to U.S. 278

6. Require transportation impact studies for large residential developments (minimum 200 units per acre).
7. Continue to develop an overall comprehensive transportation plan including road and street improvements, bridge replacements, intersection improvements, pedestrian mobility improvements and connections to the Silver Comet Trail. The Paulding County Comprehensive Transportation Plan is considered part of this 2007-2027 Comprehensive Plan.
8. Modify development regulations, on a county-wide basis, to set standardized contributions to be imposed on developers of new residential subdivisions. The money will be used for transportation improvements, near the development sites, that mitigate additional traffic caused by the developments.
9. Plan, support, participate and encourage business, office and industrial diversification within the county to promote job creation in an effort to provide local, income comparable jobs to decrease commuting out of the county.
10. Modify zoning requirements to allow more flexibility in minimum parking space requirements and set maximum parking allowed, especially for big-box and large developments.
11. Encourage creation of strip malls with multiple tenants and uses, which share parking, instead of parcels with only one use where parking is only for that one tenant.
12. Allow for smaller parking lots, where feasible. Save land and reduce non-permeable surfaces or require permeable parking areas.
13. Create parking plans for downtown Dallas and Hiram. Include parking deck consideration for the City of Dallas.
14. Improve access for pedestrians and bicyclists. Provide alternate transportation choices. Create a more pedestrian friendly, less car-dependent community.
15. New developments of any kind must build on current requirements for connectivity between streets in adjacent developments. This must be done at the planning stage, before approval is given. Future developments must be anticipated.
16. Require designated walkways in all proposed retail and office parking lots.
17. Create and coordinate countywide trail way plan, bringing developer built trails into network. Require easements for railways, and build spurs off Silver Comet Trail.

18. In Rural areas, especially north and west portions of the county including Braswell consider delaying expansion of 2-lane roads in these areas to focus intense development in the eastern and southeastern parts of the county. Preserves rural atmosphere and conserves green space. Limits development to where it has already occurred. Reduces traffic congestion in other parts of the county.
19. Complete the construction the Paulding County general aviation airport. Provides opportunity for business and recreational trips to be made in the area. State plans and locally sponsored studies have indicated that an airport in Paulding County would enhance the desirable geographic distribution of Level II airports.
20. Promote Silver Comet Trail to current residents as an alternative form of transportation. Get citizens to think of the trail as not solely a recreational trail but also a functional path. Silver Comet runs parallel to U.S. 278 and is a safer option for pedestrians than trying to walk or ride a bike along U.S. 278.
21. Develop spur trails off of Silver Comet Trail to create more connectivity throughout the county to residential areas, commercial nodes, downtowns, schools, parks, and community facilities. Facilitates the use of walking trails as an alternative transportation mode by connecting the trails to places that people need to go.
22. Develop Dallas Trail Head and connection spur to the Silver Comet Trail.
23. Utilized LCI study recommendations for Dallas and Hiram.
24. Create more public access points to the Silver Comet trail especially in areas convenient to residential and commercial areas. This will allow people to use the trail more conveniently as a functional path.
25. Increase marketing of Silver Comet Trail to residents and visitors. Provide maps in all businesses along the trail and at access points. Provide more descriptions of points of interest along the trail on maps. Build a sense of pride for the residents about this wonderful asset in their community and spread the word to people outside of Paulding.
26. Within the Dallas and Hiram downtown districts plan for grid patterned developments with sidewalks in a minimum of a half-mile radius around the downtown areas. Creates a more walkable environment in the central areas and also increases connectivity to surrounding neighborhoods.
27. Complete streetscaping in downtown Dallas and plan streetscaping in downtown Hiram (trees, planters, trash receptacles, lights and buffers.) Makes areas more appealing to downtown shopping. Provide shaded areas for downtown shoppers.

28. On a countywide basis including the Cities of Dallas, Hiram, and Braswell, require or continue to require developers to include sidewalks and trees within residential subdivisions and commercial developments. This encourages residents to walk within their neighborhoods.
29. New residential subdivisions should be required to limit cul-de-sacs and should connect to existing subdivisions and commercial nodes through walking paths.
30. Within downtown areas and commercial nodes, prioritize investments in older corridors that have the most potential to be used by pedestrians – areas adjacent to stable neighborhoods and higher population density. Increases walkability in neighborhood centers and downtown areas.
31. Within downtowns and commercial nodes, require and invest in pedestrian amenity zones with crosswalks and safety features. Increases safety for pedestrians and drivers. To make pedestrians feel more comfortable in high traffic areas.

Community Facilities and Services

Issues

1. Public sewer services are currently being studied as a result of tremendous residential growth over the past ten years. Local officials are concerned with future sewer capacities for all types of development including commercial, industrial and residential. Plant expansions, new plants, and/or service agreements with adjoining counties will become essential for continued development within the county and cities.
2. Public water distributions system must be improved to support anticipated future growth. This includes adequate water pressure at peak times during peak seasons.
3. Age distribution within Paulding County identifies sustained increases in school aged children. Impacts on the School System will include the construction of numerous new schools to maintain capacity and meet state requirements.
4. The mechanism for state funding of new schools and related facilities does not support fast growing counties.
5. Coordination of new school facilities planning with Paulding County in an effort to minimize infrastructure needs including traffic impacts, water, and sewer services.
6. Growth impacts on emergency services (including E-911 services) have led to the need to hire additional personnel, purchase new equipment, construct new facilities and improve current facilities.

7. The county and cities must continue to plan recreation facilities and program expansion to support anticipated population growth. These expansions are costly and require additional personnel to operate and maintain. Additional recreation facilities are needed currently in the north-central and southern portions of the county.
8. Growth within the county over the past 10-15 years has increased the need to expand and/or construct new healthcare facilities such as a new hospital in an effort to provide adequate care to the citizens.
9. Government services including court services will also continue to be impacted by growth requiring new facilities, services, and personnel.
10. Other growth impacts have included jail and detention facilities, animal control facilities, senior citizen services, and personal care/nursing homes.
11. Dallas and Hiram to consider water well projects.

Opportunities

1. Support Wellstar Hospital's new facility in Hiram. The new hospital will have up to 250 beds.
2. Support Wellstar Hospital's expansion of current facilities, as a skilled nursing unit.
3. Develop and implement sewer system plan completed in 2006.
4. Develop an updated water system plan including new infrastructure and maintenance programs.
5. Require developers to upgrade infrastructure and services (transportation, water, wastewater, and schools) to off-set impacts of their development through regulations and/or zoning approval conditions.
6. Participate and fund the construction of new recreation facilities in the northern and southern portions of the county to support population growth.
7. Continue to support the Paulding County School System in addressing the location of new facilities in relation to anticipated residential growth areas and in areas serviceable by County infrastructure.
8. Include impacts on the School System in growth management decisions.

9. Update the Strategic Emergency Services Plan for anticipated needs for facilities, service expansion, and equipment to support continued residential and business growth.
10. Allow for community facilities to be located in the downtown or in neighborhood centers. Placing important community facilities close to residential/commercial nodes or centrally will increase accessibility. This will also create a diverse mix of activities in downtowns and neighborhood centers.
11. New and/or updated wastewater plant(s) for the City of Dallas.
12. Expand emergency siren system throughout Paulding County and the Cities of Dallas, Hiram, and Braswell

Intergovernmental Coordination

Issues

1. A portion of the eastern half of Paulding County is now classified as an urban area based on 2000 Census data.
2. Paulding County is located within the Coosa Valley Regional Development Center area, but must comply with the Atlanta Metropolitan Planning Organization (Atlanta Regional Commission – ARC) regarding transportation planning and clean-air standards. Transportation projects, which involve state and federal funding, must be included the ARC's regional Plan and Transportation Improvement Program.
3. Paulding County is within the Metropolitan Region for Developments of Regional Impact (DRI). Therefore Metropolitan standards apply to all developments in Paulding.
4. Paulding County also participates in the ARC's Regional Plan update process.
5. Developments of Regional Impact must also comply with Georgia Regional Transportation Authority (GRTA) processes, regulations, and recommendations.
6. Paulding County and its cities have made numerous amendments to their respective code of ordinances and the development regulations regarding stream buffer protection, floodplain management, storm water runoff, and conservation residential developments. These amendments were required by the Metropolitan Georgia Metropolitan Water Planning District of which Paulding County is a member.

7. Paulding County is a member and participates in the National Fish and Wildlife Administration's Etowah Conservation Plan (ECP) development and requirements. The ECP will require implementation of protection measures for all streams in Paulding County that lie in the Etowah Watershed. The primary purpose of the Plan and regulations is to protect endangered Darter fish habitats from illicit discharges and litter. The City of Dallas has also adopted the ECP as its preferred plan.
8. Paulding County, Dallas, Hiram and Braswell have Service Delivery Agreements in place. These agreements will be reviewed and updated as part of the 2006 Comprehensive Planning Process.
9. Inter-governmental agreements between Paulding and Cobb Counties have been negotiated for developments in both Paulding and Cobb for water and sewer services.
10. Coordination through the Chamber of Commerce and Industrial Building Authority, Cities and County regarding economic development.

Opportunities

1. Continue to work with ARC and the Georgia Department of Transportation regarding state and federal funded proposed transportation improvements in Paulding County and the Cities of Dallas, Hiram and Braswell to ensure project funding, engineering and construction.
2. Review and update Service Delivery Strategies to limit duplication of services. (The update of the adopted Service Delivery Strategy will be completed as a part of this Comprehensive Plan)
3. Adopt recommended policies developed by the North Georgia Metropolitan Water Planning District and Etowah Conservation Plan regarding stream protection, storm water management, and conservation planning.
4. Coordination and participation between Paulding County, Dallas, Hiram and Braswell through the Industrial Building Authority to develop an economic development strategy with assistance from the State and other economic development agencies.
5. Include tourism as part of the overall economic strategy. Development of tourism / quality of life marketing plan to include: Market county assets to citizens – internal marketing, Build partnerships with neighboring counties – Carroll, Douglas, Cobb, Bartow, and Polk. Examples include the following: - Soft product development – i.e. develop packages for marketing purposes - Collaborate with region – multicounty- on marketing and advertising

6. Continue to support regional economic development including the participation with Douglas County with the Paulding-Douglass Joint Development Authority.

Land Use

Issues

1. Local ordinances do not provide for mixed-use developments.
2. Availability of multifamily residential location in Cities of Dallas and Hiram.
3. Downtown areas of Dallas and Hiram may need to address possibilities for residential space above retail. Mixed use possibilities should be addressed in the Dallas LCI study.
4. Residential developments are proposed in areas with limited transportation access.
5. Residential developments have been approved in areas planned for future business and industry.
6. Many residential developments over 50 acres have impacted tree canopy areas due to mass grading of site.
7. Design standards for commercial developments including signage did not exist in the past, therefore no consistency is present for architectural commercial building design or signage along the County's commercial corridors.
8. Developments must consider and accommodate environmentally sensitive and historically significant areas.
9. Dallas and Hiram downtown districts must remain primary commercial nodes. Efforts to revitalize downtown areas must be continued with assistance from local business community.

Opportunities

1. Future land use should identify the need for small town centers with neighborhood businesses around the communities of New Georgia, Yorkville, New Hope, and Braswell. Small town centers ensure local residents of each community has the benefit of living close to all amenities. It also gives each community its own sense of place. This encourages appropriate growth in these areas. It enables residents to take advantage of all conveniences of living in their communities.

2. Follow recommendations in the Green print Plan prepared by The Trust for Public Land and Integrated Science and Engineering. Build tourism around Wildlife Management Area. Use hiking, bird watching, primitive camping, canoeing, fishing, and hunting.
3. Continue to promote conservation areas or space to provide greenspace, parks, stream buffers and green buffers between non-compatible land uses.
4. Identify and designate scenic byways linking all of the town centers and neighborhood centers. Will protect and preserve the scenic quality of the rural roadways in the community. This is a designation along selected rural highway corridors that is intended to preserve the views (pastoral, forest, and rolling hills) of the natural and rural landscape. A corridor management plan is developed for each Scenic By-Way, setting forth guidelines, incentives and regulations to be employed to protect and enhance views of the scenic landscape from the road.
5. Continue to implement the Highway Corridor Overlay District, which sets architectural, site, and signage standards for all new developments along identified corridors.
6. Develop and implement a quality residential development overlay district to set standards on new residential developments in the form of architectural standards, mixed lots sizes, no mass grading, greenspace requirements, trails, wildlife movements, streetscapes, street grids, and connectivity.
7. Continue to support current agri-business throughout the county through development and zoning standards.
8. Amend zoning regulations to incorporate a senior living / assisted living zoning category and a mixed-use (commercial and residential) zoning category.
9. Continue to update the Future Land Use Map as infrastructure expands to stay consistent with current and anticipated growth trends.
10. Continue to require inter-connectivity (vehicle and pedestrian) between developments both commercial and residential.
11. Consider historically significant structures and areas in land use decisions by utilizing the historic resources survey prepared by the University of Georgia for Paulding County in 2006.
12. The City of Dallas may consider participating in the Main Street/Better Home Town Program. The Main Street/Better Home Town program can provide: Assistance that the city does not have in place at this time. Help with the business

mix in Downtown Dallas. (A majority of the tenants in Downtown are business/services related). Participation by Dallas in the LCI study.

13. Downtown Dallas could benefit from a parking management plan that emphasizes designating plentiful existing off street lots with distinctive parking signage. The plan should also utilize educational brochures in a sustained parking education campaign to direct employees, owners, and customers to parking lot options and inform them about parking regulations and enforcement.
14. Hiram should consider developing a pocket park around the Silver Comet Trail. Additional green space adds to the attractiveness of this amenity. Downtown residents and visitors will find this a great amenity. Downtown Hiram has the potential to develop into a great place with adequate planning based on the large amount of infill spaces available.
15. Hiram should review and update zoning of Downtown area. As Downtown Hiram grows it will be able to grow smartly. Growing smartly is a key in any Downtown and it is important for the possible infill spaces in Downtown area. Hiram to be zoned with the sensitivity of existing Downtown residential and commercial.
16. Downtown Hiram could benefit from design guidelines to protect the few existing historic buildings and to guide new construction in the downtown area. Design standards provide benefit by protecting and increasing property values and revenues. In addition to the economic benefits for property owners and local governments, the design guidelines will help provide and protect the unique sense of place that Hiram has.

3.0 Analysis of Existing Development Patterns

Existing Land Use

Identifying and analyzing the existing land use in Paulding County and the Cities of Dallas, Hiram, and Braswell provides local governments the opportunity to inventory existing land use patterns and trends; to determine future patterns of growth, based on community needs and desires; and to develop goals, policies and strategies for land use that strike a balance between effective and efficient delivery of public services, protection/preservation for vulnerable natural and historic resources, and respect for individual property rights. The existing land use map illustrates issues and opportunities regarding growth trends and development patterns. The existing land use also takes into consideration the influences of the County's transportation system.

The following Table (LU-1) identifies land use coverage in Paulding County by category including Commercial, Industrial, Public/Institutional, Transportation/Communications/Utilities, Park/Recreation/Conservation, Agricultural/Forestry and Undeveloped/Vacant.

Table LU-1. Existing Land Use Distribution (1991, 2001)

Land Use Type	1991			2001		
	Acres	% Of Total Area	% Of Developed Area	Acres	% Of Total Area	% Of Developed Area
Agricultural	25,751	13.0	61.0	18,369	9.2	20.6
Commercial	870	0.4	2.0	2,146	1.1	2.4
Industrial	320	0.2	0.7	1,051	0.5	1.2
Residential	13,927	7.0	33.0	61,000	30.4	68.4
Parks/Rec./Community	1,564	0.7	3.3	6,588	3.3	7.4
Total	42,432	21.0	100.0	89,154	44.5	100.0
Vacant/Undeveloped	158,272	79.0	-----	111,550	55.5	-----
Total Acreage	200,704	100.0	-----	200,704	100.0	-----

Source: 1991 Paulding County Comprehensive Plan, ARCADIS G&M, Inc., The Georgia County Guide – 2000, University of Georgia, Planning & zoning Division

Analyzing existing land use trends and patterns is one of the most critical elements contained in the Comprehensive Plan. Land use is interdependent with all other elements and it is very important to coordinate all the other elements with land use. Optimal land use efforts must be focused on the balancing of individual property rights with the needs and desires of the community overall. Any decisions on the use of land today have long lasting ramifications, which must be considered.

Land use is the critical factor in the comprehensive planning process. The ways in which land uses are distributed will have a profound effect on all other major systems including community facilities and transportation. Land uses that are too dispersed and separated by use group will lack efficiency related to energy, extension of utilities, sense of community, and social interaction. Land uses developed too densely may create crowded roads, overuse of utilities, poor air quality, as well as unhealthy conditions as a result of insufficient open space and green areas.

As Paulding County and the Cities of Dallas, Hiram and Braswell continue to grow at a phenomenal pace, it is very important to analyze current land use patterns in an effort to achieve the desired, balanced growth everyone appreciates and has come to expect.

Over the past fifteen years, Paulding County and the Cities of Dallas, Hiram and Braswell have experienced tremendous population and housing growth. This trend is expected to continue as well as the development of supporting commercial growth. Leadership of the County is also pursuing industrial development in an effort to create more jobs closer to home. A Greenspace Plan has also been developed and adopted for Paulding County as a part of the State's Greenspace program. The Plan identifies greenspace areas throughout the County that are permanently protected or are proposed for permanent preservation.

The existing land use inventory includes an existing land use map, which is included as a part of this Comprehensive Plan – Community Assessment.

Assessment

The following is an assessment of existing land uses in Paulding County, which consist of a descriptive analysis of existing land use and current land use trends. The 2006 Existing Land Use Map is attached and is part of the Community Assessment.

In Paulding County, undeveloped / vacant land is the largest land use within the county. Over the past ten years, the amount of undeveloped / vacant land has decreased as a result of residential and commercial growth. This trend will continue over the next ten to twenty years as the population for Paulding County is projected to more than double from the 2000 population of 81,678 to 247,958 in 2030. Concerned with anticipated growth, County Leaders have adopted a Greenspace Plan as part of the State's Greenspace Program to preserve 20 percent or 40,243 acres of the county in protected greenspace areas. The Greenspace Plan is considered part of this Comprehensive Plan and should be included in policy-making decision as well as future land use, ordinance development or updates, development regulation updates and residential, commercial, and industrial site plan review. Also, the Greenspace Plan identifies the Wildlife Management Area, City of Atlanta property (currently leased to the Georgia Department of Natural Resources), Silver Comet Trail, and the historic Pickett's Mill site as to remain preserved areas. Paulding County, State and Federal agencies are also working together to preserve over 7,000 acres of greenspace. The effort would include forest and stream protection as well as provide additional buffers along the Silver Comet Trail. The greenspace would also be incorporated into the Paulding Airport, Technology Park and Village Master Plan.

The most intense residential development has occurred in the eastern portion of the county including the Cities of Dallas and Hiram where transportation access to employment areas and services remains the greatest, where water and sewer are available, and where affordable land prices compared to those in the north Metropolitan Atlanta area continue to exist. As stated in the Housing Chapter, Paulding County is expected to add nearly 34,000 new residents by 2011. In order to accommodate the increase in population, 12,000 new housing units are projected to be constructed within the next five years. This trend is expected to continue over the next twenty years with a gradual push westward as infrastructure and land become available. The anticipated residential growth will be primarily in the form of detached, single-family housing within planned residential developments and standard subdivisions with densities not exceeding three units per acre with public water and sewer. It is important to note that community goals do not support the development of multi-family housing to meet the needs of future populations.

Commercial land uses are expected to continue to grow. Commercial development will continue to develop over the next twenty years to support the anticipated population increase. Most of the commercial development within the past ten years has been in the form of retail and service establishments. The commercial growth primarily took place in the eastern portion of the county along the major transportation arterials. This trend is expected to continue over the next twenty years with a gradual push to southern and western Paulding County as the population growth increases in the those parts of the

county. These developments will be mostly in the form of neighborhood type retail and service establishments. Although there is an increasing need for these businesses, careful review should be made by county officials on an individual basis to ensure compatibility with the surrounding land uses. The use of landscaping and buffers should be stipulated as deemed necessary in an attempt to uphold the rural character in many of the potential neighborhood commercial locations. The County's Zoning Ordinance, Development Regulations, and site plan review will continue to be important in establishing compatibility standards for all commercial development within the county. Again, the use of landscaping, buffers, building appearance, and underground utilities are important tools in protecting residential areas from the intrusion of new commercial land uses. The Zoning Ordinance's sign regulations will be updated to provide more restrictions on billboards and signs to limit impacts on adjacent residential areas as well as limit number of billboards along highways and other thoroughfares. Permitted locations, size limits, distances between billboards, and landscaping should be considered.

Industrial land uses are planned to increase over the next ten to twenty years. County leaders are currently developing strategies to attract new industry. The effort is to bring jobs to Paulding County citizens and expand the county's economic base. At the present time, approximately 75 percent of the county's work force commutes to other counties for employment. The strategies include the development of a new industrial park located in association with the Paulding County Airport Project, supporting private industrial development, marketing the County's trained work force, and expanding water and sewer capacities to handle industrial development. Over the past ten to fifteen years, industrial development has occurred in the County's industrial park northeast of Dallas and in or near the Cities of Dallas and Hiram with access to U.S. 278. As noted above and throughout the Plan, current and short-term future water and sewer capacities should be reserved as necessary for anticipated industrial and commercial developments, not large multi-family residential uses. The push for industrial development is expected to continue over the next twenty years. County officials and leaders will continue to work through the Chamber of Commerce and the Industrial Building Authority to exploit all possibilities for industrial growth.

Agricultural land uses will continue to decrease through 2026, as the feasibility to operate a farm decreases, land prices go up, and pressure of residential growth continues. At the present time, agricultural land uses are scattered throughout the county with the majority being located in the western and southern portions of the county. Agricultural land uses in the western and many southern portion of the county will remain over the next ten years, as residential growth will increase at a slower pace in these areas. Most of the agricultural uses will continue to include cattle farms, horse farms, and pasture.

As Paulding County's land uses change to include more suburban characteristics, it is important for county officials to continue to update the existing land use map, Future Land Use Map, Zoning Ordinance, Development Regulations and this Comprehensive Plan in an effort to provide for more harmonious, balanced growth, while protecting greenspace areas and the quality of life.

4.0 Areas Requiring Special Attention

After reviewing and analyzing existing land use patterns in Paulding County and the Cities of Dallas, Hiram and Braswell, the following areas have been identified as areas of special need due to impacts of residential and commercial growth. These special need areas must require additional protection measures to ensure impacts of growth are minimized. These areas are identified in the attached maps in the Technical Addendum

Special Need Areas

1. Significant environmental sensitive areas such as floodplains, streams, groundwater recharge areas, watersheds, wetlands, and steep slopes.
2. Public sewer basins are being studied for growth impacts on remaining sewer capacity and future service.
3. Southeastern portion of the county included in a Quality Growth Overlay District to require additional residential development standards due to two proposed large planned residential developments.
4. Wildlife Management Area, Picketts Mill Historical site, and current and/or proposed permanent greenspace areas.

5.0 Character Areas

The use of character areas in planning acknowledges the visual and functional differences of varying neighborhoods and allows for intentional guidance of future development through adequate and specific planning and implementation. Character areas are geographic areas of a community that share unique characteristics or have a potential to evolve as a unique area. The Character Area Map is attached. The following are identified Character Areas with descriptions in Paulding County including the Cities of Dallas, Hiram, and Braswell.

Conservation Area, Greenspace: Undeveloped, natural lands with significant natural features including views, steep slopes, floodplains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas not suitable for development of any kind.

Linear Greenspace, Trails and Pedestrian/Bikeways: Area of protected open space that follows natural and manmade linear features for recreation, transportation and conservation purposes and links ecological, cultural and recreational amenities.

Rural Residential Area: Rural, undeveloped land likely to face development pressures for lower density (two units per acre or less) residential development. Typically will have low pedestrian orientation and access, very large lots, open space, pastoral views and high degree of building separation.

Suburban Areas: Area where pressures for the typical types of suburban residential subdivision development are greatest (due to availability of water and sewer service).

Without intervention, this area is likely to evolve with low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominantly residential with scattered civic buildings and varied street patterns, often curvilinear.

Traditional Neighborhood Areas: Residential area consisting of Suburban Residential (R-2) zoned land that occurs primarily to the east of State Route 61 and south of U.S. 278, and is experiencing typical suburban residential development. This area requires development to occur in a compact form that includes development elements of traditional neighborhood design, such as girded, narrow streets where possible; sidewalks and street trees; neighborhood open space (i.e. pocket parks); connectivity to adjacent residential and commercial developments, the Silver Comet Trail and proposed county trails. Design standards will address architectural styles; facade materials, private open space; and garage/drive orientation.

Corridors (Gateway, Scenic, Major Highway): Scenic Byways exist along U.S. 278 (west of SR 61), Braswell Mountain Road, SR 101 S and SR 120 (west of SR 61). These Byways are currently rural in character, yet are facing uncontrolled residential and commercial development in the future. View sheds and forested areas must be protected to maintain the rural heritage of the county. Regulations along these Byways include signage; buffers and landscaping; building orientation; trails and connectivity; view sheds; drainage and vehicular access. **Protected Corridors** include U.S. 278, all State Highways, Macland Road, Ridge Road, Bill Carruth Parkway, the proposed Airport Road and the proposed Seven Hills Parkway extension. These corridors have experienced different degrees of residential, office or commercial growth, and are the major corridors into the county. Therefore, the design and development of future growth will be regulated to improve the aesthetic appearance and uses along these roadways. These corridors will have controls for signage; buffers and landscaping; building design; connectivity; view sheds; drainage and vehicular access.

Crossroads Community: Crossroad community corresponds with rural intersections throughout the county that may include or is anticipated to include commercial uses. These areas should retain a small, nodal size and promote mixed-use developments at a neighborhood-scale.

Neighborhood Centers: Neighborhood Centers corresponds with existing county areas of New Hope, Crossroads, New Georgia, Union, Yorkville, Sweetwater Church/SR 92, Bakers Bridge/ Ridge/ Dallas-Nebo intersection and the proposed East Paulding commercial areas. These areas are appropriate for mix-use developments that provide neighborhood-scale services for surrounding residents. The Neighborhood Centers will have design and development standards to regulate land uses; architecture; building massing and orientation; parking; vehicular and pedestrian access; streetscape and signage; landscaping, etc. These centers are to remain nodal in size.

Town Centers: Town Centers are the existing municipalities of Dallas, Hiram and Braswell. Each Town Center is appropriate for mixed-use development at a higher density, yet incorporate a pedestrian scale in the treatment of building orientation and walkability. These areas should be the focus for new commercial, office and residential

development in the county. Each Town Center will have design and development standards to regulate land uses; architecture; fenestration; building massing and orientation; parking; vehicular and pedestrian access; streetscape and signage; landscaping, etc. Each Town Center should include gateways and way finding, and be linked to one another; neighborhood centers and the Silver Comet Trail via proposed county network of greenspace and trails.

Business Corridors: Developed and undeveloped land on both sides of designated high-volume transportation facilities, such as retail roads and highways where commercial and service businesses have or are anticipated to occur. Corridor Overlay standards have been adopted by the County which regulate architecture; site design, building massing and orientation; parking; vehicular and pedestrian access; streetscape and signage; landscaping. Business corridors include but are not limited to U.S. 278, Marietta Highway (SR 120) Dallas-Acworth Highway, Hiram-Acworth Highway (SR 92), Hiram-Douglasville Highway (SR 92), SR 61 and Business Highway 6 (SR 6 Bus).

Industrial Areas: Land used in higher intensity manufacturing, assembly, processing activities where noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, or similar characteristics are not contained on-site. Industrial uses in Paulding County are located primarily in the County's industrial park northeast of Dallas, in Dallas, and in eastern Hiram. One of the largest industrial uses is the rock quarry located in the southwestern portion of the county south of State Route 120

6.0 Consistency with Quality Community Objectives (QCOs)

In 1999 the Board of the Department of Community Affairs adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve her unique cultural, natural and historic resources while looking to the future and developing to her fullest potential. The Office of Planning and Quality Growth has created the Quality Community Objectives Assessment to assist local governments in evaluating their progress towards sustainable and livable communities.

This assessment is meant to give a community an idea of how it is progressing toward reaching these objectives set by the Department, but no community will be judged on progress. The assessment is a tool for use at the beginning of the comprehensive planning process, much like a demographic analysis or a land use map, showing a community "you are here." Each of the fifteen QCOs has a set of yes/no questions, with additional space available for assessors' comments. The questions focus on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

A majority of "yes" answers for an objective may indicate that the community has in place many of the governmental options for managing development patterns. "No's" may provide guidance as to how to focus planning and implementation efforts for those governments seeking to achieve these Quality Community Objectives.

This initial assessment is meant to provide an overall view of the community's policies, not an in-depth analysis. There are no right or wrong answers to this assessment. Its merit lies in completion of the document and the ensuing discussions regarding future development patterns as Paulding County and the Cities of Dallas, Hiram, and Braswell undergo the comprehensive planning process.

See Adendum II for the Quality Community Objectives for Paulding County, Dallas, Hiram, and Braswell.

DATA ANALYSIS

Introduction

The table below illustrates a profile of Paulding County, the State of Georgia and the US as a whole. Sections that follow provide more in depth information and comparisons across a range of information. According to this brief overview, Paulding County has a younger population than Georgia and one considerably younger than the US as a whole. Paulding County's population is also much less ethnically diverse than either the state or the nation. Housing is more likely to be occupied (a lower percentage of vacant units) and the percentage of owner-occupied housing is also much higher than both.

Brief Statistical Profiles of Paulding County, the State of Georgia and US, 2000

Population Characteristics	Number in Paulding County	Percentage in Paulding County	Percentage in Georgia	Percentage in United States
Total population	81,678	100.0		
SEX AND AGE				
Male	40,873	50.0	49.2	49.1
Female	40,805	50.0	50.8	50.9
Under 5 years	7,693	9.4	7.3	6.8
18 years and over	56,599	69.3	73.5	74.3
Median age (years)	31.2	(X)	(X)	(X)
RACE				
One race	80,731	98.8	98.6	97.6
White	73,992	90.6	65.1	75.1
Black or African American	5,685	7.0	28.7	12.3
American Indian and Alaska Native	241	0.3	0.3	0.9
Asian	327	0.4	2.1	3.6
Native Hawaiian and Other Pacific Islander	23	0.0	0.1	0.1
Some other race	463	0.6	2.4	5.5
Two or more races	947	1.2	1.4	2.4
HISPANIC OR LATINO				
Total population	81,678	100.0	100.0	100.0
Hispanic or Latino (of any race)	1,398	1.7	5.3	12.5
RELATIONSHIP				
Total population	81,678	100.0	100.0	100.0
In households	81,166	99.4	97.1	97.2
In group quarters	512	0.6	2.9	2.8
HOUSEHOLDS BY TYPE				
Total households	28,089	100.0	100.0	100.0
Family households (families)	22,893	81.5	70.2	68.1
With own children under 18 years	12,966	46.2	35.0	32.8
Married-couple family	19,185	68.3	51.5	51.7
With own children under 18 years	10,692	38.1	24.4	23.5
Female householder, no husband present	2,531	9.0	14.5	12.2

With own children under 18 years	1,582	5.6	8.6	7.2
Nonfamily households	5,196	18.5	29.8	31.9
Householder living alone	4,101	14.6	23.6	25.8
Householder 65 years and over	1,071	3.8	7.0	9.2
Households with individuals under 18 years	13,896	49.5	39.1	36.0
Households with individuals 65 years and over	3,497	12.4	18.8	23.4
Average household size	2.89	(X)	(X)	(X)
Average family size	3.20	(X)	(X)	(X)
HOUSING OCCUPANCY				
Total housing units	29,274	100.0	100.0	100.0
Occupied housing units	28,089	96.0	91.6	91.0
Vacant housing units	1,185	4.0	8.4	9.0
Owner-occupied housing units	24,372	86.8	67.5	66.2
Renter-occupied housing units	3,717	13.2	32.5	33.8
Average household size of owner-occupied unit	2.92	(X)	(X)	(X)
Average household size of renter-occupied unit	2.69	(X)	(X)	(X)

Source: US Census

In the sections that follow, more detailed data are provided by topic. Tables with raw data are presented for all sections and, in some cases, figures are calculated from tabular data to illustrate patterns or trends within the county and its municipalities. In many cases, data are also presented for comparison counties, the state of Georgia as a whole and the nation.

Population Projections

Paulding County examined various estimates generated by the U.S. Census Bureau, , and the Atlanta Regional Commission. Some estimates placed too much weight on Paulding's long history as a rural, slow-growth county, thereby underestimating future population. Other estimates discounted Paulding's more recent growth patterns, resulting in a probable underestimation of future populations.

As an alternative, Paulding County used the projections developed by the Atlanta Regional Commission. The projections for the municipalities were developed by the Paulding County Community Development Department utilizing recent growth rates. The table below provides a summary of these results. The population figures for 1980, 1990, and 2000 are based on U.S. Census results for those respective years. The 2005 population is an estimate.

Paulding County Population, 1980-2005

	TOTAL POPULATION	INCREASE	PERCENT CHANGE
1980	26,110	-----	-----
1990	41,611	15,501	59%
2000	81,678	40,067	96%
2005	112,411	30,733	38%

Source: US Census

Population Projections for Paulding County, 1980 – 2030

	1980	1990	2000	2005	2010	2015	2020	2025	2030
Paulding	26,110	41,611	81,678	112,411	126,618	151,120	175,495	198,710	221,839
Dallas	2,508	2,810	5,056	8,667	14,821	16,424	18,027	20,010	21,993
Hiram	1,030	1,389	1,361	1,762	2,238	2,585	2,932	3,357	3,782
Braswell	282	247	80	124	168	212	256	300	344
Unincorporated	22,290	37,165	75,181	101,858	109,387	131,899	154,325	175,043	195,763

Source: US Census; Atlanta Regional Commission (ARC), Paulding County Community Development Department (PC)

Population Projections for Paulding Area, Georgia and US, 1980 – 2030

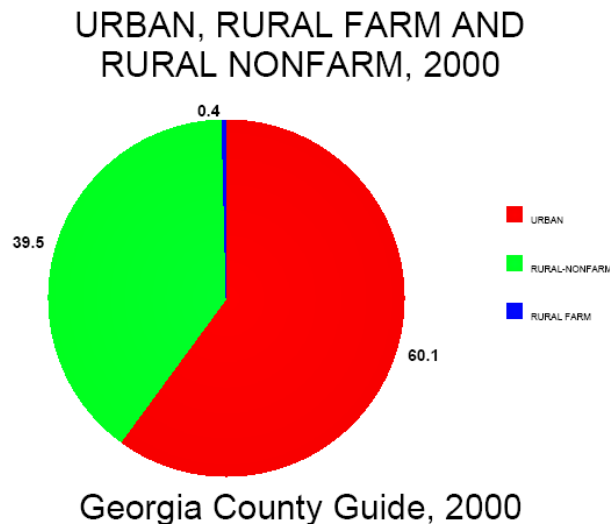
	1980	1990	2000	2005	2010	2015	2020	2025	2030
Paulding	26,110	41,611	81,678	112,411	126,618	151,120	175,495	198,710	221,839
Cobb	297,718	447,745	607,751	685,259	762,768	840,276	917,784	995,292	1,072,801
Douglas	54,573	71,120	92,174	101,574	110,975	120,375	129,775	139,175	148,576
Bartow	40,760	55,911	76,888	84,834	93,649	102,463	111,278	120,093	128,908
Carroll	56,346	71,422	87,268	94,999	102,729	110,460	118,190	125,921	133,651
Haralson	18,422	21,966	25,690	27,507	29,324	31,141	32,958	34,775	36,592
Polk	32,386	33,815	38,127	39,562	40,998	42,433	43,868	45,303	46,739
Georgia	5,457,566	6,478,216	8,186,453	8,868,675	9,550,897	10,233,118	10,915,340	11,597,562	12,279,784
USA	224,810,192	248,032,624	281,421,920	295,574,852	309,727,784	323,880,716	338,033,648	352,186,580	366,339,512

Source: US Census; ARC

It should be noted that the ARC projected population of 111,338 for the year 2005 was approximately 1% lower than the estimate population total of 112,411 by the U.S. Census. The accuracy of this projection provides substantial confidence in the long-range validity of the forecasting model overall. Based on the actual 2000 Census population total of 81,678, the population of Paulding County more than tripled (313% growth rate) between 1980 and 2000. The population grew by 96% from 1990 – 2000.

Based on these projections, Paulding’s population is expected to increase 64% during the first decade of this century to a total of 126,618 residents. It is expected to increase by another 75% between the years 2010 - 2030 to 221,839. By the end of that decade, the expected rate of population growth is slow, although the population will continue to grow substantially through the years. The overall growth rate from 2020 to 2030 is expected to be just 26%, by which time some 221,839 people are expected to be living in Paulding County. This figure represents a total population growth rate of 172% since the year 2000.

As the figure below illustrates, data from the Georgia County Guide shows that Paulding County has a very small proportion of residents living in rural farm areas. The largest proportion of residents live inside urban areas or in rural, nonfarm areas in 2000.



Population Growth in Paulding County’s Municipalities

The other municipalities in Paulding County have not developed their own long-range population projections. For these other municipalities, the table provides population figures and projections for the years 1980 – 2030 developed by the Paulding County Community Development Department. Projections for the years 2005 – 2030 are based on the growth rates for each city between the years 1990 – 2005. These figures may not reflect the realities of recent changes in these communities and the county as a whole.

Population data presented below indicate significant anticipated growth in population in both Dallas (335% increase), Hiram (178%) and Braswell (330%) between the years 2000 and 2030. The unincorporated population of Paulding County will also have significant growth (160%) between the years 2000 and 2030.

Population Projections for Municipalities, 1980 – 2030

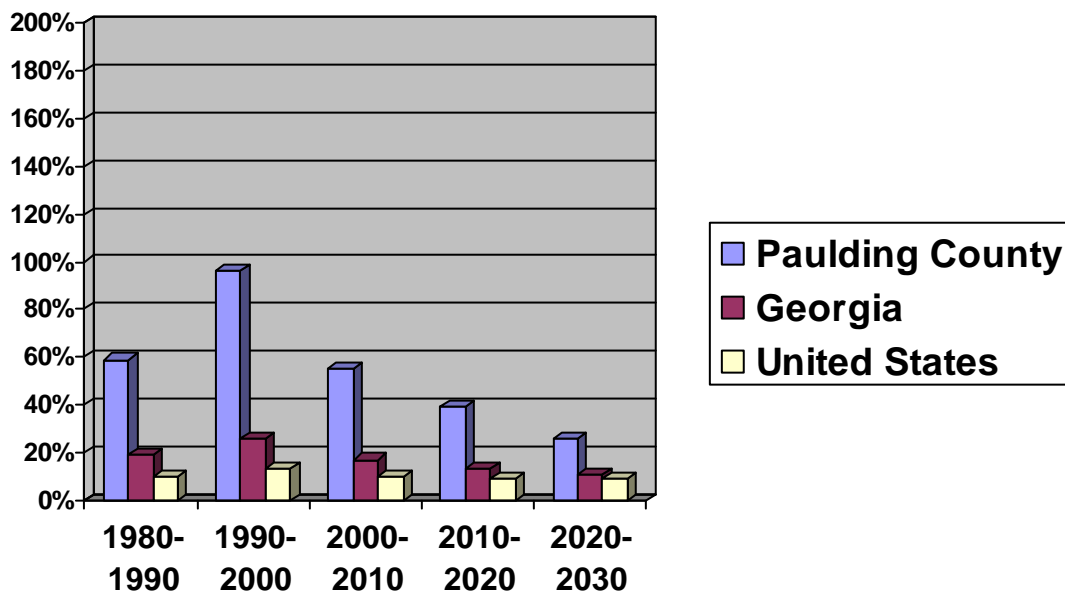
	1980	1990	2000	2005	2010	2015	2020	2025	2030
Dallas	2,508	2,810	5,056	8,667	14,821	16,424	18,027	20,010	21,993
Hiram	1,030	1,389	1,361	1,762	2,238	2,585	2,932	3,357	3,782
Braswell	282	247	80	124	168	212	256	300	344
Unincorporated	22,290	37,165	75,181	101,858	109,387	131,899	154,325	175,043	195,763

Source: US Census; ARC; PC

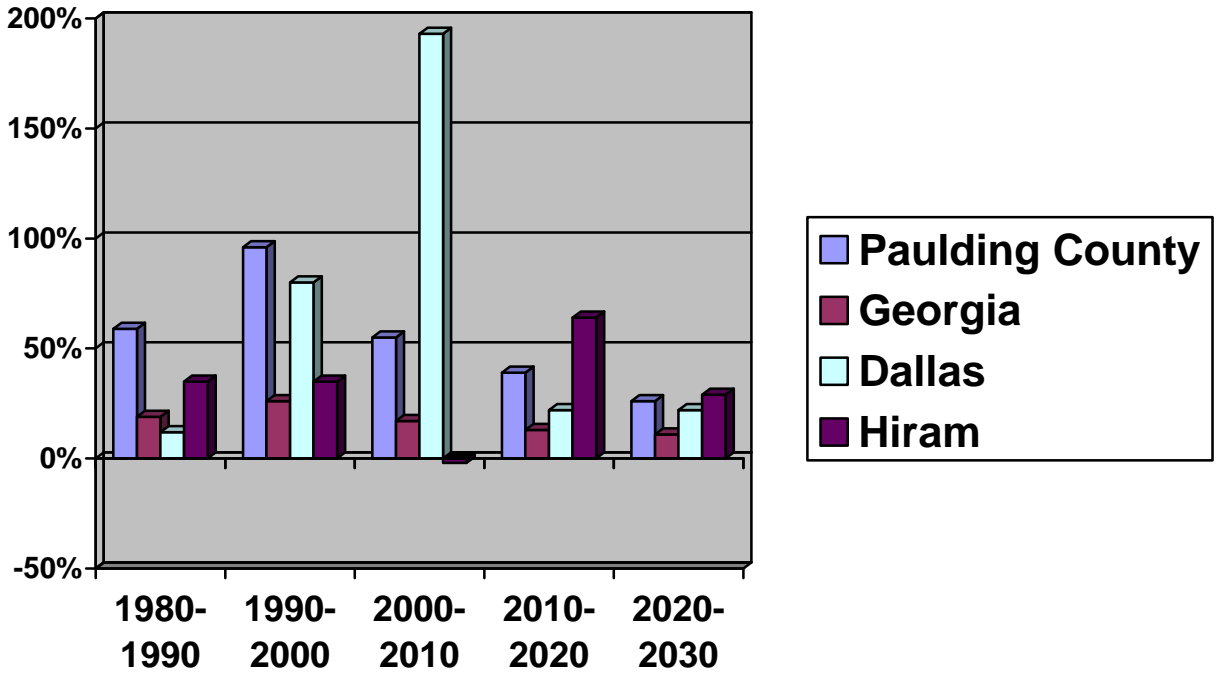
The figure below illustrates Census data and estimates on growth in the county, as compared with data and estimates on growth in the state as a whole and in the nation. Despite the concerns noted in the text above about underestimates in Census data for population growth in the county, it is clear that any data source projects growth at a rate higher than the state as a whole and/or the nation. These projections are much more likely to be accurate in the short term, where very strong growth in the county is forecasted. Longer term estimates on growth indicate a slowing of the rate of growth, but continue to project that the population will grow through 2030.

Population Growth Projections 1980-2030

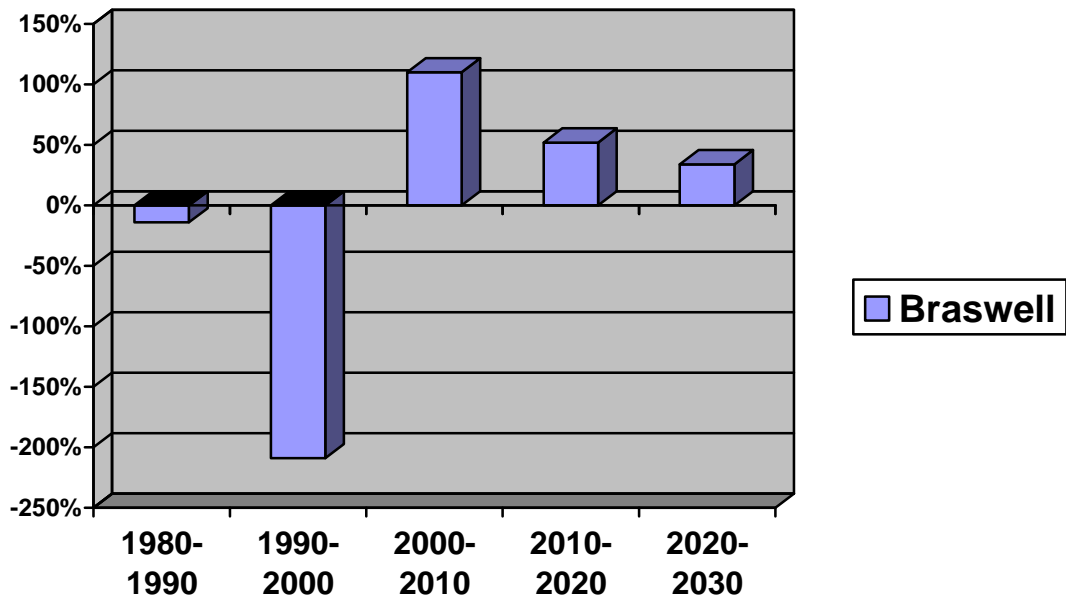
Paulding County, State of Georgia United States



Population Growth Projections 1980-2030
Paulding County, Municipalities and State of Georgia



Source: U.S. Bureau of the Census, 2000.



Source: U.S. Bureau of the Census

Age Distribution of Paulding County Population

The table below provides population projections for different age cohorts through the year 2030 for Paulding County. These projections are based on U.S. Census data from the year 2000. Not surprisingly, significant increases are expected in all age groups countywide between the years 2000 and 2030, although the increases are significantly larger for some age groups compared to others. According to these figures, for the county as a whole, the senior population (ages 55 and older) in Paulding County is projected to increase by approximately 150% between the years 2000 and 2030. The number of school age children (ages 5 – 17) is projected to increase by at least 162% during that same time period, although the vast majority of this growth is expected to be occur among children ages 5 -13. The number of adults ages 35 – 54 is expected to increase some 188% over this period. It should be remembered that local officials believe the U.S. Census estimates generally underestimate population increases over the next 25 years, so growth rates could be even higher.

Age Distribution, 1980 – 2030

Paulding County, Municipalities and Surrounding Counties

Paulding County									
Age	1980	1990	2000	2005	2010	2015	2020	2025	2030
0-4 years	2,108	3,861	7,693	10,690	12,129	14,546	16,970	19,293	21,607
5-13 years	4,431	6,425	14,084	19,402	21,879	26,126	30,361	34,381	38,400
14-17 years	1,982	1,825	3,302	4,272	4,584	5,259	5,914	6,511	7,099
18-20 years	1,248	1,826	2,590	3,440	3,773	4,413	5,019	5,611	6,189
21-24 years	1,722	2,646	3,608	4,800	5,254	6,146	7,020	7,844	8,652
25-34 years	4,522	8,761	16,158	22,426	25,424	30,481	35,538	40,367	45,189
35-44 years	3,299	6,394	15,228	21,414	24,512	29,618	34,730	39,626	44,523
45-54 years	2,475	4,039	8,980	12,478	14,155	16,986	19,796	22,497	25,179
55-64 years	2,051	2,789	5,211	7,059	7,849	9,294	10,723	12,044	13,377
65 and over	2,272	3,045	4,824	6,430	7,052	8,251	9,424	10,536	11,624
Dallas									
Age	1980	1990	2000	2005	2010	2015	2020	2025	2030
0-4 years	188	247	525	927	1,624	1,833	2,044	2,297	2,553
5-13 years	365	396	759	1,306	2,238	2,486	2,733	3,040	3,343
14-17 years	171	105	151	222	331	320	312	306	299
18-20 years	149	155	219	361	594	641	685	74	803
21-24 years	179	170	392	677	1,168	1,301	1,435	1,597	1,764
25-34 years	376	447	956	1,676	2,917	3,280	3,639	4,082	4,524
35-44 years	264	329	679	1,192	2,076	2,332	2,594	2,909	3,224
45-54 years	255	221	425	712	1,193	1,304	1,410	1,549	1,685
55-64 years	227	238	324	530	873	935	999	1,081	1,163
65 and over	334	502	626	1,064	1,807	1,992	2,176	2,405	2,635
Hiram									
Age	1980	1990	2000	2005	2010	2015	2020	2025	2030
0-4 years	122	108	103	119	138	143	146	149	153
5-13 years	217	237	219	268	322	355	383	420	452
14-17 years	73	70	64	75	88	91	95	100	103
18-20 years	37	74	72	99	131	157	185	219	254
21-24 years	77	119	83	104	126	141	154	172	187
25-34 years	222	266	204	244	285	307	323	344	360
35-44 years	109	212	254	354	478	582	691	822	960
45-54 years	72	135	168	234	316	385	458	545	634
55-64 years	38	70	95	133	183	222	263	314	368
65 and over	63	98	99	132	171	202	234	272	311
Braswell									
Age	1980	1990	2000	2005	2010	2015	2020	2025	2030

0-4 years	22	25	3	10	13	17	20	23	27
5-13 years	44	39	13	19	26	33	40	47	54
14-17 years	11	7	11	5	7	8	10	12	13
18-20 years	20	13	5	9	12	15	18	21	24
21-24 years	30	6	4	13	18	23	27	32	37
25-34 years	44	46	10	19	26	33	40	47	54
35-44 years	27	40	14	12	16	20	24	29	33
45-54 years	35	26	15	15	21	26	32	37	43
55-64 years	24	9	1	11	14	18	22	25	29
65 and over	25	36	4	11	15	19	23	27	30

Polk County

Age	1980	1990	2000	2005	2010	2015	2020	2025	2030
0-4 years	2,240	2,403	2,729	2,851	2,974	3,096	3,218	3,340	3,463
5-13 years	4,832	4,922	5,449	5,603	5,758	5,912	6,066	6,220	6,375
14-17 years	2,474	1,615	1,759	1,580	1,402	1,223	1,044	865	687
18-20 years	1,653	1,537	1,633	1,628	1,623	1,618	1,613	1,608	1,603
21-24 years	2,035	1,904	2,075	2,085	2,095	2,105	2,115	2,125	2,135
25-34 years	4,395	5,150	5,374	5,619	5,864	6,108	6,353	6,598	6,843
35-44 years	3,737	4,600	5,590	6,053	6,517	6,980	7,443	7,906	8,370
45-54 years	3,394	3,711	4,819	5,175	5,532	5,888	6,244	6,600	6,957
55-64 years	3,330	3,189	3,673	3,759	3,845	3,930	4,016	4,102	4,188
65 and over	4,296	4,784	5,026	5,209	5,391	5,574	5,756	5,939	6,121

Haralson County

Age	1980	1990	2000	2005	2010	2015	2020	2025	2030
0-4 years	1,231	1,653	1,755	1,886	2,017	2,148	2,279	2,410	2,541
5-13 years	2,879	3,212	3,841	4,082	4,322	4,563	4,803	5,044	5,284
14-17 years	1,412	957	1,102	1,025	947	870	792	715	637
18-20 years	905	1,013	962	976	991	1,005	1,019	1,033	1,048
21-24 years	1,005	1,248	1,118	1,146	1,175	1,203	1,231	1,259	1,288
25-34 years	2,651	3,396	3,622	3,865	4,108	4,350	4,593	4,836	5,079
35-44 years	2,257	3,066	3,890	4,298	4,707	5,115	5,523	5,931	6,340
45-54 years	2,010	2,464	3,409	3,759	4,109	4,458	4,808	5,158	5,508
55-64 years	1,773	2,034	2,644	2,862	3,080	3,297	3,515	3,733	3,951
65 and over	2,299	2,923	3,347	3,609	3,871	4,133	4,395	4,657	4,919

Carroll County

Age	1980	1990	2000	2005	2010	2015	2020	2025	2030
0-4 years	4,083	5,224	6,156	6,674	7,193	7,711	8,229	8,747	9,266
5-13 years	8,668	10,625	12,773	13,799	14,826	15,852	16,878	17,904	18,931
14-17 years	4,186	3,292	3,701	3,580	3,459	3,337	3,216	3,095	2,974
18-20 years	4,143	4,863	5,632	6,004	6,377	6,749	7,121	7,493	7,866
21-24 years	4,288	5,305	5,659	6,002	6,345	6,687	7,030	7,373	7,716
25-34 years	8,755	11,814	12,911	13,950	14,989	16,028	17,067	18,106	19,145
35-44 years	6,631	10,272	13,216	14,862	16,509	18,155	19,801	21,447	23,094
45-54 years	5,003	7,447	10,867	12,333	13,799	15,265	16,731	18,197	19,663
55-64 years	4,679	5,285	7,642	8,383	9,124	9,864	10,605	11,346	12,087
65 and over	5,910	7,295	8,711	9,411	10,112	10,812	11,512	12,212	12,913

Douglas County

Age	1980	1990	2000	2005	2010	2015	2020	2025	2030
0-4 years	4,732	5,602	6,735	7,236	7,737	8,237	8,738	9,239	9,740
5-13 years	9,700	11,242	14,514	15,718	16,921	18,125	19,328	20,532	21,735
14-17 years	4,441	3,305	4,186	4,122	4,059	3,995	3,931	3,867	3,804
18-20 years	2,469	3,301	3,630	3,920	4,211	4,501	4,791	5,081	5,372
21-24 years	3,320	4,217	4,613	4,936	5,260	5,583	5,906	6,229	6,553
25-34 years	10,381	13,188	14,391	15,394	16,396	17,399	18,401	19,404	20,406
35-44 years	7,538	12,419	16,459	18,689	20,920	23,150	25,380	27,610	29,841
45-54 years	5,088	7,990	13,129	15,139	17,150	19,160	21,170	23,180	25,191
55-64 years	3,456	4,859	7,559	8,585	9,611	10,636	11,662	12,688	13,714
65 and over	3,448	4,997	6,958	7,836	8,713	9,591	10,468	11,346	12,223

Cobb County

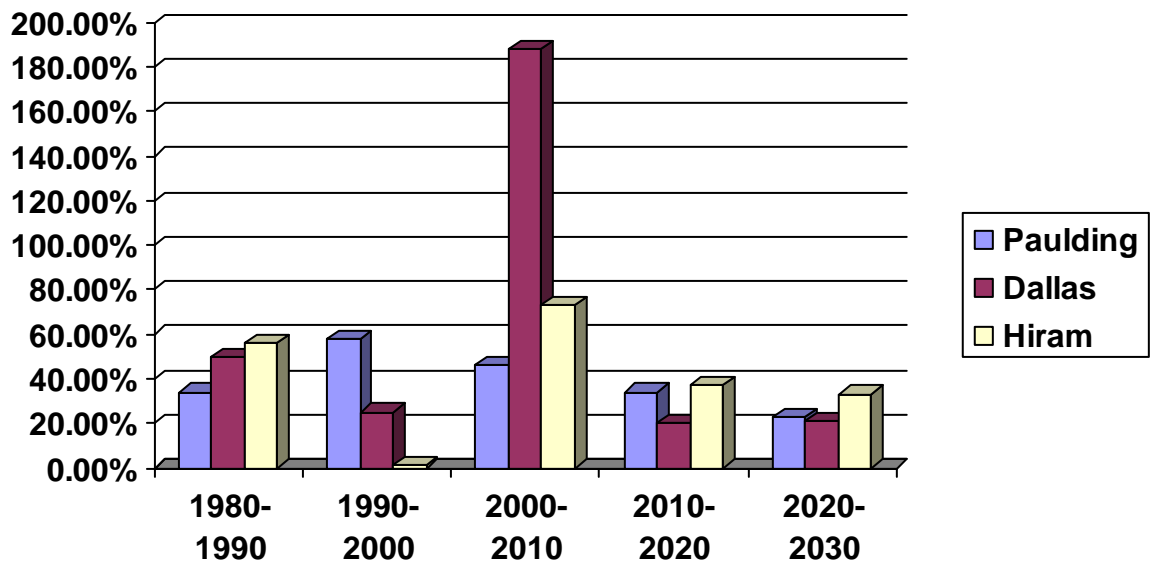
Age	1980	1990	2000	2005	2010	2015	2020	2025	2030
0-4 years	21,009	33,904	43,938	49,670	55,403	61,135	66,867	72,599	78,332
5-13 years	44,469	61,765	89,153	100,324	111,495	122,666	133,837	145,008	156,179
14-17 years	21,207	17,575	25,315	26,342	27,369	28,396	29,423	30,450	31,477
18-20 years	14,377	17,964	21,263	22,985	24,706	26,428	28,149	29,871	31,592
21-24 years	22,607	28,441	33,665	36,430	39,194	41,959	44,723	47,488	50,252
25-34 years	62,375	95,501	110,283	122,260	134,237	146,214	158,191	170,168	182,145
35-44 years	44,038	85,250	111,675	128,584	145,494	162,403	179,312	196,221	213,131
45-54 years	30,381	49,948	86,185	100,136	114,087	128,038	141,989	155,940	169,891
55-64 years	20,950	29,134	44,238	50,060	55,882	61,704	67,526	73,348	79,170

65 and over	16,305	28,263	42,036	48,469	54,902	61,334	67,767	74,200	80,633
Bartow County									
Age	1980	1990	2000	2005	2010	2015	2020	2025	2030
0-4 years	3,031	4,587	5,939	6,666	7,393	8,120	8,847	9,574	10,301
5-13 years	6,848	8,312	12,120	13,438	14,756	16,074	17,392	18,710	20,028
14-17 years	3,066	2,477	3,140	3,159	3,177	3,196	3,214	3,233	3,251
18-20 years	1,947	2,547	2,725	2,920	3,114	3,309	3,503	3,698	3,892
21-24 years	2,588	3,546	3,558	3,801	4,043	4,286	4,528	4,771	5,013
25-34 years	6,386	9,945	12,278	13,751	15,224	16,697	18,170	19,643	21,116
35-44 years	5,050	8,426	12,818	14,760	16,702	18,644	20,586	22,528	24,470
45-54 years	4,122	5,963	9,981	11,446	12,911	14,375	15,840	17,305	18,770
55-64 years	3,713	4,491	6,292	6,937	7,582	8,226	8,871	9,516	10,161
65 and over	4,009	5,617	7,168	7,958	8,748	9,537	10,327	11,117	11,907

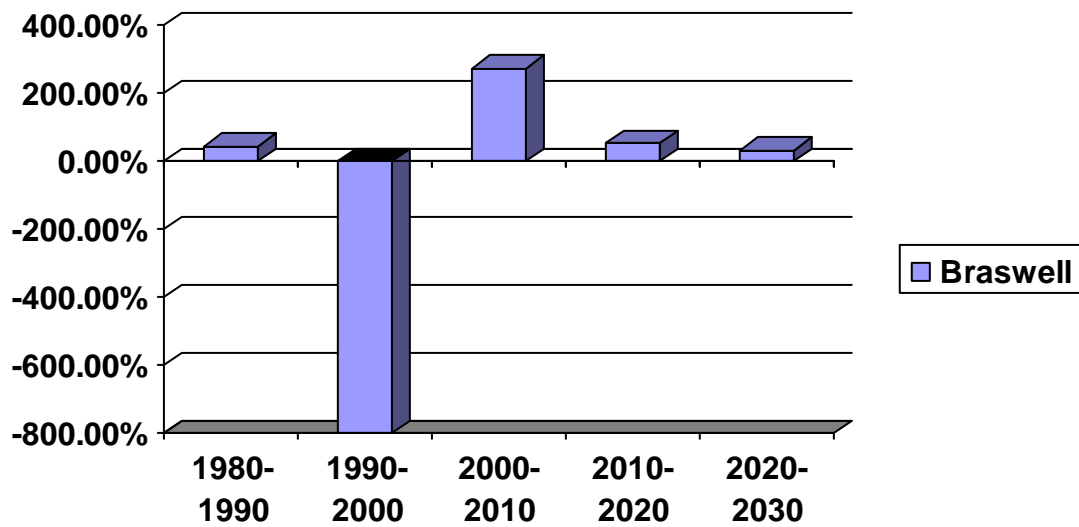
Source: US Census; ARC; PC

The figure below illustrates the growth of the population over the age of 65 in Paulding County. While the numbers of seniors will increase, they will represent a smaller segment of the population in decades to come in the county and its municipalities.

Growth of Population over 65, 1980-2030



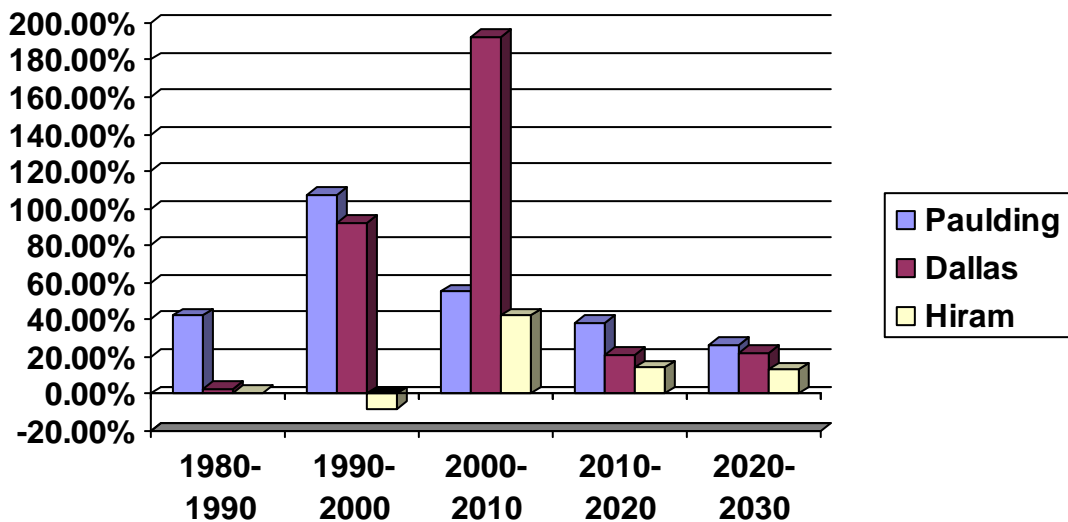
Source: US Census; PC



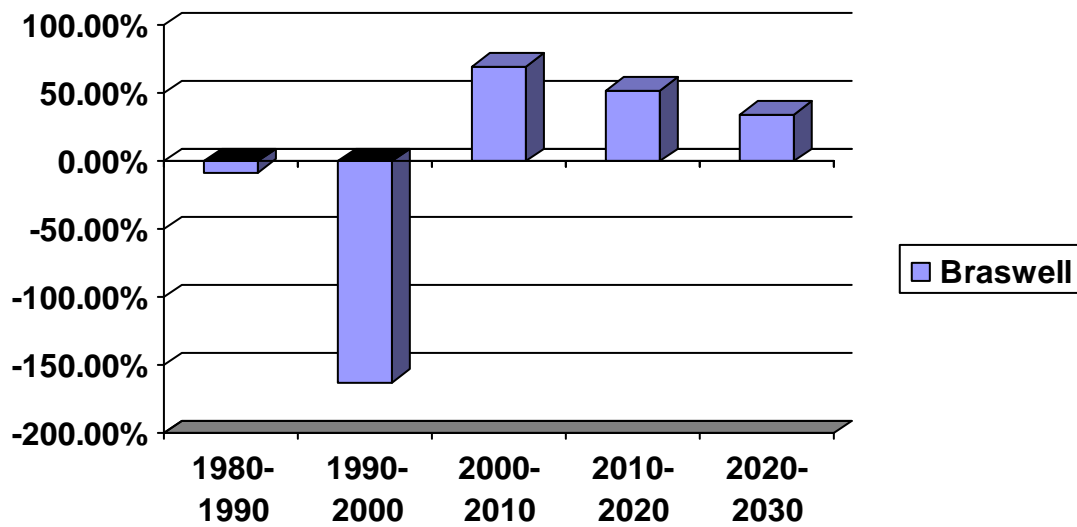
Source: US Census; PC

Like the senior population, the proportion of residents under 18, will decline in Paulding County. The figure below illustrates the projections of growth and decline of the proportion of residents under the age of 18. Note that a decline in the proportion of an age group does not necessarily mean that the overall number of residents will decline, just the percentage of residents who fit within any group. Therefore, even in areas where growth is slow or growth declines, the overall number of residents may increase as the total number of residents increases. Taken together, the figure below and the figure above illustrate a young population in the county for the years projected.

Growth of Population under 18, 1980-2030



Source: US Census; PC



Source: US Census; PC

Race/Ethnicity

The table below provides population figures and projections for members of different races for the years 1980 – 2030. The white population in Paulding County is expected to increase by 168% between the years 2000 – 2030. The African-American population is expected to increase 193% during this same time period. Members of other racial groups are expected to increase dramatically by 2030.

Racial Composition of Paulding County, 1980 - 2030

Paulding County									
Race	1980	1990	2000	2005	2010	2015	2020	2025	2030
White Alone	24,833	39,711	73,992	101,485	114,020	135,812	157,472	178,064	198,582
Black or African American alone	1,205	1,648	5,685	8,004	9,167	11,077	13,004	14,844	16,675
Native American	28	114	241	348	405	499	579	676	754
Asian or Pacific Islander	21	75	350	506	595	725	860	993	1,135
Other Race	23	63	1,410	2,068	2,431	3,007	3,580	4,133	4,693
Dallas									
Race	1980	1990	2000	2005	2010	2015	2020	2025	2030
White Alone	2,261	2,412	4,337	7,393	12,583	13,893	15,203	16,832	18,456
Black or African American alone	243	391	512	881	1,515	1,683	1,852	2,059	2,269
Native American	4	4	10	18	30	35	38	44	47
Asian or Pacific Islander	0	3	41	78	145	170	194	223	255
Other Race	0	0	156	297	548	643	740	852	966
Hiram									
Race	1980	1990	2000	2005	2010	2015	2020	2025	2030

White Alone	895	1,211	1,113	1,425	1,790	2,050	2,304	2,618	2,926
Black or African American alone	126	174	201	268	350	413	478	558	639
Native American	0	2	3	5	6	6	9	11	14
Asian or Pacific Islander	3	2	1	1	1	2	2	2	2
Other Race	6	0	43	63	91	114	139	168	201

Polk County

Race	1980	1990	2000	2005	2010	2015	2020	2025	2030
White Alone	27,435	28,561	30,700	31,516	32,333	33,149	33,965	34,781	35,598
Black or African American alone	4,823	4,791	5,085	5,151	5,216	5,282	5,347	5,413	5,478
Native American	13	59	84	102	120	137	155	173	191
Asian or Pacific Islander	38	87	136	161	185	210	234	259	283
Other Race	77	317	2,122	2,633	3,145	3,656	4,167	4,678	5,190

Haralson County

Race	1980	1990	2000	2005	2010	2015	2020	2025	2030
White Alone	17,035	20,438	23,885	25,598	27,310	29,023	30,735	32,448	34,160
Black or African American alone	1,338	1,427	1,388	1,401	1,413	1,426	1,438	1,451	1,463
Native American	15	30	65	78	90	103	115	128	140
Asian or Pacific Islander	11	49	88	107	127	146	165	184	204
Other Race	23	22	264	324	385	445	505	565	626

Carroll County

Race	1980	1990	2000	2005	2010	2015	2020	2025	2030
White Alone	46,441	59,646	70,265	76,221	82,177	88,133	94,089	100,045	106,001
Black or African American alone	9,679	11,231	14,241	15,382	16,522	17,663	18,803	19,944	21,084
Native American	68	149	232	273	314	355	396	437	478
Asian or Pacific Islander	93	230	554	669	785	900	1,015	1,130	1,246
Other Race	65	166	1,976	2,454	2,932	3,409	3,887	4,365	4,843

Douglas County

Race	1980	1990	2000	2005	2010	2015	2020	2025	2030
White Alone	51,444	64,734	71,235	76,183	81,131	86,078	91,026	95,974	100,922
Black or African American alone	2,818	5,597	17,065	20,627	24,189	27,750	31,312	34,874	38,436
Native American	114	176	324	377	429	482	534	587	639
Asian or Pacific Islander	108	386	1,101	1,349	1,598	1,846	2,094	2,342	2,591
Other Race	89	227	2,449	3,039	3,629	4,219	4,809	5,399	5,989

Cobb County

Race	1980	1990	2000	2005	2010	2015	2020	2025	2030
White Alone	281,625	391,959	439,991	479,583	519,174	558,766	598,357	637,949	677,540
Black or African American alone	13,055	44,154	114,233	139,528	164,822	190,117	215,411	240,706	266,000
Native American	439	957	1,579	1,864	2,149	2,434	2,719	3,004	3,289
Asian or Pacific Islander	1,666	7,918	18,844	23,139	27,433	31,728	36,022	40,317	44,611
Other Race	933	2,757	33,104	41,147	49,190	57,232	65,275	73,318	81,361

Race	Bartow County								
	1980	1990	2000	2005	2010	2015	2020	2025	2030
White Alone	35,913	50,413	66,734	74,439	82,145	89,850	97,555	105,260	112,966
Black or African American alone	4,720	5,026	6,600	7,070	7,540	8,010	8,480	8,950	9,420
Native American	61	125	214	252	291	329	367	405	444
Asian or Pacific Islander	40	143	407	499	591	682	774	866	958
Other Race	26	204	2,064	2,574	3,083	3,593	4,102	4,612	5,121

Source: US Census; ARC; PC

As is the case for many counties in Georgia, Paulding is expected to have larger than proportional increases in the Hispanic/Latino population when compared to other ethnic groups. The table below provides population figures and projections for the Hispanic population in Paulding County and its respective municipalities for the years 1980 – 2030. For the county as a whole, the Hispanic population is expected to increase 215% between the years 2000 and 2030. Similar increases, with some degree of variability, can be expected in each of the cities. Similar increases, with some degree of variability, can be expected in each of the cities.

Hispanic Population of Paulding County, 1980 – 2030

	1980	1990	2000	2005	2010	2015	2020	2025	2030
Paulding County	144	269	1,398	2,016	2,342	2,865	3,387	3,900	4,415
Dallas	6	10	103	193	356	415	474	544	617
Hiram	8	7	25	35	50	61	73	87	104
Braswell	2	1	0	0	0	0	0	0	0

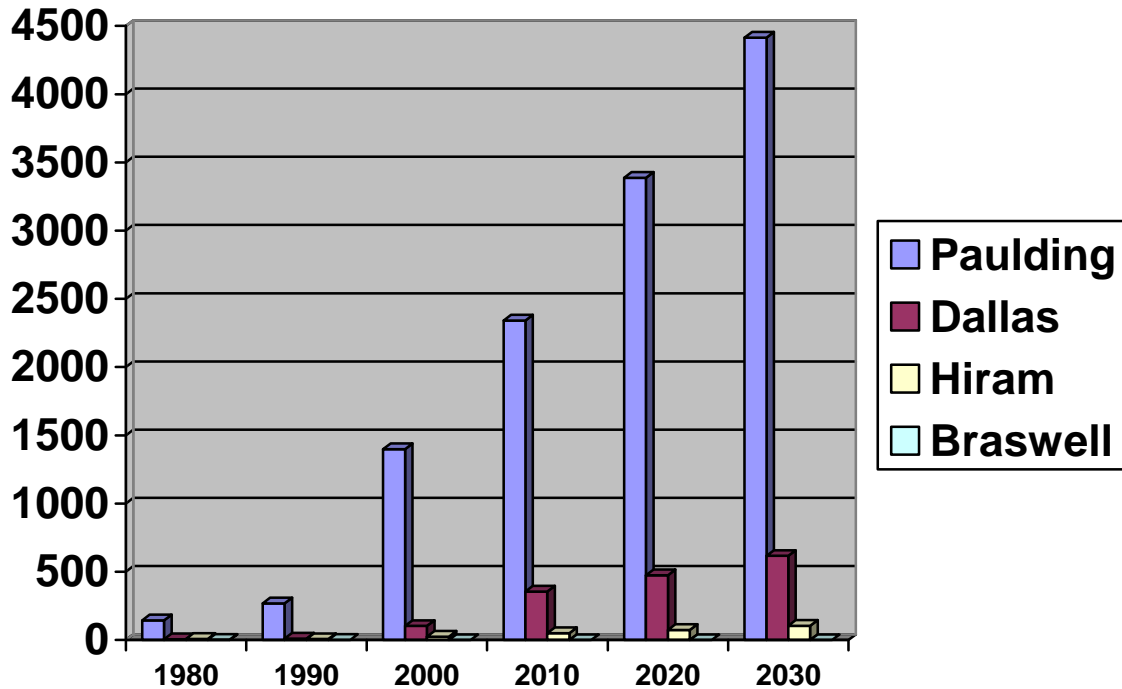
Source: US Census, ARC, PC

	1980	1990	2000	2005	2010	2015	2020	2025	2030
Paulding County	144	269	1,398	2,016	2,342	2,865	3,387	3,900	4,415
Polk County	274	483	2,921	3,583	4,245	4,906	5,568	6,230	6,892
Haralson County	87	84	143	157	171	185	199	213	227
Carroll County	382	592	2,243	2,708	3,174	3,639	4,104	4,569	5,035
Douglas County	377	749	2,640	3,206	3,772	4,337	4,903	5,469	6,035
Cobb County	2,840	9,403	46,964	57,995	69,026	80,057	91,088	102,119	113,150
Bartow County	227	521	2,524	3,098	3,673	4,247	4,821	5,395	5,970

Source: US Census; ARC; PC

The growth in the number of Hispanic residents in the county and municipalities is illustrated in the figure below. Population estimates are made for years after 2000, and the actual rate of growth may be higher than these estimates. By any measure, it is clear that the number of Hispanic residents in the county is expected to dramatically increase.

Number of Hispanics, 1980-2030



Number of Households

Countywide, the number of households in Paulding County is expected to increase by at least 173% between the years 2000 and 2030. The number of households in Dallas is expected 356% during that time period. Significant increases are expected in most of the other cities. Projections for these cities are not likely to be accurate however, as it is unlikely that the county will grow without increases in the smaller municipalities. Projections for these cities are not likely to be accurate however, as it is unlikely that the county will grow without increases in the smaller municipalities. These figures may be suspect in that Census estimates for small municipalities may not fit forecasting models used by the Bureau of the Census.

Paulding County Households, 1980 – 2000, With Projections Through 2030

	1980	1990	2000	2005	2010	2015	2020	2025	2030
Paulding County	8,745	14,326	28,089	38,720	43,690	52,182	60,667	68,734	76,750
Dallas	882	1,080	2,014	3,497	6,040	6,749	7,460	8,326	9,195
Hiram	320	476	481	636	824	968	1,113	1,290	1,473
Braswell	99	87	25	39	53	67	81	95	109
Polk County	11,413	12,519	14,012	14,662	15,312	15,961	16,611	17,261	17,911

Haralson County	6,504	8,248	9,826	10,657	11,487	12,318	13,148	13,979	14,809
Carroll County	19,002	25,370	31,568	34,710	37,851	40,993	44,134	47,276	50,417
Douglas County	16,911	24,277	32,822	36,800	40,778	44,755	48,733	52,711	56,689
Cobb County	106,595	171,288	227,487	257,710	287,933	318,156	348,379	378,602	408,825
Bartow County	13,804	20,091	27,176	30,519	33,862	37,205	40,548	43,891	47,234

Source: US Census; ARC; PC

While the number of households in Paulding County is expected to increase substantially over the next twenty-five years, the average size of those households will be decreasing slightly as the years go by, reflecting a national trend of more single-person and single-parent households.

Average Household Size, 1980 – 2000, With Projections Through 2030

	1980	1990	2000	2005	2010	2015	2020	2025	2030
Paulding County	2.97	2.88	2.89	2.83	2.85	2.83	2.81	2.79	2.77
Dallas	2.72	2.48	2.43	2.36	2.29	2.21	2.14	2.07	2.00
Hiram	3.22	2.92	2.83	2.73	2.64	2.54	2.44	2.34	2.25
Braswell	2.85	2.85	3.20	3.29	3.38	3.46	3.55	3.64	3.73
Polk County	2.80	2.67	2.66	2.63	2.59	2.56	2.52	2.49	2.45
Haralson County	2.79	2.63	2.58	2.53	2.48	2.42	2.37	2.32	2.27
Carroll County	2.86	2.71	2.66	2.61	2.56	2.51	2.46	2.41	2.36
Douglas County	3.20	2.90	2.78	2.68	2.57	2.47	2.36	2.26	2.15
Cobb County	2.77	2.60	2.64	2.61	2.58	2.54	2.51	2.48	2.45
Bartow County	2.94	2.76	2.76	2.72	2.67	2.63	2.58	2.54	2.49

Source: US Census; ARC; PC

Average Household Income

Median household income in Paulding County increased 58% between the years of 1990 and 2000. The rate of increase ranged from a high of 72% in Dallas and Hiram to a low of 25% in Braswell. Dallas and Braswell significantly lag behind household incomes in other parts of the county. The rate of increase in average household income in Paulding County during this period exceeded the increase in the state of Georgia as a whole.

Average Household Income, 1990-2000

	1990	2000
Paulding County	35,665	57,591
Dallas	22,370	38,553
Hiram	32,350	55,752
Braswell	32,049	40,016
Polk County	27,403	41,784
Haralson County	26,289	40,899
Carroll County	30,775	48,092
Douglas County	41,046	58,929
Cobb County	49,796	73,586
Bartow County	32,502	52,533
Georgia	36,819	42,433

Source: U.S. Census

Median Household Income in Paulding County and Surrounding Counties, 1990 – 2000

	1990	2000
Paulding County Comprehensive Plan Community Assessment		44

Paulding County	33,085	52,161
Polk County	22,326	32,328
Haralson County	22,775	31,656
Carroll County	25,607	38,799
Douglas County	37,138	50,108
Cobb County	41,297	58,289
Bartow County	27,554	43,660
Georgia	36,819	42,433

Source: US Census

Distribution of Income

The table below provides a breakdown of the changes in the distribution of household income for the years 1990 and 2000. In 1990, 54% of the households in Paulding County had incomes of \$35,000 or less. By 2000, that percentage had dropped to 27% of the total number of households in the county. Only 12% of Paulding County households had incomes of at least \$60,000 in 1990, compared to 47% of the households in 2000.

Household Income Distribution, Paulding County, Municipalities, Surrounding Counties, and State, 1990-2000

Category	Paulding County 1990		2000	
	N	%	N	%
Total	14,331	100.0%	28,159	100.0%
Income less than \$9999	1,633	11.4%	1,255	4.5%
Income \$10000 - \$14999	924	6.4%	1,037	3.7%
Income \$15000 - \$19999	1,018	7.1%	1,183	4.2%
Income \$20000 - \$29999	2,583	18.0%	2,663	9.5%
Income \$30000 - \$34999	1,517	10.6%	1,601	5.7%
Income \$35000 - \$39999	1,381	9.6%	1,681	6.0%
Income \$40000 - \$49999	2,188	15.3%	3,674	13.0%
Income \$50000 - \$59999	1,335	9.3%	3,580	12.7%
Income \$60000 - \$74999	1,080	7.5%	4,643	16.5%
Income \$75000 - \$99999	475	3.3%	4,369	15.5%
Income \$100000 - \$124999	120	0.8%	1,525	5.4%
Income \$125000 - \$149999	31	0.2%	413	1.5%
Income \$150000 and above	46	0.3%	535	1.9%

Category	Dallas 1990		2000	
	N	%	N	%
Total	1,066	100.0%	1,992	100.0%
Income less than \$9999	336	31.5%	223	11.2%
Income \$10000 - \$14999	112	10.5%	212	10.6%
Income \$15000 - \$19999	124	11.6%	133	6.7%
Income \$20000 - \$29999	207	19.4%	278	14.0%
Income \$30000 - \$34999	85	8.0%	193	9.7%
Income \$35000 - \$39999	57	5.3%	168	8.4%
Income \$40000 - \$49999	20	1.9%	241	12.1%
Income \$50000 - \$59999	67	6.3%	203	10.2%
Income \$60000 - \$74999	35	3.3%	175	8.8%

Income \$75000 - \$99999	15	1.4%	89	4.5%
Income \$100000 - \$124999	8	0.8%	59	3.0%
Income \$125000 - \$149999	0	0.0%	0	0.0%
Income \$150000 and above	0	0.0%	18	0.9%

Hiram

Category	1990		2000	
	N	%	N	%
Total	470	100.0%	488	100.0%
Income less than \$9999	74	15.7%	25	5.1%
Income \$10000 - \$14999	29	6.2%	21	4.3%
Income \$15000 - \$19999	40	8.5%	22	4.5%
Income \$20000 - \$29999	86	18.3%	67	13.7%
Income \$30000 - \$34999	38	8.1%	22	4.5%
Income \$35000 - \$39999	42	8.9%	32	6.6%
Income \$40000 - \$49999	78	16.6%	54	11.1%
Income \$50000 - \$59999	36	7.7%	84	17.2%
Income \$60000 - \$74999	24	5.1%	42	8.6%
Income \$75000 - \$99999	17	3.6%	74	15.2%
Income \$100000 - \$124999	6	1.3%	21	4.3%
Income \$125000 - \$149999	0	0.0%	4	0.8%
Income \$150000 and above	0	0.0%	20	4.1%

Braswell

Category	1990		2000	
	N	%	N	%
Total	97	100.0%	25	100.0%
Income less than \$9999	18	18.6%	0	0.0%
Income \$10000 - \$14999	10	10.3%	3	12.0%
Income \$15000 - \$19999	11	11.3%	0	0.0%
Income \$20000 - \$29999	14	14.4%	2	8.0%
Income \$30000 - \$34999	5	5.2%	3	12.0%
Income \$35000 - \$39999	11	11.3%	8	32.0%
Income \$40000 - \$49999	15	15.5%	2	8.0%
Income \$50000 - \$59999	11	11.3%	2	8.0%
Income \$60000 - \$74999	2	2.1%	5	20.0%
Income \$75000 - \$99999	0	0.0%	0	0.0%
Income \$100000 - \$124999	0	0.0%	0	0.0%
Income \$125000 - \$149999	0	0.0%	0	0.0%
Income \$150000 and above	0	0.0%	0	0.0%

Polk County

Category	1990		2000	
	N	%	N	%
Total	12,436	100.0%	14,031	100.0%
Income less than \$9999	3,008	24.2%	1,918	13.7%
Income \$10000 - \$14999	1,322	10.6%	1,196	8.5%
Income \$15000 - \$19999	1,155	9.3%	1,033	7.4%
Income \$20000 - \$29999	2,385	19.2%	2,376	16.9%
Income \$30000 - \$34999	1,145	9.2%	931	6.6%
Income \$35000 - \$39999	778	6.3%	1,074	7.7%
Income \$40000 - \$49999	1,127	9.1%	1,444	10.3%
Income \$50000 - \$59999	617	5.0%	1,375	9.8%
Income \$60000 - \$74999	475	3.8%	1,208	8.6%
Income \$75000 - \$99999	223	1.8%	812	5.8%
Income \$100000 - \$124999	90	0.7%	322	2.3%
Income \$125000 - \$149999	33	0.3%	92	0.7%

Income \$150000 and above	78	0.6%	250	1.8%
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Haralson County

Category	1990		2000	
	N	%	N	%
Total	8,285	100.0%	9,825	100.0%
Income less than \$9999	1,904	23.0%	1,361	13.9%
Income \$10000 - \$14999	805	9.7%	966	9.8%
Income \$15000 - \$19999	920	11.1%	691	7.0%
Income \$20000 - \$29999	1,610	19.4%	1,597	16.3%
Income \$30000 - \$34999	704	8.5%	683	7.0%
Income \$35000 - \$39999	646	7.8%	674	6.9%
Income \$40000 - \$49999	730	8.8%	1,076	11.0%
Income \$50000 - \$59999	520	6.3%	813	8.3%
Income \$60000 - \$74999	297	3.6%	906	9.2%
Income \$75000 - \$99999	106	1.3%	584	5.9%
Income \$100000 - \$124999	23	0.3%	244	2.5%
Income \$125000 - \$149999	3	0.0%	76	0.8%
Income \$150000 and above	17	0.2%	154	1.6%

Carroll County

Category	1990		2000	
	N	%	N	%
Total	25,370	100.0%	31,606	100.0%
Income less than \$9999	4,619	18.2%	3,653	11.6%
Income \$10000 - \$14999	2,498	9.8%	2,459	7.8%
Income \$15000 - \$19999	2,724	10.7%	2,028	6.4%
Income \$20000 - \$29999	4,830	19.0%	4,401	13.9%
Income \$30000 - \$34999	2,344	9.2%	1,687	5.3%
Income \$35000 - \$39999	1,934	7.6%	2,005	6.3%
Income \$40000 - \$49999	2,659	10.5%	3,926	12.4%
Income \$50000 - \$59999	1,548	6.1%	3,098	9.8%
Income \$60000 - \$74999	1,129	4.5%	3,157	10.0%
Income \$75000 - \$99999	670	2.6%	2,842	9.0%
Income \$100000 - \$124999	193	0.8%	1,039	3.3%
Income \$125000 - \$149999	32	0.1%	516	1.6%
Income \$150000 and above	190	0.7%	795	2.5%

Douglas County

Category	1990		2000	
	N	%	N	%
Total	24,394	100.0%	32,879	100.0%
Income less than \$9999	1,856	7.6%	1,783	5.4%
Income \$10000 - \$14999	1,437	5.9%	1,377	4.2%
Income \$15000 - \$19999	1,761	7.2%	1,482	4.5%
Income \$20000 - \$29999	4,015	16.5%	3,305	10.1%
Income \$30000 - \$34999	2,123	8.7%	2,220	6.8%
Income \$35000 - \$39999	2,032	8.3%	2,270	6.9%
Income \$40000 - \$49999	3,867	15.9%	3,949	12.0%
Income \$50000 - \$59999	2,809	11.5%	3,757	11.4%
Income \$60000 - \$74999	2,554	10.5%	4,227	12.9%
Income \$75000 - \$99999	1,231	5.0%	4,648	14.1%
Income \$100000 - \$124999	490	2.0%	2,086	6.3%
Income \$125000 - \$149999	114	0.5%	793	2.4%
Income \$150000 and above	105	0.4%	982	3.0%

Cobb County

Category	1990		2000	
	N	%	N	%
Total	171,409	100.0%	227,590	100.0%
Income less than \$9999	11,292	6.6%	10,036	4.4%
Income \$10000 - \$14999	8,199	4.8%	6,652	2.9%
Income \$15000 - \$19999	10,331	6.0%	7,739	3.4%
Income \$20000 - \$29999	25,828	15.1%	21,171	9.3%
Income \$30000 - \$34999	13,633	8.0%	12,387	5.4%
Income \$35000 - \$39999	12,770	7.5%	11,692	5.1%
Income \$40000 - \$49999	22,647	13.2%	23,913	10.5%
Income \$50000 - \$59999	18,759	10.9%	23,427	10.3%
Income \$60000 - \$74999	19,686	11.5%	28,112	12.4%
Income \$75000 - \$99999	15,682	9.1%	33,874	14.9%
Income \$100000 - \$124999	6,467	3.8%	20,060	8.8%
Income \$125000 - \$149999	2,413	1.4%	11,043	4.9%
Income \$150000 and above	3,702	2.2%	17,484	7.7%

Bartow County

Category	1990		2000	
	N	%	N	%
Total	20,055	100.0%	27,173	100.0%
Income less than \$9999	2,962	14.8%	2,085	7.7%
Income \$10000 - \$14999	1,951	9.7%	1,326	4.9%
Income \$15000 - \$19999	2,023	10.1%	1,471	5.4%
Income \$20000 - \$29999	3,934	19.6%	3,806	14.0%
Income \$30000 - \$34999	1,842	9.2%	1,848	6.8%
Income \$35000 - \$39999	1,597	8.0%	1,671	6.1%
Income \$40000 - \$49999	2,240	11.2%	3,383	12.4%
Income \$50000 - \$59999	1,372	6.8%	3,253	12.0%
Income \$60000 - \$74999	1,051	5.2%	3,405	12.5%
Income \$75000 - \$99999	675	3.4%	2,734	10.1%
Income \$100000 - \$124999	193	1.0%	1,050	3.9%
Income \$125000 - \$149999	98	0.5%	498	1.8%
Income \$150000 and above	117	0.6%	643	2.4%

Georgia

Category	1990		2000	
	N	%	N	%
Total	2,366,575	NA	3,007,678	NA
Income less than \$9999	398,078	NA	304,816	NA
Income \$10000 - \$14999	204,142	NA	176,059	NA
Income \$15000 - \$19999	210,123	NA	177,676	NA
Income \$20000 - \$29999	405,424	NA	383,222	NA
Income \$30000 - \$34999	186,754	NA	187,070	NA
Income \$35000 - \$39999	160,205	NA	176,616	NA
Income \$40000 - \$49999	260,712	NA	326,345	NA
Income \$50000 - \$59999	179,962	NA	278,017	NA
Income \$60000 - \$74999	161,705	NA	315,186	NA
Income \$75000 - \$99999	109,354	NA	311,651	NA
Income \$100000 - \$124999	40,880	NA	157,818	NA
Income \$125000 - \$149999	16,094	NA	76,275	NA
Income \$150000 and above	33,142	NA	136,927	NA

Source: US Census

Per Capita Income

The table below provides figures and projections on per capita income for the years 1990 – 2030. By the year 2005, per capita income in Paulding County is expected to reach \$41,490, an increase of 107% from the year 2000. Per capita income in the respective cities is projected to increase less during that same time period.

Per Capita Income in Paulding County and Surrounding Counties, 1980 – 2030

	1980	1990	2000	2005	2010	2015	2020	2025	2030
Paulding County	5,630	12,322	19,974	23,560	27,146	30,732	34,318	37,904	41,490
Dallas	5,266	9,318	15,811	18,447	21,084	23,720	26,356	28,992	31,629
Hiram	5,757	11,067	19,254	22,628	26,003	29,377	32,751	36,125	39,500
Braswell	5,384	10,596	14,275	16,498	18,721	20,943	23,166	25,389	27,612
Polk County	5,391	10,184	15,617	18,174	20,730	23,287	25,843	28,400	30,956
Haralson County	5,415	9,939	15,823	18,425	21,027	23,629	26,231	28,833	31,435
Carroll County	5,482	11,239	17,656	20,700	23,743	26,787	29,830	32,874	35,917
Douglas County	6,502	14,096	21,172	24,840	28,507	32,175	35,842	39,510	43,177
Cobb County	8,650	19,166	27,863	32,666	37,470	42,273	47,076	51,879	56,683
Bartow County	5,699	11,748	18,989	22,312	25,634	28,957	32,279	35,602	38,924
Georgia	NA	13,631	21,154	NA	NA	NA	NA	NA	NA

Source: US Census

Educational Attainment

Paulding County has a county wide school system. As is the case across the state, dropout rates are an area of concern. Chattahoochee Technical College, located within the county, is a significant asset. Moreover, numerous colleges are located within commuting distance, offering Paulding residents more opportunities for post-secondary education. Educational attainment estimates for 2005 indicate that 72% of the population has a high school degree or less, 15% hold bachelors degrees and 6% hold masters or more advanced degrees. These figures are below national averages in educational attainment.

The table below provides figures and projections related to educational attainment for the years 1980-2030. The number of Paulding County residents who do not have a high school diploma is expected to increase by 62% between the years 2000 – 2030, while the number of residents with at least a four year college degree is expected to increase by 121% during that same time period.

Educational Attainment for Paulding County, Municipalities and Surrounding Counties, 1980-2030

Paulding County: Educational Attainment											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Less than 9th Grade	4,339	3,759	3,178	2,869	2,559	2,487	1,931	1,500	996	439	414
9th to 12th Grade (No Diploma)	4,190	4,990	5,789	6,399	7,009	9,073	9,739	11,177	12,567	13,848	15,107
High School Graduate (Includes Equivalency)	4,380	7,053	9,725	14,649	19,573	27,489	31,248	37,939	44,455	50,702	56,946
Some College (No Degree)	1,082	2,282	3,481	7,185	10,888	15,691	18,266	22,349	26,461	30,431	34,408
Associate Degree	NA	NA	916	1,607	2,298	NA	NA	NA	NA	NA	NA
Bachelor's Degree	394	917	1,439	3,624	5,809	8,425	9,852	12,092	14,352	16,537	18,728

Graduate or Professional Degree	234	348	461	1,123	1,784	2,555	2,960	3,610	4,263	4,894	5,523
Dallas city: Educational Attainment											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Less than 9th Grade	504	473	442	406	369	510	707	632	555	486	414
9th to 12th Grade (No Diploma)	367	391	415	476	537	883	1,456	1,568	1,676	1,821	1,962
High School Graduate (Includes Equivalency)	342	459	576	886	1,195	2,144	3,798	4,326	4,855	5,490	6,131
Some College (No Degree)	127	130	133	317	500	903	1,609	1,839	2,070	2,346	2626
Associate Degree	NA	NA	5	42	78	NA	NA	NA	NA	NA	NA
Bachelor's Degree	62	67	72	143	214	384	679	773	868	981	1,095
Graduate or Professional Degree	54	32	10	44	78	128	211	223	242	262	282
Hiram city: Educational Attainment											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Less than 9th Grade	103	97	90	67	43	34	19	0	0	0	0
9th to 12th Grade (No Diploma)	189	196	202	163	123	131	132	119	99	78	49
High School Graduate (Includes Equivalency)	168	242	315	356	397	554	750	914	1,085	1,292	1,508
Some College (No Degree)	64	95	125	131	137	189	255	308	364	431	503
Associate Degree	NA	NA	8	17	25	NA	NA	NA	NA	NA	NA
Bachelor's Degree	10	18	26	37	47	68	97	120	146	176	210
Graduate or Professional Degree	10	12	13	21	28	40	54	67	80	96	112
Braswell city: Educational Attainment											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Less than 9th Grade	38	40	41	23	5	0	0	0	0	0	0
9th to 12th Grade (No Diploma)	63	53	43	30	17	6	0	0	0	0	0
High School Graduate (Includes Equivalency)	12	36	60	40	19	21	23	24	26	28	30
Some College (No Degree)	0	8	15	10	4	5	6	7	8	9	10
Associate Degree	NA	NA	7	4	0	NA	NA	NA	NA	NA	NA
Bachelor's Degree	0	4	7	4	0	0	0	0	0	0	0
Graduate or Professional Degree	0	0	0	0	0	0	0	0	0	0	0
Polk County: Educational Attainment											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Less than 9th Grade	7,231	6,201	5,171	4,400	3,629	2,729	1,828	928	27	0	0
9th to 12th Grade (No Diploma)	4,312	4,730	5,147	5,269	5,391	5,661	5,931	6,200	6,470	6,740	7,010
High School Graduate (Includes Equivalency)	5,033	5,865	6,697	7,657	8,617	9,513	10,409	11,305	12,201	13,097	13,993
Some College (No Degree)	1,485	1,859	2,232	3,195	4,157	4,825	5,493	6,161	6,829	7,497	8,165
Associate Degree	NA	NA	716	764	812	NA	NA	NA	NA	NA	NA
Bachelor's Degree	613	730	847	927	1,006	1,104	1,203	1,301	1,399	1,497	1,596

Graduate or Professional Degree	478	540	601	767	933	1,047	1,161	1,274	1,388	1,502	1,616
Haralson County: Educational Attainment											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Less than 9th Grade	3,556	3,170	2,784	2,524	2,264	1,941	1,618	1,295	972	649	326
9th to 12th Grade (No Diploma)	2,824	3,077	3,330	3,599	3,868	4,129	4,390	4,651	4,912	5,173	5,434
High School Graduate (Includes Equivalency)	2,888	3,780	4,672	5,362	6,052	6,843	7,634	8,425	9,216	10,007	10,798
Some College (No Degree)	977	1,314	1,651	2,077	2,502	2,883	3,265	3,646	4,027	4,408	4,790
Associate Degree	NA	NA	422	449	476	NA	NA	NA	NA	NA	NA
Bachelor's Degree	474	546	617	774	931	1,045	1,160	1,274	1,388	1,502	1,617
Graduate or Professional Degree	284	353	421	501	580	654	728	802	876	950	1,024
Carroll County: Educational Attainment											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Less than 9th Grade	9,133	8,097	7,060	6,197	5,333	4,383	3,433	2,483	1,533	583	0
9th to 12th Grade (No Diploma)	7,319	8,478	9,637	9,814	9,990	10,658	11,326	11,993	12,661	13,329	13,997
High School Graduate (Includes Equivalency)	8,145	10,824	13,503	15,830	18,156	20,659	23,162	25,664	28,167	30,670	33,173
Some College (No Degree)	2,905	4,207	5,509	7,209	8,908	10,409	11,910	13,410	14,911	16,412	17,913
Associate Degree	NA	NA	1,506	1,688	1,870	NA	NA	NA	NA	NA	NA
Bachelor's Degree	1,746	2,254	2,762	3,982	5,201	6,065	6,929	7,792	8,656	9,520	10,384
Graduate or Professional Degree	1,725	2,030	2,334	2,947	3,559	4,018	4,476	4,935	5,393	5,852	6,310
Douglas County: Educational Attainment											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Less than 9th Grade	6,194	5,180	4,165	3,669	3,172	2,417	1,661	906	150	0	0
9th to 12th Grade (No Diploma)	6,560	7,201	7,842	7,806	7,770	8,073	8,375	8,678	8,980	9,283	9,585
High School Graduate (Includes Equivalency)	10,953	13,718	16,483	18,328	20,172	22,477	24,782	27,086	29,391	31,696	34,001
Some College (No Degree)	3,490	5,546	7,601	10,093	12,585	14,859	17,133	19,406	21,680	23,954	26,228
Associate Degree	NA	NA	2,092	2,570	3,048	NA	NA	NA	NA	NA	NA
Bachelor's Degree	1,704	2,645	3,586	5,699	7,812	9,339	10,866	12,393	13,920	15,447	16,974
Graduate or Professional Degree	1,008	1,323	1,638	2,498	3,358	3,946	4,533	5,121	5,708	6,296	6,883
Cobb County: Educational Attainment											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Less than 9th Grade	21,147	17,437	13,726	14,205	14,684	13,068	11,453	9,837	8,221	6,605	4,990
9th to 12th Grade (No Diploma)	27,080	27,096	27,112	27,780	28,448	28,790	29,132	29,474	29,816	30,158	30,500
High School Graduate	53,420	61,802	70,183	75,447	80,711	87,534	94,357	101,179	108,002	114,825	121,648

(Includes Equivalency)												
Some College (No Degree)	32,438	48,212	63,986	75,631	87,276	100,986	114,695	128,405	142,114	155,824	169,533	
Associate Degree	NA	NA	18,351	20,551	22,750	NA	NA	NA	NA	NA	NA	
Bachelor's Degree	25,195	47,005	68,815	89,009	109,203	130,205	151,207	172,209	193,211	214,213	235,215	
Graduate or Professional Degree	14,795	20,575	26,355	36,122	45,888	53,661	61,435	69,208	76,981	84,754	92,528	
Bartow County: Educational Attainment												
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	
Less than 9th Grade	8,209	7,145	6,081	5,355	4,629	3,734	2,839	1,944	1,049	154	0	
9th to 12th Grade (No Diploma)	5,800	6,997	8,193	8,593	8,993	9,791	10,590	11,388	12,186	12,984	13,783	
High School Graduate (Includes Equivalency)	5,948	8,920	11,892	14,226	16,559	19,212	21,865	24,517	27,170	29,823	32,476	
Some College (No Degree)	1,873	3,043	4,213	6,817	9,421	11,308	13,195	15,082	16,969	18,856	20,743	
Associate Degree	NA	NA	1,030	1,477	1,923	NA	NA	NA	NA	NA	NA	
Bachelor's Degree	931	1,547	2,163	3,450	4,737	5,689	6,640	7,592	8,543	9,495	10,446	
Graduate or Professional Degree	537	744	950	1,523	2,096	2,486	2,876	3,265	3,655	4,045	4,435	
Georgia												
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	
Less than 9th Grade	NA	NA	483,755	NA	386,391	NA	NA	NA	NA	NA	NA	
9th to 12th Grade (No Diploma)	NA	NA	686,060	NA	710,394	NA	NA	NA	NA	NA	NA	
High School Graduate (Includes Equivalency)	NA	NA	1,192,935	NA	1,471,905	NA	NA	NA	NA	NA	NA	
Some College (No Degree)	NA	NA	684,109	NA	1,045,663	NA	NA	NA	NA	NA	NA	
Associate Degree	NA	NA	199,403	NA	265,941	NA	NA	NA	NA	NA	NA	
Bachelor's Degree	NA	NA	519,613	NA	820,702	NA	NA	NA	NA	NA	NA	
Graduate or Professional Degree	NA	NA	257,545	NA	425,546	NA	NA	NA	NA	NA	NA	

Source: US Census; ARC; PC

Economic Development

Employment By Industry

The following table provides figures and projections for levels of employment in various industry types between the years 1980-2000. As a percentage of total employment, employment in the manufacturing industry has had the most significant decline between the years of 1980 and 2000, from 28% of the total workforce in 1980 to just 13% in 2000. Relative levels of employment has increased the most significantly during that same time period for professional, scientific, management, administrative and waste management services (3% to 13%), wholesale trade (4% to 8%), and educational health and social services (11% to 22%). Relative changes in other industry types are projected to be less pronounced. Projections for the years 2005-2030 show the trend continuing towards service and knowledge based jobs.

Paulding County Employment by Industry, 1980 – 2000

Category	1980		1990		2000	
	N	%	N	%	N	%
Total Employed Civilian Population	10,698	100.0%	20,732	100.0%	41,472	100.0%
Agriculture, Forestry, Fishing, hunting & mining	203	1.9%	284	1.4%	220	0.5%
Construction	1,266	11.8%	2,816	13.6%	5,489	13.2%
Manufacturing	3,020	28.2%	4,222	20.4%	5,381	13.0%
Wholesale Trade	471	4.4%	1,378	6.6%	2,349	5.7%
Retail Trade	1,488	13.9%	3,119	15.0%	5,563	13.4%
Transportation, warehousing, and utilities	1,164	10.9%	2,222	10.7%	3,356	8.1%
Information	NA	NA	NA	NA	1,200	2.9%
Finance, Insurance, & Real Estate	449	4.2%	1,460	7.0%	2,443	5.9%
Professional, scientific, management, administrative, and waste management services	321	3.0%	980	4.7%	3,417	8.2%
Educational, health and social services	1,143	10.7%	2,111	10.2%	6,389	15.4%
Arts, entertainment, recreation, accommodation and food services	419	3.9%	166	0.8%	1,962	4.7%
Other Services	248	2.3%	1,129	5.4%	1,787	4.3%
Public Administration	506	4.7%	845	4.1%	1,916	4.6%

Source: US Census

Dallas Employment by Industry, 1980 – 2000

Category	1980		1990		2000	
	N	%	N	%	N	%
Total Employed Civilian Population	1,010	100.0%	1,097	100.0%	2,258	100.0%
Agriculture, Forestry, Fishing, hunting & mining	17	1.7%	15	1.4%	8	0.4%
Construction	70	6.9%	164	14.9%	325	14.4%
Manufacturing	260	25.7%	175	16.0%	297	13.2%
Wholesale Trade	57	5.6%	46	4.2%	116	5.1%
Retail Trade	126	12.5%	226	20.6%	291	12.9%
Transportation, warehousing, and utilities	106	10.5%	68	6.2%	122	5.4%
Information	NA	NA	NA	NA	48	2.1%
Finance, Insurance, & Real Estate	31	3.1%	42	3.8%	185	8.2%

Professional, scientific, management, administrative, and waste management services	16	1.6%	32	2.9%	216	9.6%
Educational, health and social services	211	20.9%	216	19.7%	346	15.3%
Arts, entertainment, recreation, accommodation and food services	32	3.2%	21	1.9%	151	6.7%
Other Services	29	2.9%	22	2.0%	84	3.7%
Public Administration	55	5.4%	70	6.4%	69	3.1%

Source: US Census

Hiram Employment by Industry, 1980 – 2000

Category	1980		1990		2000	
	N	%	N	%	N	%
Total Employed Civilian Population	388	100.0%	676	100.0%	686	100.0%
Agriculture, Forestry, Fishing, hunting & mining	0	0.0%	13	1.9%	0	0.0%
Construction	36	9.3%	93	13.8%	116	16.9%
Manufacturing	90	23.2%	127	18.8%	93	13.6%
Wholesale Trade	16	4.1%	37	5.5%	32	4.7%
Retail Trade	66	17.0%	117	17.3%	85	12.4%
Transportation, warehousing, and utilities	38	9.8%	52	7.7%	59	8.6%
Information	NA	NA	NA	NA	8	1.2%
Finance, Insurance, & Real Estate	7	1.8%	36	5.3%	35	5.1%
Professional, scientific, management, administrative, and waste management services	30	7.7%	35	5.2%	49	7.1%
Educational, health and social services	69	17.8%	75	11.1%	126	18.4%
Arts, entertainment, recreation, accommodation and food services	16	4.1%	10	1.5%	31	4.5%
Other Services	8	2.1%	32	4.7%	27	3.9%
Public Administration	12	3.1%	49	7.2%	25	3.6%

Source: US Census

Braswell Employment by Industry, 1980 – 2000

Category	1980		1990		2000	
	N	%	N	%	N	%
Total Employed Civilian Population	101	100.0%	129	100.0%	35	100.0%
Agriculture, Forestry, Fishing, hunting & mining	4	4.0%	3	2.3%	0	0.0%
Construction	14	13.9%	19	14.7%	2	5.7%
Manufacturing	49	48.5%	34	26.4%	9	25.7%
Wholesale Trade	3	3.0%	4	3.1%	3	8.6%
Retail Trade	0	0.0%	14	10.9%	3	8.6%
Transportation, warehousing, and utilities	4	4.0%	17	13.2%	0	0.0%
Information	NA	NA	NA	NA	0	0.0%
Finance, Insurance, & Real Estate	0	0.0%	13	10.1%	5	14.3%
Professional, scientific, management, administrative, and waste management services	5	5.0%	7	5.4%	0	0.0%
Educational, health and social services	18	17.8%	10	7.8%	7	20.0%
Arts, entertainment, recreation, accommodation and food services	0	0.0%	0	0.0%	6	17.1%
Other Services	0	0.0%	0	0.0%	0	0.0%
Public Administration	4	4.0%	8	6.2%	0	0.0%

Source: US Census

Employment by Industry, 1990 – 2005

United States	1990	2000
Total Employed Civilian Population	115,681,202	129,721,512
Agriculture, Forestry, Fishing, Hunting & Mining	NA	2,426,053
Construction	NA	8,801,507
Manufacturing	NA	18,286,005
Wholesale Trade	NA	4,666,757
Retail Trade	NA	15,221,716
Transportation, Warehousing, & Utilities	NA	6,740,102
Information	NA	3,996,564
Finance, Insurance, & Real Estate	NA	8,934,972
Professional, Scientific, Management, Administrative, and Waste Management Services	NA	12,061,865
Educational, Health and Social Services	NA	25,843,029
Arts, Entertainment, Recreation, Accommodation, and Food Services	NA	10,210,295
Other Services	NA	6,320,632
Public Administration	NA	6,212,015

Source: US Census

Employment by Industry, 1990 – 2005

Georgia	1990	2000
Total Employed Civilian Population	3,090,276	3,839,756
Agriculture, Forestry, Fishing, Hunting & Mining	82,537	53,201
Construction	214,359	304,710
Manufacturing	585,423	568,830
Wholesale Trade	156,838	148,026
Retail Trade	508,861	459,548
Transportation, Warehousing, & Utilities	263,419	231,304
Information	NA	135,496
Finance, Insurance, & Real Estate	201,422	251,240
Professional, Scientific, Management, Administrative, and Waste Management Services	151,096	362,414
Educational, Health and Social Services	461,307	675,593
Arts, Entertainment, Recreation, Accommodation, and Food Services	31,911	274,437
Other Services	266,053	181,829

Paulding County: Employment by Industry											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	10,698	15,715	20,732	31,102	41,472	57,830	65,771	79,083	92,380	105,102	117,799
Agriculture, Forestry, Fishing, hunting & mining	203	244	284	252	220	263	265	285	303	317	331
Construction	1,266	2,041	2,816	4,153	5,489	7,698	8,792	10,604	12,419	14,157	15,894
Manufacturing	3,020	3,621	4,222	4,802	5,381	7,023	7,590	8,762	9,900	10,955	11,995
Wholesale Trade	471	925	1,378	1,864	2,349	3,316	3,803	4,604	5,405	6,175	6,944
Retail Trade	1,488	2,304	3,119	4,341	5,563	7,742	8,792	10,559	12,324	14,011	15,695
Transportation, warehousing, and utilities	1,164	1,693	2,222	2,789	3,356	4,592	5,150	6,125	7,094	8,015	8,931
Information	NA	NA	NA	NA	1,200	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	449	955	1,460	1,952	2,443	3,460	3,979	4,826	5,674	6,490	7,305
Professional, scientific, management, administrative, and waste management services	321	651	980	2,199	3,417	4,930	5,743	7,031	8,328	9,581	10,836
Educational, health and social services	1,143	1,627	2,111	4,250	6,389	9,058	10,424	12,648	14,878	17,022	19,166
Arts, entertainment, recreation, accommodation and food services	419	293	166	1,064	1,962	2,762	3,163	3,821	4,482	5,116	5,749
Other Services	248	689	1,129	1,458	1,787	2,555	2,958	3,603	4,253	4,879	5,506
Public Administration	506	676	845	1,381	1,916	2,669	3,032	3,643	4,253	4,837	5,419

Source: US Census; ARC; PC

Dallas city: Employment by Industry											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	1,010	1,054	1,097	1,678	2,258	3,913	6,748	7,530	8,312	9,270	10,230
Agriculture, Forestry, Fishing, hunting & mining	17	16	15	12	8	9	9	2	0	0	0
Construction	70	117	164	245	325	592	1,061	1,216	1,375	1,564	1,754
Manufacturing	260	218	175	236	297	466	740	766	792	833	874
Wholesale Trade	57	52	46	81	116	199	342	377	415	461	508
Retail Trade	126	176	226	259	291	505	876	978	1,081	1,207	1,335
Transportation, warehousing, and utilities	106	87	68	95	122	192	304	316	327	345	362
Information	NA	NA	NA	NA	48	NA	NA	NA	NA	NA	NA

Finance, Insurance, & Real Estate	31	37	42	114	185	341	613	710	804	918	1,030
Professional, scientific, management, administrative, and waste management services	16	24	32	124	216	405	740	863	986	1,131	1,278
Educational, health and social services	211	214	216	281	346	579	969	1,054	1,140	1,250	1,360
Arts, entertainment, recreation, accommodation and food services	32	27	21	86	151	276	494	566	640	728	817
Other Services	29	26	22	53	84	149	262	295	330	371	414
Public Administration	55	63	70	70	69	111	180	186	197	211	223

Source: US Census; ARC; PC

Hiram city: Employment by Industry											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	388	532	676	681	686	928	1224	1462	1705	2003	2306
Agriculture, Forestry, Fishing, hunting & mining	0	7	13	7	0	0	0	0	0	0	0
Construction	36	65	93	105	116	166	229	283	340	408	480
Manufacturing	90	109	127	110	93	115	139	153	166	183	199
Wholesale Trade	16	27	37	35	32	44	59	71	83	98	114
Retail Trade	66	92	117	101	85	110	139	159	180	206	232
Transportation, warehousing, and utilities	38	45	52	56	59	78	103	121	139	161	185
Information	NA	NA	NA	NA	8	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	7	22	36	36	35	51	72	90	109	132	157
Professional, scientific, management, administrative, and waste management services	30	33	35	42	49	66	86	101	118	138	159
Educational, health and social services	69	72	75	101	126	171	227	272	317	373	432
Arts, entertainment, recreation, accommodation and food services	16	13	10	21	31	43	57	67	80	95	110
Other Services	8	20	32	30	27	39	54	66	80	96	114
Public Administration	12	31	49	37	25	34	47	56	66	78	92

Source: US Census; ARC; PC

Polk County: Employment by Industry											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	12,956	13,671	14,385	15,145	15,904	16,641	17,378	18,115	18,852	19,589	20,326
Agriculture, Forestry, Fishing, hunting & mining	221	245	269	249	228	230	232	233	235	237	239
Construction	578	784	990	1,351	1,711	1,994	2,278	2,561	2,844	3,127	3,411
Manufacturing	5,944	5,725	5,506	5,005	4,503	4,143	3,783	3,422	3,062	2,702	2,342
Wholesale Trade	571	516	460	513	566	565	564	562	561	560	559

Retail Trade	1,568	1,777	1,985	1,791	1,597	1,604	1,612	1,619	1,626	1,633	1,641
Transportation, warehousing, and utilities	817	874	931	884	837	842	847	852	857	862	867
Information	NA	NA	NA	NA	386	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	332	446	559	538	516	562	608	654	700	746	792
Professional, scientific, management, administrative, and waste management services	249	332	415	573	731	852	972	1,093	1,213	1,334	1,454
Educational, health and social services	1,490	1,653	1,815	2,197	2,578	2,850	3,122	3,394	3,666	3,938	4,210
Arts, entertainment, recreation, accommodation and food services	410	246	82	444	806	905	1,004	1,103	1,202	1,301	1,400
Other Services	267	553	838	799	760	883	1,007	1,130	1,253	1,376	1,500
Public Administration	509	522	535	610	685	729	773	817	861	905	949
Haralson County: Employment by Industry											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	7,769	8,769	9,769	10,514	11,258	12,130	13,003	13,875	14,747	15,619	16,492
Agriculture, Forestry, Fishing, hunting & mining	134	140	145	125	105	98	91	83	76	69	62
Construction	603	861	1,118	1,325	1,531	1,763	1,995	2,227	2,459	2,691	2,923
Manufacturing	3,629	3,601	3,573	3,057	2,541	2,269	1,997	1,725	1,453	1,181	909
Wholesale Trade	101	170	239	309	379	449	518	588	657	727	796
Retail Trade	946	1,154	1,361	1,437	1,513	1,655	1,797	1,938	2,080	2,222	2,364
Transportation, warehousing, and utilities	462	587	712	671	629	671	713	754	796	838	880
Information	NA	NA	NA	NA	133	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	270	252	233	285	337	354	371	387	404	421	438
Professional, scientific, management, administrative, and waste management services	205	287	369	489	609	710	811	912	1,013	1,114	1,215
Educational, health and social services	741	876	1,011	1,451	1,891	2,179	2,466	2,754	3,041	3,329	3,616
Arts, entertainment, recreation, accommodation and	246	156	66	329	591	677	764	850	936	1,022	1,109

food services											
Other Services	177	313	449	471	493	572	651	730	809	888	967
Public Administration	255	374	493	500	506	569	632	694	757	820	883
Carroll County: Employment by Industry											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	23,929	29,059	34,189	37,358	40,527	44,677	48,826	52,976	57,125	61,275	65,424
Agriculture, Forestry, Fishing, hunting & mining	468	613	758	538	317	279	242	204	166	128	91
Construction	1,654	2,415	3,175	3,856	4,536	5,257	5,977	6,698	7,418	8,139	8,859
Manufacturing	8,990	9,408	9,826	8,817	7,808	7,513	7,217	6,922	6,626	6,331	6,035
Wholesale Trade	710	1,175	1,639	1,528	1,417	1,594	1,771	1,947	2,124	2,301	2,478
Retail Trade	3,185	4,400	5,614	5,526	5,438	6,001	6,565	7,128	7,691	8,254	8,818
Transportation, warehousing, and utilities	1,611	2,094	2,576	2,575	2,574	2,815	3,056	3,296	3,537	3,778	4,019
Information	NA	NA	NA	NA	725	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	814	1,197	1,580	1,736	1,892	2,162	2,431	2,701	2,970	3,240	3,509
Professional, scientific, management, administrative, and waste management services	525	794	1,062	1,688	2,313	2,760	3,207	3,654	4,101	4,548	4,995
Educational, health and social services	3,994	4,665	5,335	6,327	7,318	8,149	8,980	9,811	10,642	11,473	12,304
Arts, entertainment, recreation, accommodation and food services	897	618	339	1,594	2,849	3,337	3,825	4,313	4,801	5,289	5,777
Other Services	567	1,024	1,481	1,690	1,899	2,232	2,565	2,898	3,231	3,564	3,897
Public Administration	514	659	804	1,123	1,441	1,673	1,905	2,136	2,368	2,600	2,832
Douglas County: Employment by Industry											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	24,156	30,794	37,431	42,188	46,944	52,641	58,338	64,035	69,732	75,429	81,126
Agriculture, Forestry, Fishing, hunting & mining	314	403	492	313	133	88	43	0	0	0	0
Construction	2,370	2,961	3,551	3,871	4,191	4,646	5,102	5,557	6,012	6,467	6,923
Manufacturing	4,894	5,420	5,946	5,731	5,516	5,672	5,827	5,983	6,138	6,294	6,449
Wholesale Trade	1,852	2,359	2,865	3,085	3,304	3,667	4,030	4,393	4,756	5,119	5,482
Retail Trade	3,615	4,976	6,336	6,256	6,176	6,816	7,457	8,097	8,737	9,377	10,018

Transportation, warehousing, and utilities	3,468	4,164	4,860	4,636	4,411	4,647	4,883	5,118	5,354	5,590	5,826
Information	NA	NA	NA	NA	1,798	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	1,287	1,763	2,238	2,672	3,106	3,561	4,016	4,470	4,925	5,380	5,835
Professional, scientific, management, administrative, and waste management services	1,023	1,500	1,977	3,124	4,271	5,083	5,895	6,707	7,519	8,331	9,143
Educational, health and social services	2,378	3,274	4,169	5,417	6,665	7,737	8,809	9,880	10,952	12,024	13,096
Arts, entertainment, recreation, accommodation and food services	990	809	627	1,781	2,934	3,420	3,906	4,392	4,878	5,364	5,850
Other Services	697	1,580	2,463	2,375	2,286	2,683	3,081	3,478	3,875	4,272	4,670
Public Administration	1,268	1,588	1,907	2,030	2,153	2,374	2,596	2,817	3,038	3,259	3,481
Cobb County: Employment by Industry											
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Total Employed Civilian Population	153,244	203,170	253,096	291,116	329,136	373,109	417,082	461,055	505,028	549,001	592,974
Agriculture, Forestry, Fishing, hunting & mining	1,178	1,894	2,609	1,690	771	669	568	466	364	262	161
Construction	10,351	13,251	16,150	20,556	24,962	28,615	32,268	35,920	39,573	43,226	46,879
Manufacturing	28,216	30,398	32,579	32,799	33,019	34,220	35,421	36,621	37,822	39,023	40,224
Wholesale Trade	11,755	16,033	20,310	18,045	15,779	16,785	17,791	18,797	19,803	20,809	21,815
Retail Trade	26,767	35,597	44,427	43,634	42,841	46,860	50,878	54,897	58,915	62,934	66,952
Transportation, warehousing, and utilities	15,496	20,492	25,487	21,980	18,472	19,216	19,960	20,704	21,448	22,192	22,936
Information	NA	NA	NA	NA	17,174	NA	NA	NA	NA	NA	NA
Finance, Insurance, & Real Estate	12,862	19,300	25,738	27,659	29,580	33,760	37,939	42,119	46,298	50,478	54,657
Professional, scientific, management, administrative, and	9,299	13,251	17,202	33,371	49,539	59,599	69,659	79,719	89,779	99,839	109,899

waste management services												
Educational , health and social services	17,642	24,163	30,684	40,103	49,522	57,492	65,462	73,432	81,402	89,372	97,342	
Arts, entertainment, recreation, accommodation and food services	5,598	4,441	3,283	12,985	22,686	26,958	31,230	35,502	39,774	44,046	48,318	
Other Services	6,750	15,809	24,868	19,530	14,191	16,051	17,912	19,772	21,632	23,492	25,353	
Public Administration	7,330	8,545	9,759	10,180	10,600	11,418	12,235	13,053	13,870	14,688	15,505	
Bartow County: Employment by Industry												
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	
Total Employed Civilian Population	18,049	22,713	27,377	32,007	36,637	41,284	45,931	50,578	55,225	59,872	64,519	
Agriculture, Forestry, Fishing, hunting & mining	474	596	718	561	403	385	368	350	332	314	297	
Construction	1,326	2,095	2,864	3,526	4,187	4,902	5,618	6,333	7,048	7,763	8,479	
Manufacturing	8,155	8,434	8,713	8,648	8,583	8,690	8,797	8,904	9,011	9,118	9,225	
Wholesale Trade	572	704	835	1,075	1,314	1,500	1,685	1,871	2,056	2,242	2,427	
Retail Trade	2,187	3,516	4,844	4,735	4,625	5,235	5,844	6,454	7,063	7,673	8,282	
Transportation, warehousing, and utilities	1,258	1,581	1,903	1,985	2,066	2,268	2,470	2,672	2,874	3,076	3,278	
Information	NA	NA	NA	NA	776	NA	NA	NA	NA	NA	NA	
Finance, Insurance, & Real Estate	552	769	986	1,276	1,565	1,818	2,072	2,325	2,578	2,831	3,085	
Professional, scientific, management, administrative, and waste management services	410	780	1,149	1,751	2,352	2,838	3,323	3,809	4,294	4,780	5,265	
Educational, health and social services	1,505	2,066	2,626	3,940	5,253	6,190	7,127	8,064	9,001	9,938	10,875	
Arts, entertainment, recreation, accommodation and food services	836	564	292	1,402	2,511	2,930	3,349	3,767	4,186	4,605	5,024	
Other Services	360	974	1,587	1,531	1,475	1,754	2,033	2,311	2,590	2,869	3,148	
Public Administration	414	637	860	1,194	1,527	1,805	2,084	2,362	2,640	2,918	3,197	

Source: US Census

Personal Income

The following table provides figures for personal income by type of income for the years 1990 – 2000. Perhaps the most striking results in this table are in regards to income derived from wage or salary income. That figure increased by 418% between the years 1990 and 2000. For Paulding residents as a whole income from aggregate wage or salaries increased from about 77% to 84% of the total personal income in 2000.

Personal Income by Type (in dollars), Paulding County, 1990 - 2000

Paulding County	1990		2000	
	N	%	N	%
Total Income	510,942,029	100.0%	1,617,671,300	100.0%
Aggregate wage or salary income for households	423,980,606	83.0%	1,364,757,900	84.4%
Aggregate other types of income for households	5,691,832	1.1%	22,165,600	1.4%
Aggregate self employment income for households	32,426,868	6.3%	94,603,000	5.8%
Aggregate interest, dividends, or net rental income	14,729,320	2.9%	37,299,200	2.3%
Aggregate social security income for households	19,422,211	3.8%	50,044,700	3.1%
Aggregate public assistance income for households	2,375,239	0.5%	6,888,200	0.4%
Aggregate retirement income for households	12,315,953	2.4%	41,912,700	2.6%

Source: US Census

Personal Income by Type (in dollars), Dallas, 1990 - 2000

Dallas	1990		2000	
	N	%	N	%
Total Income	24,159,653	100.0%	77,646,300	100.0%
Aggregate wage or salary income for households	16,528,500	68.4%	62,230,600	80.1%
Aggregate other types of income for households	380,935	1.6%	2,420,400	3.1%
Aggregate self employment income for households	1,718,828	7.1%	2,618,400	3.4%
Aggregate interest, dividends, or net rental income	1,734,279	7.2%	1,837,800	2.4%
Aggregate social security income for households	2,344,960	9.7%	4,927,200	6.3%
Aggregate public assistance income for households	395,584	1.6%	1,021,700	1.3%
Aggregate retirement income for households	1,056,567	4.4%	2,590,200	3.3%

Source: US Census

Personal Income by Type (in dollars), Hiram, 1990 - 2000

Hiram	1990		2000	
	N	%	N	%
Total Income	15,398,369	100.0%	26,816,700	100.0%
Aggregate wage or salary income for households	12,527,537	81.4%	22,540,200	84.1%
Aggregate other types of income for households	183,771	1.2%	272,800	1.0%
Aggregate self employment income for households	882,992	5.7%	1,960,500	7.3%
Aggregate interest, dividends, or net rental income	567,157	3.7%	353,200	1.3%
Aggregate social security income for households	623,545	4.0%	1,032,700	3.9%
Aggregate public assistance income for households	46,546	0.3%	160,500	0.6%
Aggregate retirement income for households	566,821	3.7%	496,800	1.9%

Source: US Census

Personal Income by Type (in dollars), Braswell, 1990 - 2000

	1990		2000	
Braswell	N	%	N	%
Total Income	2,788,291	100.0%	1,000,400	100.0%
Aggregate wage or salary income for households	2,324,082	83.4%	688,800	68.9%
Aggregate other types of income for households	50,331	1.8%	152,500	15.2%
Aggregate self employment income for households	159,060	5.7%	0	0.0%
Aggregate interest, dividends, or net rental income	24,108	0.9%	40,000	4.0%
Aggregate social security income for households	166,130	6.0%	70,100	7.0%
Aggregate public assistance income for households	47,216	1.7%	0	0.0%
Aggregate retirement income for households	17,364	0.6%	49,000	4.9%

Source: US Census

Personal Income by Type (in dollars), 1990 - 2000

	1990		2000	
Polk County	N	%	N	%
Total Income	343,052,516	100.0%	585,476,500	100.0%
Aggregate wage or salary income for households	263,147,036	76.7%	402,417,600	68.7%
Aggregate other types of income for households	4,036,980	1.2%	15,296,500	2.6%
Aggregate self employment income for households	18,429,884	5.4%	33,720,400	5.8%
Aggregate interest, dividends, or net rental income	12,398,099	3.6%	33,259,900	5.7%
Aggregate social security income for households	28,009,923	8.2%	48,561,200	8.3%
Aggregate public assistance income for households	3,756,492	1.1%	6,325,900	1.1%
Aggregate retirement income for households	13,274,102	3.9%	45,895,000	7.8%

Haralson County

Total Income	216,828,753	100.0%	401,871,000	100.0%
Aggregate wage or salary income for households	164,240,582	75.7%	281,119,500	70.0%
Aggregate other types of income for households	2,463,081	1.1%	9,867,100	2.5%
Aggregate self employment income for households	11,806,896	5.4%	34,539,600	8.6%
Aggregate interest, dividends, or net rental income	9,497,660	4.4%	15,426,200	3.8%
Aggregate social security income for households	17,169,536	7.9%	29,529,400	7.3%
Aggregate public assistance income for households	2,741,990	1.3%	4,130,000	1.0%
Aggregate retirement income for households	8,909,008	4.1%	27,259,200	6.8%

Carroll County

Total Income	780,773,385	100.0%	1,518,177,000	100.0%
Aggregate wage or salary income for households	619,023,757	79.3%	1,158,479,200	76.3%
Aggregate other types of income for households	8,002,280	1.0%	30,111,000	2.0%
Aggregate self employment income for households	47,998,580	6.1%	85,379,800	5.6%
Aggregate interest, dividends, or net rental income	31,591,072	4.0%	76,090,200	5.0%
Aggregate social security income for households	43,365,252	5.6%	83,589,600	5.5%
Aggregate public assistance income for households	6,903,799	0.9%	10,292,200	0.7%
Aggregate retirement income for households	23,888,645	3.1%	74,235,000	4.9%

Douglas County

Total Income	996,480,495	100.0%	1,934,177,500	100.0%
Aggregate wage or salary income for households	851,114,371	85.4%	1,582,518,100	81.8%
Aggregate other types of income for households	9,529,632	1.0%	30,783,100	1.6%

Aggregate self employment income for households	44,532,753	4.5%	102,972,000	5.3%
Aggregate interest, dividends, or net rental income	29,117,196	2.9%	67,168,500	3.5%
Aggregate social security income for households	34,626,310	3.5%	70,792,700	3.7%
Aggregate public assistance income for households	3,351,099	0.3%	8,484,900	0.4%
Aggregate retirement income for households	24,209,134	2.4%	71,458,200	3.7%
Cobb County				
Total Income	8,529,523,451	100.0%	16,739,843,200	100.0%
Aggregate wage or salary income for households	7,197,187,880	84.4%	13,933,688,700	83.2%
Aggregate other types of income for households	72,517,226	0.9%	202,684,900	1.2%
Aggregate self employment income for households	477,918,358	5.6%	875,987,500	5.2%
Aggregate interest, dividends, or net rental income	373,455,142	4.4%	763,893,000	4.6%
Aggregate social security income for households	197,237,632	2.3%	405,328,200	2.4%
Aggregate public assistance income for households	16,863,919	0.2%	34,553,900	0.2%
Aggregate retirement income for households	194,343,294	2.3%	523,707,000	3.1%
Bartow County				
Total Income	653,007,604	100.0%	1,427,638,000	100.0%
Aggregate wage or salary income for households	522,366,337	80.0%	1,138,635,900	79.8%
Aggregate other types of income for households	8,549,023	1.3%	24,033,900	1.7%
Aggregate self employment income for households	40,574,241	6.2%	79,550,300	5.6%
Aggregate interest, dividends, or net rental income	25,695,588	3.9%	47,924,200	3.4%
Aggregate social security income for households	34,331,149	5.3%	65,715,900	4.6%
Aggregate public assistance income for households	4,197,326	0.6%	7,073,600	0.5%
Aggregate retirement income for households	17,293,940	2.6%	64,704,200	4.5%
Georgia				
Total Income	87,114,415,462	100.0%	170,271,810,700	100.0%
Aggregate wage or salary income for households	68,393,747,335	78.5%	133,220,601,500	78.2%
Aggregate other types of income for households	980,166,673	1.1%	2,897,846,900	1.7%
Aggregate self employment income for households	5,450,375,467	6.3%	9,529,395,400	5.6%
Aggregate interest, dividends, or net rental income	4,897,744,209	5.6%	8,973,470,100	5.3%
Aggregate social security income for households	3,776,110,950	4.3%	6,881,827,400	4.0%
Aggregate public assistance income for households	625,890,309	0.7%	374,957	0.6%
Aggregate retirement income for households	2,990,380,519	3.5%	7,776,117,500	4.6%
Source: US Census				

Labor Force

The following table indicates that the number of residents who also work in the county increased by about 100% between the years 1990 and 2000, the percentage of workers residing in Paulding County who also work in Paulding County remained about the same between the years 1990 and 2000 (24.9% to 25.0%). According to the figures below, approximately 75% of the total workforce works outside the county. This is representative of a lack of employment offerings for Paulding workers. Proximity to the metro Atlanta area offers opportunities for Paulding residents as approximately three-fourths of the labor force works in a county other than Paulding.

Labor Force By Place of Work, Paulding County, 1990 - 2000

Paulding County	1990	2000
Paulding County Comprehensive Plan Community Assessment	64	

Total Population	41,611	81,678
Worked in state of residence	20,277	40,395
Worked in county of residence	5,040	10,094
Worked outside county of residence	15,237	30,301
Worked outside state of residence	123	435

Dallas

Total Population	2,810	5,056
Worked in state of residence	1,098	2,181
Worked in county of residence	389	286
Worked outside county of residence	709	1,895
Worked outside state of residence	0	0

Hiram

Total Population	1,389	1,361
Worked in state of residence	659	679
Worked in county of residence	62	146
Worked outside county of residence	597	533
Worked outside state of residence	0	0

Braswell

Total Population	247	80
Worked in state of residence	127	33
Worked in county of residence	4	0
Worked outside county of residence	123	33
Worked outside state of residence	0	0

Source: US Census

Labor Force By Place of Work, Surrounding Counties, 1990 - 2000

Polk County	1990	2000
Total Population	33,815	38,127
Worked in state of residence	13,968	15,464
Worked in county of residence	8,028	8,582
Worked outside county of residence	5,940	6,882
Worked outside state of residence	112	88

Haralson County

Total Population	21,966	25,690
Worked in state of residence	9,447	10,939
Worked in county of residence	4,944	5,029
Worked outside county of residence	4,503	5,910
Worked outside state of residence	131	101

Carroll County

Total Population	71,422	87,268
Worked in state of residence	33,032	39,257
Worked in county of residence	23,181	24,611
Worked outside county of residence	9,851	14,646
Worked outside state of residence	374	473

Douglas County

Total Population	71,120	92,174
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Worked in state of residence	36,493	45,840
Worked in county of residence	12,081	16,924
Worked outside county of residence	24,412	28,916
Worked outside state of residence	349	336

Cobb County

Total Population	447,745	607,751
Worked in state of residence	247,471	320,982
Worked in county of residence	128,885	179,750
Worked outside county of residence	118,586	141,232
Worked outside state of residence	3,514	4,430

Bartow County

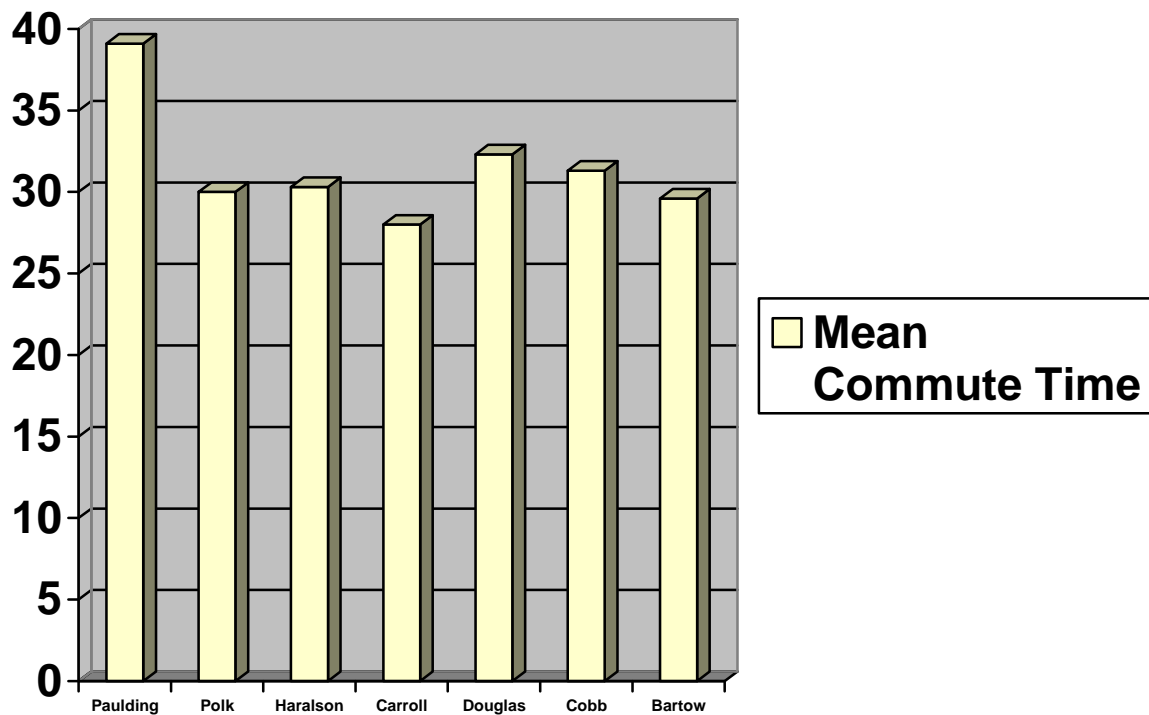
Total Population	55,911	76,019
Worked in state of residence	26,711	35,606
Worked in county of residence	16,448	20,692
Worked outside county of residence	10,263	14,914
Worked outside state of residence	195	347

Source: US Census

A figure presenting information on the labor force commutes within the county is presented below. This figure illustrates the average commute for Paulding County residents and comparison counties. Paulding County residents' commutes are higher than those of residents of nearby counties.

Mean Commute Time, 2000

County	Time (Minutes)
Paulding County	39.1
Polk County	30.0
Haralson County	30.3
Carroll County	28.0
Douglas County	32.3
Cobb County	31.3
Bartow County	29.6



Source: US Census

Labor force participation is often differentiated by gender. The table that follows provides a gender-based breakdown of the labor force in Paulding County for the years 1990 and 2000. The data indicate that while the labor force grew during that time, the relative balance of men and women in the labor force did not change significantly.

Labor Force Participation by Gender, Paulding County, 1990

	Paulding County	Dallas	Hiram	Braswell
Total Males and Females	30,835	2,067	1,023	202
In labor force:	21,816	1,222	719	139
Civilian labor force	21,755	1,212	715	139
Civilian employed	20,732	1,097	676	129
Civilian unemployed	1,023	115	39	10
In Armed Forces	61	10	4	0
Not in labor force	9,019	845	304	63
Total males	15,143	849	495	91
Male in labor force:	12,256	580	398	81
Male Civilian labor force	12,203	570	394	81
Male Civilian employed	11,665	531	372	75
Male Civilian unemployed	538	39	22	6
Male In Armed Forces	53	10	4	0
Male Not in labor force	2,887	269	97	10

Total Females	15,692	1,218	528	111
Female In labor force:	9,560	642	321	58
Female Civilian labor force	9,552	642	321	58
Female Civilian employed	9,067	566	304	54
Female Civilian unemployed	485	76	17	4
Female In Armed Forces	8	0	0	0
Female Not in labor force	6,132	576	207	53
Source: U.S. Bureau of the Census (SF3)				

Labor Force Participation by Gender, Paulding County, 2000

	Paulding County	Dallas	Hiram	Braswell
Total Males and Females	58,625	3,688	1,050	57
In labor force:	42,755	2,370	744	39
Civilian labor force	42,558	2,354	729	39
Civilian employed	41,472	2,258	686	35
Civilian unemployed	1,086	96	43	4
In Armed Forces	197	16	15	0
Not in labor force	15,870	1,318	306	18
Total males	28,806	1,585	511	30
Male in labor force:	23,373	1,159	414	19
Male Civilian labor force	23,183	1,143	406	19
Male Civilian employed	22,696	1,079	398	17
Male Civilian unemployed	487	64	8	2
Male In Armed Forces	190	16	8	0
Male Not in labor force	5,433	426	97	11
Total Females	29,819	2,103	539	27
Female In labor force:	19,382	1,211	330	20
Female Civilian labor force	19,375	1,211	323	20
Female Civilian employed	18,776	1,179	288	18
Female Civilian unemployed	599	32	35	2
Female In Armed Forces	7	0	7	0
Female Not in labor force	10,437	892	209	7
Source: U.S. Bureau of the Census (SF3)				

Labor Force Participation by Gender, Surrounding Counties, 1990

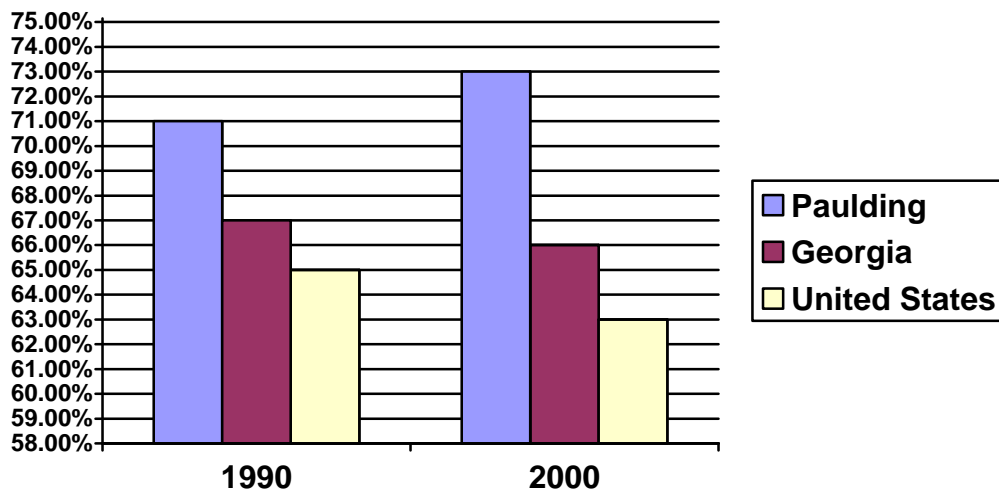
	Polk County	Haralson County	Carroll County	Douglas County	Cobb County	Bartow County	Georgia	United States
Total Males and Females	26,140	16,733	54,577	53,247	346,103	42,166	4,938,381	191,829,271
In labor force:	15,660	10,286	36,172	39,501	265,503	29,330	3,351,513	125,182,378
Civilian labor force	15,630	10,264	36,137	39,401	263,875	29,210	3,278,378	123,473,450
Civilian employed	14,385	9,769	34,189	37,431	253,096	27,377	3,090,276	115,681,202
Civilian unemployed	1,245	495	1,948	1,970	10,779	1,833	188,102	7,792,248
In Armed Forces	30	22	35	100	1,628	120	73,135	1,708,928
Paulding County Comprehensive Plan Community Assessment			68					

Male in labor force:	9,290	6,503	22,832	26,199	185,966	21,100	2,217,015	74,273,203
Male Civilian labor force	9,280	6,489	22,791	26,132	184,929	21,062	2,159,175	73,285,305
Male Civilian employed	8,805	6,218	21,879	25,216	178,424	20,409	2,051,523	69,091,443
Male Civilian unemployed	475	271	912	916	6,505	653	107,652	4,193,862
Male In Armed Forces	10	14	41	67	1,037	38	57,840	987,898
Male Not in labor force	5,073	2,943	9,121	7,449	42,678	6,707	815,427	30,709,079
Total Females	15,001	10,357	35,081	35,686	238,303	29,040	3,218,245	112,185,795
Female In labor force:	7,647	5,248	19,798	22,722	157,507	17,115	1,912,651	64,547,732
Female Civilian labor force	7,647	5,248	19,798	22,690	157,319	17,115	1,903,633	64,383,493
Female Civilian employed	7,099	5,040	18,648	21,728	150,712	16,228	1,788,233	60,630,069
Female Civilian unemployed	548	208	1,150	962	6,607	887	115,400	3,753,424
Female In Armed Forces	0	0	0	32	188	0	9,018	164,239
Female Not in labor force	7,354	5,109	15,283	12,964	80,796	11,925	1,305,594	47,638,063

Source: U.S. Bureau of the Census (SF3)

As the figure below illustrates, labor force participation in Paulding County was higher than rates of participation for the state of Georgia and for the US as a whole. These data indicate that workers in Paulding are able to find employment at higher than average national and state rates.

Labor Force Participation, Paulding County, Georgia and US 1990-2000



Economic Segmentation

The table below illustrates major sector private employment, sales and establishments within Paulding County in 2002. As this table indicates, the county is dominated by manufacturing interests, wholesale and retail trade. Industry descriptions within the table are provided by NAICS codes established by the US Department of Commerce.

NAICS code	Industry Code Description	Total Establishments	Annual Payroll (\$1,000)	Number of Employees
-----	Total	1,219	253,765	10,404
11----	Forestry, fishing, hunting, and agriculture support	5	0	0-19
21----	Mining	3	0	20-99
22----	Utilities	2	0	0-19
23----	Construction	324	59,319	1,875
31----	Manufacturing	46	34,066	936
42----	Wholesale trade	78	14,914	392
44----	Retail trade	167	55,547	2,724
48----	Transportation & warehousing	47	4,943	173
51----	Information	9	2,359	79
52----	Finance & insurance	43	9,666	263
53----	Real estate & rental & leasing	37	2,687	129
54----	Professional, scientific & technical services	95	12,685	429
55----	Management of companies & enterprises	3	480	24
56----	Admin, support, waste	86	8,726	359

	mgt, remediation services			
61----	Educational services	7	522	28
62----	Health care and social assistance	57	19,122	746
71----	Arts, entertainment & recreation	12	1,427	118
72----	Accommodation & food services	72	15,085	1,480
81----	Other services (except public administration)	120	10,377	595
95----	Auxiliaries (exc corporate, subsidiary & regional mgt)	2	0	0-19
99----	Unclassified establishments	4	84	2

Source: 2002 Economic Census

Economic Resources

In addition to collaboration with various Chambers of Commerce in the area, the county is engaged in a number of economic development initiatives. These include the Industrial Building Authority, Airport Authority, and City of Dallas. These authorities focus much of their efforts on business recruitment.

In 2003, the county, municipalities, school districts and major businesses collaborated on a strategic planning process including public hearings, stakeholder meetings, and resulted in the establishment of goals, objectives and clarification of priorities for the county as a whole through an updated Comprehensive Plan.

Economic Trends

Employment Change by Sector, Paulding County 1990-2004

Sector	Employment, 1990	Employment, 2005	Employment Change	Percent Growth, 1990 - 2004
Manufacturing	NA	964	964	---
Trade, Transportation, and Utilities	1,170	3,840	2,670	228.2
Education and Health Services	1,379	4,069	2,690	195.1
Professional and Business Services	230	1,030	800	347.8
Leisure and Hospitality	326	1,922	1,596	489.6
Construction	742	2,310	1,568	211.3
Public Administration	31	132	101	325.8
Financial Activities	269	481	212	78.8

Other Services	60	342	282	470.0
Information	59	515	456	772.9
Natural Resources and Mining	NA	18	18	---
Total	4,267	15,623	11,356	266.1

Source: Georgia County Guide

Using the table above, a brief economic analysis can be performed using tools available at the University of Georgia sponsored website www.georgiastats.uga.edu. The discussion that follows is based on outcomes of analyses conducted using that tool.

During the period 1990 to 2004, employment in Paulding County increased by 11,356 jobs. In terms of employment growth, the most important industry was Education and Health Services (2,690 jobs). It is followed by Trade, Transportation, and Utilities (2,670 jobs), and Leisure and Hospitality (1,596 jobs).

Major Employers

As the above discussion indicates, educational systems and local government are major employers. The county retail and healthcare sectors provide services for more rural surrounding communities.

Paulding County Top Employers

Paulding County Board of Education ~ 3,000 +/- employees
Paulding County Government ~ 703 +/- employees
Wal-mart Associates Inc. ~ 701 +/- employees
WellStar Health System Inc. ~ 365 +/- employees
Aiken Grading Company ~ 260 +/- employees
Metromont Prestress Company ~ 200 +/- employees
Target Corporation ~ 185 +/- employees
Publix Super Market Inc. ~ 117 +/- employees
Home Depot ~ 110 +/- employees

Source: Paulding County Chamber of Commerce

Recent Business Initiatives

The Paulding County Industrial Building Authority (IBA) is a development authority responsible for supporting, growing and maintaining the tax base in the county. To that end, the IBA in association with the Chamber of Commerce, County Commissioners, Airport Authority and each of the Cities have been aggressively promoting business opportunities in Paulding County, the development of incentives, development of the Paulding County Airport, and Airport planning area master plan.

Housing

Types of Housing

The table below provides a summary of the types of housing found in Paulding County and surrounding counties for the years 1980 – 2000. The total number of dwelling units in the county nearly tripled between 1980 and 2000. The percentage of single unit (detached) dwellings also increased significantly between 1980 and 2000 (from 81% to 86%). The number of mobile homes more than doubled between 1980 and 2000 but the relative balance of mobile home dwellings decreased from 13% to about 9%.

	1980		1990		2000	
Paulding County	N	%	N	%	N	%
TOTAL Housing Units	9,162	100.0%	15,237	100.0%	29,274	100.0%
Single Units (detached)	7,403	80.8%	12,048	79.1%	25,227	86.2%
Single Units (attached)	74	0.8%	126	0.8%	125	0.4%
Double Units	215	2.3%	329	2.2%	400	1.4%
3 to 9 Units	162	1.8%	332	2.2%	617	2.1%
10 to 19 Units	74	0.8%	62	0.4%	161	0.5%
20 to 49 Units	30	0.3%	21	0.1%	174	0.6%
50 or more Units	14	0.2%	0	0.0%	15	0.1%
Mobile Home or Trailer	1,184	12.9%	2,187	14.4%	2,548	8.7%
All Other	6	0.1%	132	0.9%	7	0.0%

	1980		1990		2000	
Dallas	N	%	N	%	N	%
TOTAL Housing Units	932	100.0%	1,160	100.0%	2,160	100.0%
Single Units (detached)	615	66.0%	662	57.1%	1,255	58.1%
Single Units (attached)	31	3.3%	20	1.7%	28	1.3%
Double Units	145	15.6%	137	11.8%	135	6.3%
3 to 9 Units	58	6.2%	239	20.6%	537	24.9%
10 to 19 Units	49	5.3%	48	4.1%	72	3.3%
20 to 49 Units	0	0.0%	21	1.8%	32	1.5%
50 or more Units	0	0.0%	0	0.0%	11	0.5%
Mobile Home or Trailer	34	3.6%	24	2.1%	90	4.2%
All Other	0	0.0%	9	0.8%	0	0.0%

	1980		1990		2000	
Hiram	N	%	N	%	N	%
TOTAL Housing Units	351	100.0%	517	100.0%	505	100.0%
Single Units (detached)	311	88.6%	397	76.8%	419	83.0%
Single Units (attached)	3	0.9%	21	4.1%	10	2.0%
Double Units	13	3.7%	50	9.7%	60	11.9%
3 to 9 Units	5	1.4%	6	1.2%	12	2.4%
10 to 19 Units	0	0.0%	1	0.2%	0	0.0%
20 to 49 Units	2	0.6%	0	0.0%	0	0.0%
50 or more Units	0	0.0%	0	0.0%	0	0.0%

Mobile Home or Trailer	17	4.8%	36	7.0%	4	0.8%
All Other	0	0.0%	6	1.2%	0	0.0%
	1980		1990		2000	
Braswell	N	%	N	%	N	%
TOTAL Housing Units	86	100.0%	94	100.0%	21	100.0%
Single Units (detached)	54	62.8%	80	85.1%	18	85.7%
Single Units (attached)	0	0.0%	1	1.1%	0	0.0%
Double Units	13	15.1%	0	0.0%	0	0.0%
3 to 9 Units	0	0.0%	4	4.3%	3	14.3%
10 to 19 Units	0	0.0%	0	0.0%	0	0.0%
20 to 49 Units	0	0.0%	0	0.0%	0	0.0%
50 or more Units	0	0.0%	0	0.0%	0	0.0%
Mobile Home or Trailer	19	22.1%	9	9.6%	0	0.0%
All Other	0	0.0%	0	0.0%	0	0.0%
Source: US Census						

The table that appears below depicts projections of types of housing to be found in Paulding County for the years 2005 – 2030 (along with actual figures from earlier years). By 2030, the percentage of single unit (detached) dwellings is projected to be 87%, while mobile homes will increase to 8% of all dwellings.

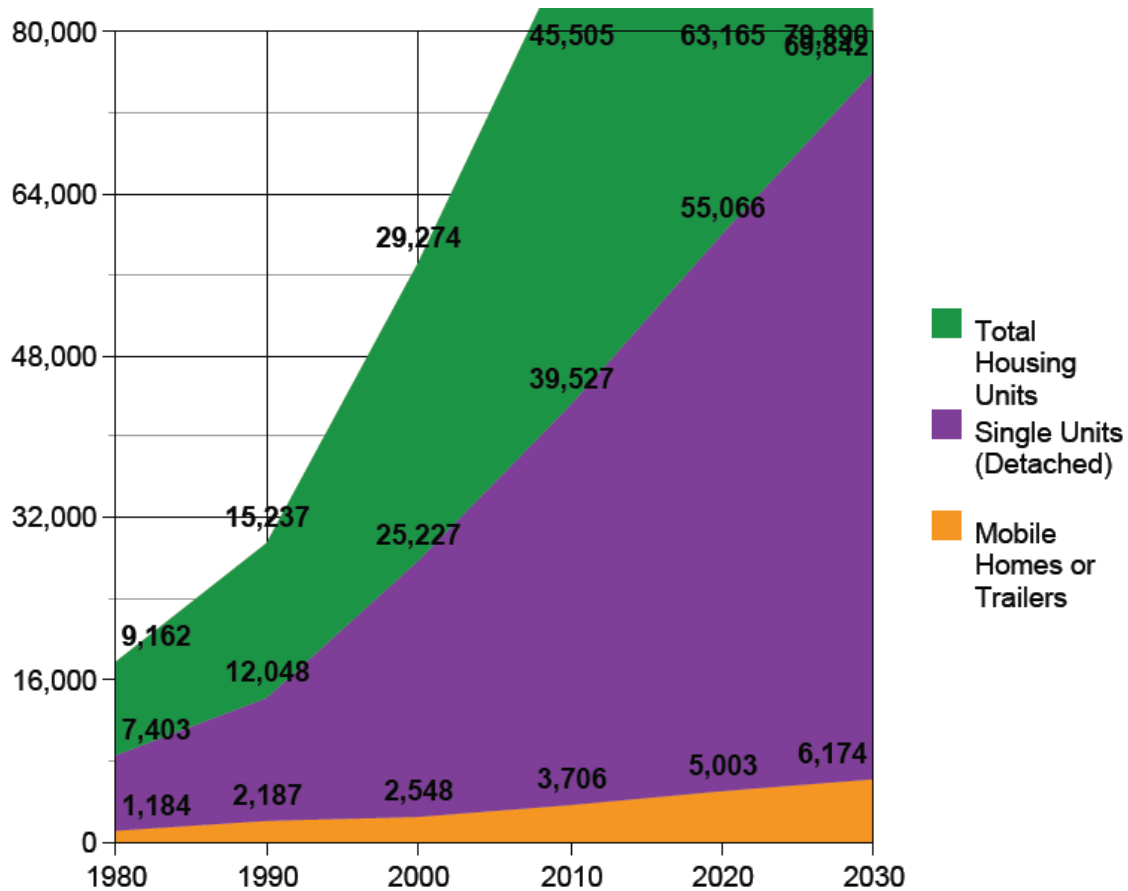
Types of Housing, 1990 – 2000, With Projections Through 2030

Paulding County	1980	1990	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	9,162	15,237	29,274	40,347	45,505	54,339	63,165	71,554	79,890
Single Units (detached)	7,403	12,048	25,227	34,955	39,527	47,279	55,066	62,473	69,842
Single Units (attached)	74	126	125	161	175	200	225	249	271
Double Units	215	329	400	525	570	660	748	830	911
3 to 9 Units	162	332	617	847	978	1,174	1,371	1,560	1,747
10 to 19 Units	74	62	161	202	237	277	317	355	392
20 to 49 Units	30	21	174	242	285	345	407	466	524
50 or more Units	14	0	15	18	18	18	18	18	19
Mobile Home or Trailer	1,184	2,187	2,548	3,389	3,706	4,375	5,003	5,593	6,174
All Other	6	132	7	8	9	10	10	10	10
Dallas	1980	1990	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	932	1,160	2,160	3,755	6,494	7,262	8,033	8,971	9913
Single Units (detached)	615	662	1,255	2,153	3,683	4,089	4,494	4,987	5483
Single Units (attached)	31	20	28	41	63	61	59	58	59
Double Units	145	137	135	202	304	302	296	299	297
3 to 9 Units	58	239	537	1,000	1,819	2,112	2,409	2,758	3111
10 to 19 Units	49	48	72	119	197	210	225	245	265
20 to 49 Units	0	21	32	61	112	132	152	175	198
50 or more Units	0	0	11	21	40	45	52	61	69
Mobile Home or Trailer	34	24	90	158	276	311	346	388	431
All Other	0	9	0	0	0	0	0	0	0
Hiram	1980	1990	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing	351	517	505	664	672	998	1,142	1,320	1,498

Units									
Single Units (detached)	311	397	419	543	547	767	895	1,019	1,141
Single Units (attached)	3	21	10	15	15	24	29	36	43
Double Units	13	50	60	89	93	153	185	225	267
3 to 9 Units	5	6	12	17	17	27	33	40	47
10 to 19 Units	0	1	0	0	0	0	0	0	0
20 to 49 Units	2	0	0	0	0	0	0	0	0
50 or more Units	0	0	0	0	0	0	0	0	0
Mobile Home or Trailer	17	36	4	1	0	0	0	0	0
All Other	0	6	0	0	0	0	0	0	0
Braswell	1980	1990	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	86	94	21	38	50	61	72	82	92
Single Units (detached)	54	80	18	34	45	56	66	75	81
Single Units (attached)	0	1	0	0	0	0	0	0	0
Double Units	13	0	0	0	0	0	0	0	0
3 to 9 Units	0	4	3	4	5	5	6	7	8
10 to 19 Units	0	0	0	0	0	0	0	0	0
20 to 49 Units	0	0	0	0	0	0	0	0	0
50 or more Units	0	0	0	0	0	0	0	0	0
Mobile Home or Trailer	19	9	0	0	0	0	0	0	0
All Other	0	0	0	0	0	0	0	0	0
Polk County	1980	1990	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	12,027	13,585	15,059	15,817	16,575	17,333	18,091	18,849	19,607
Single Units (detached)	9,734	10,262	11,246	11,624	12,002	12,380	12,758	13,136	13,514
Single Units (attached)	141	130	188	200	212	223	235	247	259
Double Units	525	443	538	541	545	548	551	554	558
3 to 9 Units	602	615	892	965	1,037	1,110	1,182	1,255	1,327
10 to 19 Units	75	86	87	90	93	96	99	102	105
20 to 49 Units	13	5	15	16	16	17	17	18	18
50 or more Units	133	87	158	164	171	177	183	189	196
Mobile Home or Trailer	804	1,825	1,922	2,202	2,481	2,761	3,040	3,320	3,599
All Other	0	132	13	16	20	23	26	29	33
Haralson County	1980	1990	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	6,956	9,016	10,719	11,660	12,601	13,541	14,482	15,423	16,364
Single Units (detached)	5,357	5,918	6,828	7,196	7,564	7,931	8,299	8,667	9,035
Single Units (attached)	61	73	134	152	171	189	207	225	244
Double Units	308	291	266	256	245	235	224	214	203
3 to 9 Units	412	353	405	403	402	400	398	396	395
10 to 19 Units	64	61	82	87	91	96	100	105	109
20 to 49 Units	14	0	21	23	25	26	28	30	32
50 or more Units	5	0	10	11	13	14	15	16	18
Mobile Home or Trailer	735	2,247	2,953	3,508	4,062	4,617	5,171	5,726	6,280
All Other	0	73	20	25	30	35	40	45	50
Carroll County	1980	1990	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	20,292	27,736	34,067	37,511	40,955	44,398	47,842	51,286	54,730

Single Units (detached)	14,721	17,832	23,057	25,141	27,225	29,309	31,393	33,477	35,561
Single Units (attached)	121	341	410	482	555	627	699	771	844
Double Units	915	935	1,049	1,083	1,116	1,150	1,183	1,217	1,250
3 to 9 Units	1,072	1,840	2,281	2,583	2,886	3,188	3,490	3,792	4,095
10 to 19 Units	343	831	682	767	852	936	1,021	1,106	1,191
20 to 49 Units	139	184	248	275	303	330	357	384	412
50 or more Units	323	0	166	127	88	48	9	0	0
Mobile Home or Trailer	2,658	5,577	6,165	7,042	7,919	8,795	9,672	10,549	11,426
All Other	0	196	9	11	14	16	18	20	23
Douglas County	1980	1990	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	17,748	26,495	34,825	39,094	43,364	47,633	51,902	56,171	60,441
Single Units (detached)	14,217	19,340	26,017	28,967	31,917	34,867	37,817	40,767	43,717
Single Units (attached)	83	463	700	854	1,009	1,163	1,317	1,471	1,626
Double Units	478	647	833	922	1,011	1,099	1,188	1,277	1,366
3 to 9 Units	642	1,514	2,310	2,727	3,144	3,561	3,978	4,395	4,812
10 to 19 Units	65	826	1,163	1,438	1,712	1,987	2,261	2,536	2,810
20 to 49 Units	56	505	532	651	770	889	1,008	1,127	1,246
50 or more Units	23	0	510	632	754	875	997	1,119	1,241
Mobile Home or Trailer	2,179	3,043	2,756	2,900	3,045	3,189	3,333	3,477	3,622
All Other	5	157	4	4	4	3	3	3	3
Cobb County	1980	1990	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	113,254	189,872	237,522	268,589	299,656	330,723	361,790	392,857	423,924
Single Units (detached)	74,010	115,895	157,298	178,120	198,942	219,764	240,586	261,408	282,230
Single Units (attached)	3,018	10,337	12,311	14,634	16,958	19,281	21,604	23,927	26,251
Double Units	2,260	2,419	2,750	2,873	2,995	3,118	3,240	3,363	3,485
3 to 9 Units	12,368	22,870	25,254	28,476	31,697	34,919	38,140	41,362	44,583
10 to 19 Units	13,155	21,033	18,896	20,331	21,767	23,202	24,637	26,072	27,508
20 to 49 Units	3,202	8,849	6,727	7,608	8,490	9,371	10,252	11,133	12,015
50 or more Units	1,993	2,590	9,109	10,888	12,667	14,446	16,225	18,004	19,783
Mobile Home or Trailer	3,241	4,888	5,090	5,552	6,015	6,477	6,939	7,401	7,864
All Other	7	991	87	107	127	147	167	187	207
Bartow County	1980	1990	2000	2005	2010	2015	2020	2025	2030
TOTAL Housing Units	14,567	21,757	28,751	32,297	35,843	39,389	42,935	46,481	50,027
Single Units (detached)	11,108	13,546	20,165	22,429	24,694	26,958	29,222	31,486	33,751
Single Units (attached)	124	214	449	530	612	693	774	855	937
Double Units	496	669	487	485	483	480	478	476	474
3 to 9 Units	518	1,075	1,604	1,876	2,147	2,419	2,690	2,962	3,233
10 to 19 Units	186	237	196	199	201	204	206	209	211
20 to 49 Units	34	123	175	210	246	281	316	351	387
50 or more Units	39	75	145	172	198	225	251	278	304
Mobile Home or Trailer	2,062	5,615	5,477	6,331	7,185	8,038	8,892	9,746	10,600
All Other	0	203	53	66	80	93	106	119	133
Source: US Census; ARC; PC									

Projections on the proportion of single family detached homes in Paulding County remain relatively constant, as depicted in the figure below. Projections indicate that there will be no increases in housing density with a decrease in the number and proportion of mobile homes. However, the overall number of housing units as well as the overall number of single family homes will increase substantially.



Age of Housing

The table below illustrates the age of housing stock in Georgia, selected comparison counties, Paulding County and its municipalities, using 2000 Census housing data. Approximately 8.5% of all housing stock in Paulding County was built prior to 1950. Comparable figures for the state of Georgia as a whole indicate that a significantly smaller percentage (20 percent) of housing stock statewide was built prior to 1950.

Age Housing, 1990-2000

Category	Paulding County	
	1990	2000
Built 1970 - 1979	3,890	3,218
Built 1960 - 1969	1,851	1,897
Built 1950 - 1959	1,014	1,044

Built 1940 - 1949	601	524
Built 1939 or earlier	806	932
Dallas		
Category	1990	2000
Built 1970 - 1979	201	153
Built 1960 - 1969	192	274
Built 1950 - 1959	119	202
Built 1940 - 1949	101	59
Built 1939 or earlier	167	210
Hiram		
Category	1990	2000
Built 1970 - 1979	194	190
Built 1960 - 1969	78	22
Built 1950 - 1959	38	53
Built 1940 - 1949	11	43
Built 1939 or earlier	43	4
Braswell		
Category	1990	2000
Built 1970 - 1979	25	3
Built 1960 - 1969	17	2
Built 1950 - 1959	12	2
Built 1940 - 1949	16	0
Built 1939 or earlier	11	1
Polk County		
Category	1990	2000
Built 1970 - 1979	3,145	2,859
Built 1960 - 1969	2,167	1,979
Built 1950 - 1959	1,668	1,568
Built 1940 - 1949	1,510	1,291
Built 1939 or earlier	2,065	2,110
Haralson County		
Category	1990	2000
Built 1970 - 1979	2,444	2,117
Built 1960 - 1969	1,583	1,542
Built 1950 - 1959	1,018	1,175
Built 1940 - 1949	671	566
Built 1939 or earlier	722	824
Carroll County		
Category	1990	2000
Built 1970 - 1979	7,679	6,821
Built 1960 - 1969	3,854	3,613
Built 1950 - 1959	2,713	2,555
Built 1940 - 1949	1,485	1,286
Built 1939 or earlier	2,768	2,517
Douglas County		
Category	1990	2000

Built 1970 - 1979	8,703	8,286
Built 1960 - 1969	3,482	3,282
Built 1950 - 1959	1,571	1,775
Built 1940 - 1949	384	609
Built 1939 or earlier	742	800
Cobb County		
Category	1990	2000
Built 1970 - 1979	49,124	48,315
Built 1960 - 1969	30,311	24,531
Built 1950 - 1959	13,930	12,326
Built 1940 - 1949	4,305	3,930
Built 1939 or earlier	3,543	3,340
Bartow County		
Category	1990	2000
Built 1970 - 1979	4,649	4,040
Built 1960 - 1969	3,402	2,863
Built 1950 - 1959	1,840	1,993
Built 1940 - 1949	1,211	1,025
Built 1939 or earlier	1,758	1,681
Georgia		
Category	1990	2000
Built 1970 - 1979	646,094	608,926
Built 1960 - 1969	453,853	416,047
Built 1950 - 1959	309,335	283,424
Built 1940 - 1949	168,889	144,064
Built 1939 or earlier	212,938	192,972

Source: US Census

Condition of Housing

The table below provides a summary of housing conditions for the years 1990 and 2000. For both years, data indicate that approximately 1% of all housing units lack complete plumbing facilities or complete kitchen facilities.

Condition of Housing, Paulding County, 1990

	Paulding County	Dallas	Hiram	Braswell
Total Housing Units	15,237	1,160	517	94
Complete Plumbing Facilities	15,089	1,137	513	101
Lacking Plumbing Facilities	148	0	4	7
Complete Kitchen Facilities	15,141	1,137	513	106
Lacking Kitchen Facilities	96	0	4	2

Source: US Census

Condition of Housing, Paulding County, 2000

	Paulding County	Dallas	Hiram	Braswell
Total Housing Units	29,274	2,160	505	21
Complete Plumbing Facilities	29,142	2,160	501	21
Lacking Plumbing Facilities	132	0	4	0
Complete Kitchen Facilities	29,097	2,160	496	21
Lacking Kitchen Facilities	177	0	9	0

Source: US Census

Condition of Housing, Surrounding Counties and Georgia, 1990

	Polk County	Haralson County	Carroll County	Douglas County	Cobb County	Bartow County	Georgia
Total Housing Units	13,585	9,016	27,736	26,495	189,872	21,757	2,638,418
Complete Plumbing Facilities	13,405	8,881	27,375	26,383	189,444	21,568	2,609,956
Lacking Plumbing Facilities	180	135	361	112	428	189	28,462
Complete Kitchen Facilities	13,461	8,903	27,478	26,407	18,9457	21,629	2,614,404
Lacking Kitchen Facilities	124	113	258	88	415	128	24,014

Source: US Census

Condition of Housing, Surrounding Counties and Georgia, 2000

	Polk County	Haralson County	Carroll County	Douglas County	Cobb County	Bartow County	Georgia
Total Housing Units	15,059	10,719	34,067	34,825	237,522	28,751	3,281,737
Complete Plumbing Facilities	14,910	10,576	33,815	34,713	236,722	28,608	3,252,197
Lacking Plumbing Facilities	149	143	252	112	800	143	29,540
Complete Kitchen Facilities	14,888	10,550	33,793	34,666	236,783	28,524	3,250,020
Lacking Kitchen Facilities	171	169	274	159	739	227	31,717

Source: US Census

Occupancy Characteristics

The table below provides a summary of the occupancy characteristics of housing units in Paulding County for the years 1990 and 2000. The data indicate that the percentage of housing units that were vacant decreased during this period, from 6% to 4% of all units. The percentage of owner-occupied units increased during this period from 77% to 83%.

Housing Occupancy, Paulding County, 1990

	Paulding County	Dallas	Hiram	Braswell
Total Housing Units	15,237	1,160	517	94
Housing Units Vacant	911	97	41	12
Housing units Owner Occupied	11,673	414	328	59
Housing Units Renter Occupied	2,653	626	148	37
Paulding County Comprehensive Plan Community Assessment			81	

Source: US Census

Housing Occupancy, Paulding County, 2000

	Paulding County	Dallas	Hiram	Braswell
Total Housing Units	29,274	2,160	505	21
Housing Units Vacant	1,185	122	15	0
Housing units Owner Occupied	24,383	1,061	370	16
Housing Units Renter Occupied	3,706	977	120	5

Source: US Census

Housing Occupancy, Surrounding Counties and Georgia, 1990

	Polk County	Haralson County	Carroll County	Douglas County	Cobb County	Bartow County	Georgia
Total Housing Units	13,585	9,016	27,736	26,495	189,872	21,757	2,638,418
Housing Units Vacant	9,068	6,283	2,366	2,218	18,584	1,666	271,803
Housing units Owner Occupied	3,451	1,965	17,616	18,880	110,678	14,397	1,536,829
Housing Units Renter Occupied	1,066	768	7,754	5,397	60,610	5,694	829,786

Source: US Census

Housing Occupancy, Surrounding Counties and Georgia, 2000

	Polk County	Haralson County	Carroll County	Douglas County	Cobb County	Bartow County	Georgia
Total Housing Units	15,059	10,719	34,067	34,825	237,522	28,751	3,281,737
Housing Units Vacant	1,047	893	2,499	2,003	10,035	1,575	275,368
Housing units Owner Occupied	9,990	7,384	22,268	24,564	155,055	20,456	2,029,293
Housing Units Renter Occupied	4,022	2,442	9,300	8,258	72,432	6,720	977,076

Source: US Census

Housing Costs

A summary of the median property value and median rent for the years 1990 and 2000 is provided below. The data indicate that median property values increased almost 64% during that decade, while median rents increased from \$337 in 1990 to \$628 in 2000, an increase of 86% during that 10 year period. As is noted in other data presented below, Paulding remains a relatively inexpensive place to live within the metro Atlanta area, but rising housing costs deserve attention from area leadership.

Housing Costs (In Dollars), Paulding County, 1990

	Paulding County	Dallas	Hiram	Braswell
Median Property Value	68,200	54,100	59,100	58,000
Median Rent	442	325	486	425

Source: US Census

Housing Costs (In Dollars), Paulding County, 2000

Paulding County Comprehensive Plan
Community Assessment

	Paulding County	Dallas	Hiram	Braswell
Median Property Value	106,100	89,100	84,800	83,300
Median Rent	628	555	581	192

Source: US Census

Housing Costs (In Dollars), 1990

	Georgia	Polk County	Haralson County	Carroll County	Douglas County	Cobb County	Bartow County
Median Property Value	70,700	41,600	47,100	60,300	73,400	97,700	63,100
Median Rent	433	216	212	264	445	483	308

Source: US Census

Housing Costs (In Dollars), 2000

	Georgia	Polk County	Haralson County	Carroll County	Douglas County	Cobb County	Bartow County
Median Property Value	111,200	73,900	76,500	93,300	102,700	147,600	99,600
Median Rent	613	425	395	488	731	806	575

Source: US Census

Cost-Burdened Housing/Jobs Housing Balance

Information on the number of households affected by cost-burdened housing is presented in the following table. Cost burdened housing reflects the number of households that spend more than 30% of their household income on rent or mortgage payments. Of all households included in the analysis, about 19% of all Paulding households contribute more than 30% of income to housing costs. This is lower than the average for the state, where over 20.6% of all Georgia households contribute over 30% of income to housing.

Cost-Burdened Housing for Paulding County, 1990

	Paulding County	Dallas	Hiram	Braswell
30% - 49%	2,385	99	69	1
50% and greater	NA	NA	NA	NA
Not Computed	269	33	13	0

Source: US Census

Cost-Burdened Housing for Paulding County, 2000

	Paulding County	Dallas	Hiram	Braswell
30% - 49%	3,487	325	65	6
50% and greater	1,836	208	34	0
Not Computed	387	44	15	0

Source: US Census

Cost-Burdened Housing for Surrounding Counties, 1990

	Georgia	Polk County	Haralson County	Carroll County	Douglas County	Cobb County	Bartow County
30% - 49%	298,998	2,209	1,213	4,643	4,597	38,182	3,326
50% and greater	NA	NA	NA	NA	NA	NA	NA
Not Computed	54,838	413	243	665	337	1,988	529

Source: US Census

Cost-Burdened Housing for Surrounding Counties, 2000

	Georgia	Polk County	Haralson County	Carroll County	Douglas County	Cobb County	Bartow County
30% - 49%	397,964	1,560	971	3,550	4,443	33,488	2,968
50% and greater	278,401	1,081	666	2,747	2,460	19,277	1,617
Not Computed	97,216	589	396	984	632	3,282	694

Source: US Census

The following table illustrates availability of affordable housing in Paulding and other counties. Data in this table are created using a ratio of median household value and median household income. The column on the far right is a ratio of the community ratio to that of the nation as a whole. Paulding's ratio compares favorably to the national ratios and to that of the metro Atlanta area. This table is taken from data available at www.demographia.com, which provides data on housing and quality of life indicators across communities.

Housing Affordability, Paulding County and Selected Comparison Counties, Metro Atlanta Average and National Average, 2000

Higher Values Mean Less Housing Affordability

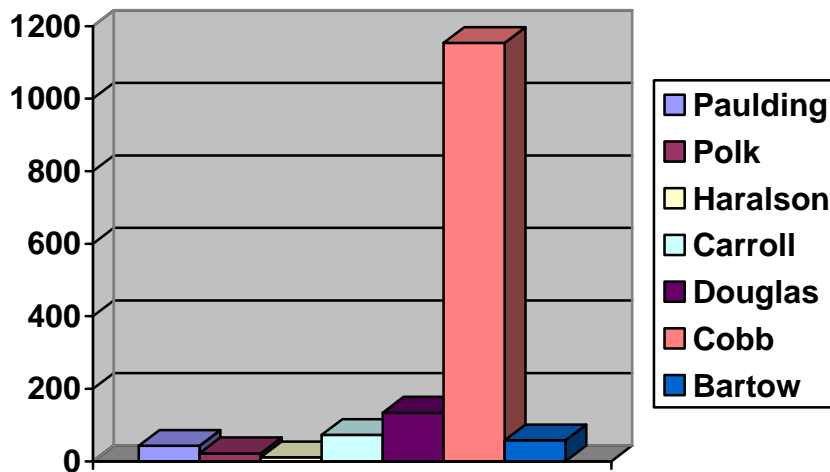
County	Median House Value Multiple of Median Household Income	Compared to National Average
Fulton County, Georgia	3.82	1.34
Clayton County, Georgia	2.17	0.76
Cobb County, Georgia	2.53	0.89
DeKalb County, Georgia	2.75	0.97
Douglas County, Georgia	2.05	0.72
Fayette County, Georgia	2.41	0.85
Gwinnett County, Georgia	2.35	0.82
Inner Metro Counties	2.38	0.83
Bartow County, Georgia	2.28	0.80
Carroll County, Georgia	2.40	0.84
Haralson County, Georgia	2.42	0.85

Paulding County, Georgia	2.03	0.71
Polk County, Georgia	2.29	0.80
Outer Counties	2.32	0.81
Metropolitan Average	2.37	0.83
National Average	2.85	1.00

Source: 2000 US Census; www.demographia.com

Special Housing Needs

In 2000, the county reported 11,590 residents over age 5 with disabilities (15.8 percent of the total population), ranking it 9th of the 159 counties. The proportion of persons with disabilities within age groups increases for those aged 65-74, where 43.7% of the population is reporting disability and for those aged 75 or older, where 63.9% report disabilities. In 2004 Medicare aged and disabled enrollment for the county was 5,331 persons.



Source: Georgia County Guide

Since some special housing needs data is not directly available, indirect assessments of housing needs for special populations can be made using data related to financial and social welfare payments. The figure below illustrates an indirect measure of persons in the county with special housing needs.

Selected Government Payments for Paulding County, 2005

Benefit	Amount	%
Food Stamps	4,763,760	9.5
Medicaid	34,279,702	68.6
TANF	350,986	0.7
OASDI	10,143,000	20.3
SSI	464,000	0.9
Total	50,001,448	100.0

Source: Georgia County Guide

Data are not available on the number, if any, of migrant farm workers residing in Paulding County, or on their housing needs. Direct information on housing for persons recovering from substance abuse is also not available, although data indicate that the county includes 1,008 active probationers, 40.1% of whom have been convicted of drug related/DUI crimes. Approximately 19.6 percent of active probationers are female.

Housing Overcrowding

The following table provides a summary of overcrowded housing conditions, defined as dwelling units in which the average number of residents per room is greater than one, for the years 1990 and 2000. For Paulding County, the data suggest that the relative percentage of housing units that can be classified as “overcrowded” has decreased slightly between 1990 and 2000 (3.0% and 2.3%, respectively).

Housing Overcrowding for Paulding County, 1990

	Paulding County	Dallas	Hiram	Braswell
Total Occupied Housing Units	14,326	1,040	476	96
More than 1 Person per Room	423	48	16	2

Source: US Census

Housing Overcrowding for Paulding County, 2000

	Paulding County	Dallas	Hiram	Braswell
Total Occupied Housing Units	28,089	2,038	490	21
More than 1 Person per Room	657	46	16	0

Source: US Census

Housing Overcrowding for Surrounding Counties, 1990

	Polk County	Haralson County	Carroll County	Douglas County	Cobb County	Bartow County	Georgia
Total Occupied Housing Units	12,519	8,248	25,370	24,277	171,288	20,091	2,366,615
More than 1 Person per Room	488	295	858	639	3,107	752	95,828

Source: US Census

Housing Overcrowding for Surrounding Counties, 2000

	Polk County	Haralson County	Carroll County	Douglas County	Cobb County	Bartow County	Georgia
Total Occupied Housing Units	14,012	9,826	31,568	32,822	227,487	27,176	3,006,369
More than 1 Person per Room	747	320	1,029	1,208	9,463	1,093	145,235

Source: US Census

Barriers to Affordable Housing

Paulding County's millage rate was 24.53 in 2005 ranking 51st out of 159 counties. The county ranks 18th of all 159 counties on net property and utility digest, as calculated by the Georgia County Government Yearbook for 2005. Median gross rental costs are \$628, slightly above the state average of \$613. Median costs to own a home in Paulding also compare favorably to statewide data, at \$106,100 and \$111,200, respectively. Mobile homes represent about 8.7% of all housing units in the county in 2000, a lower proportion than the state as a whole, where mobile homes represent 12% of all households. This ranks Paulding 142nd out of 159 counties.

Land values in Paulding County are also rising. The Georgia County Guide places Paulding 22nd among the 159 counties in Master Economic Rank. This ranking is achieved by using the adjusted gross income reported on Georgia tax return, the local option sales taxes distribution from the state and assessed property and utility values. Paulding improved its ranking from 30th to 23rd since 1997. Assessed property value (at 40% assessment) for the county was \$3,285,601,673 in 2005, an increase of 15.4% from 2004. These data are good news for tax rolls, but may be slight indications of concern for lower income housing. As the overall picture of land values improves in the county, homes become more expensive.

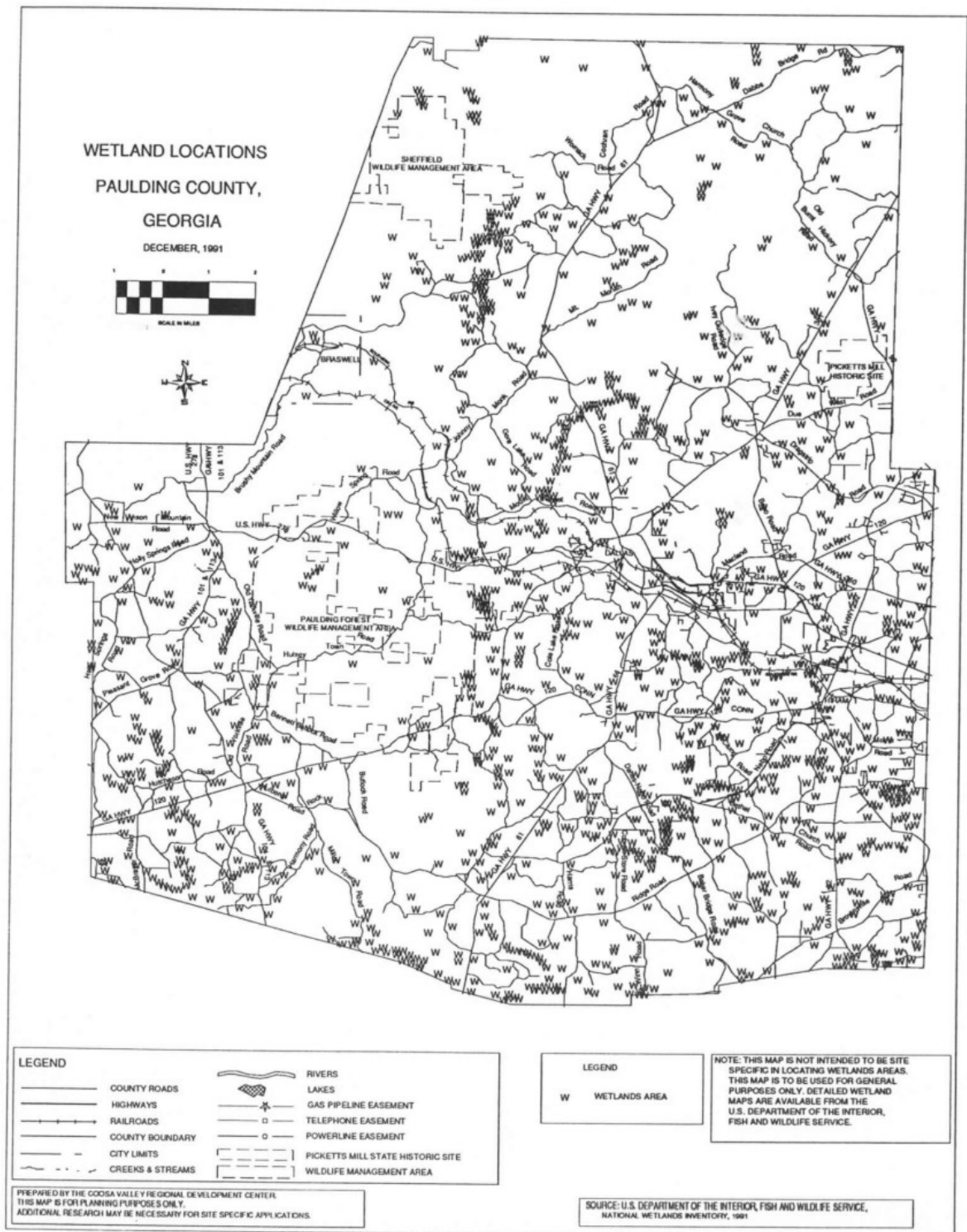
Mapping of Significant Natural and Cultural Resources

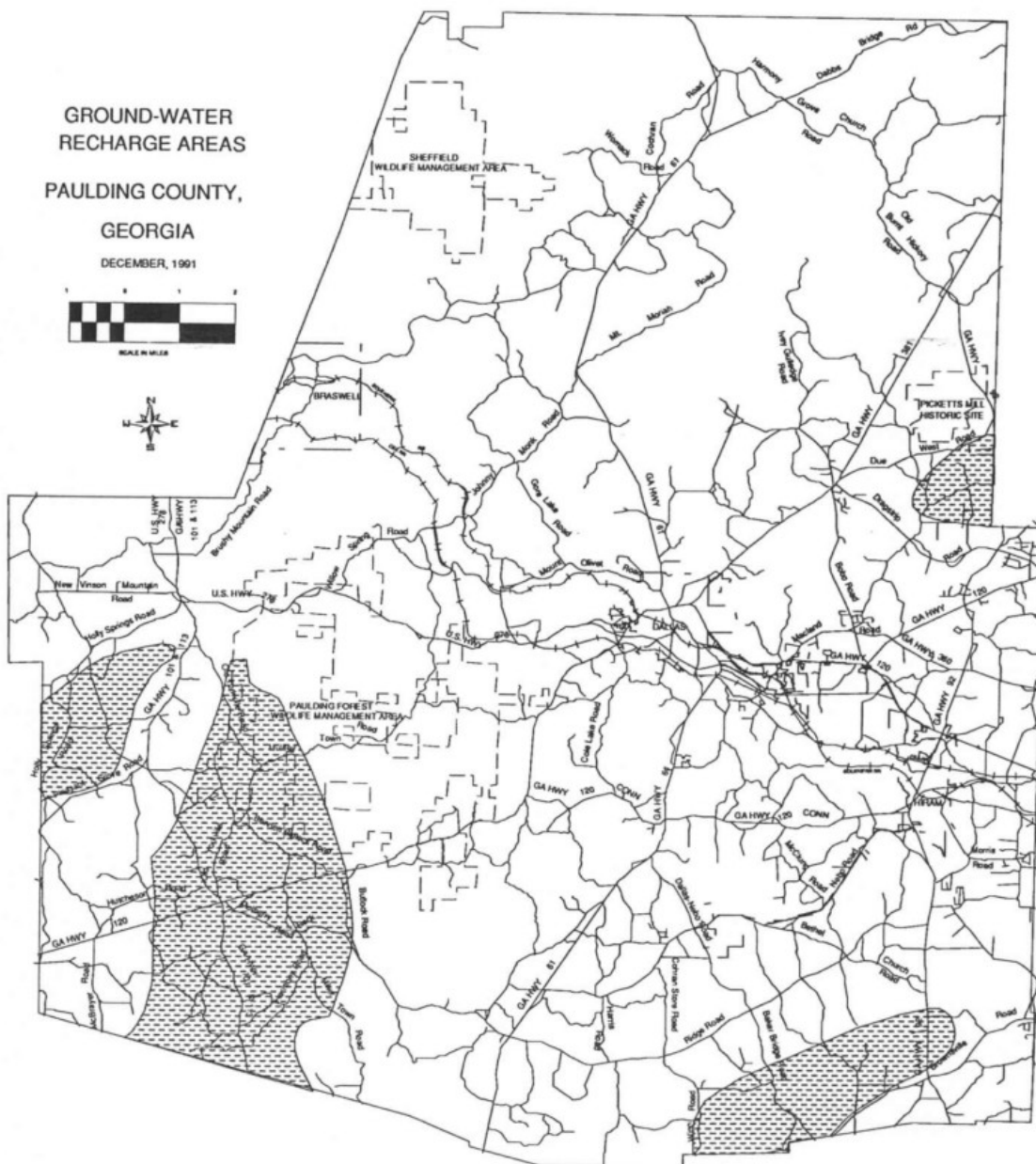
Environmental Planning Criteria

Paulding County has adopted all environmental planning standards as required by the Georgia Department of Resources (Part V Standards) and the Metropolitan North Georgia Water Planning District.

A map of Paulding County's water supply watershed is presented below. The overall assessment concluded that while the watershed was in relatively good condition, some areas were in danger of pollution. Based on physical habitat assessments, water quality parameters, fecal coliform and enterococci bacterial counts, and assessments of macroinvertebrate and fish communities, streams in the county compare favorably to assessments of other streams within the metro Atlanta Area. However some streams show signs of degradation from sediment inputs, elevated nutrients and fecal wastes.

The following maps represent the county's wetlands and groundwater recharge areas.





	COUNTY ROADS		RIVERS
	HIGHWAYS		LAKES
	RAILROADS		GAS PIPELINE EASEMENT
	COUNTY BOUNDARY		TELEPHONE EASEMENT
	CITY LIMITS		POWERLINE EASEMENT
	CREEKS & STREAMS		PICKETTS MILL STATE HISTORIC SITE
			WILDLIFE MANAGEMENT AREA

LEGEND

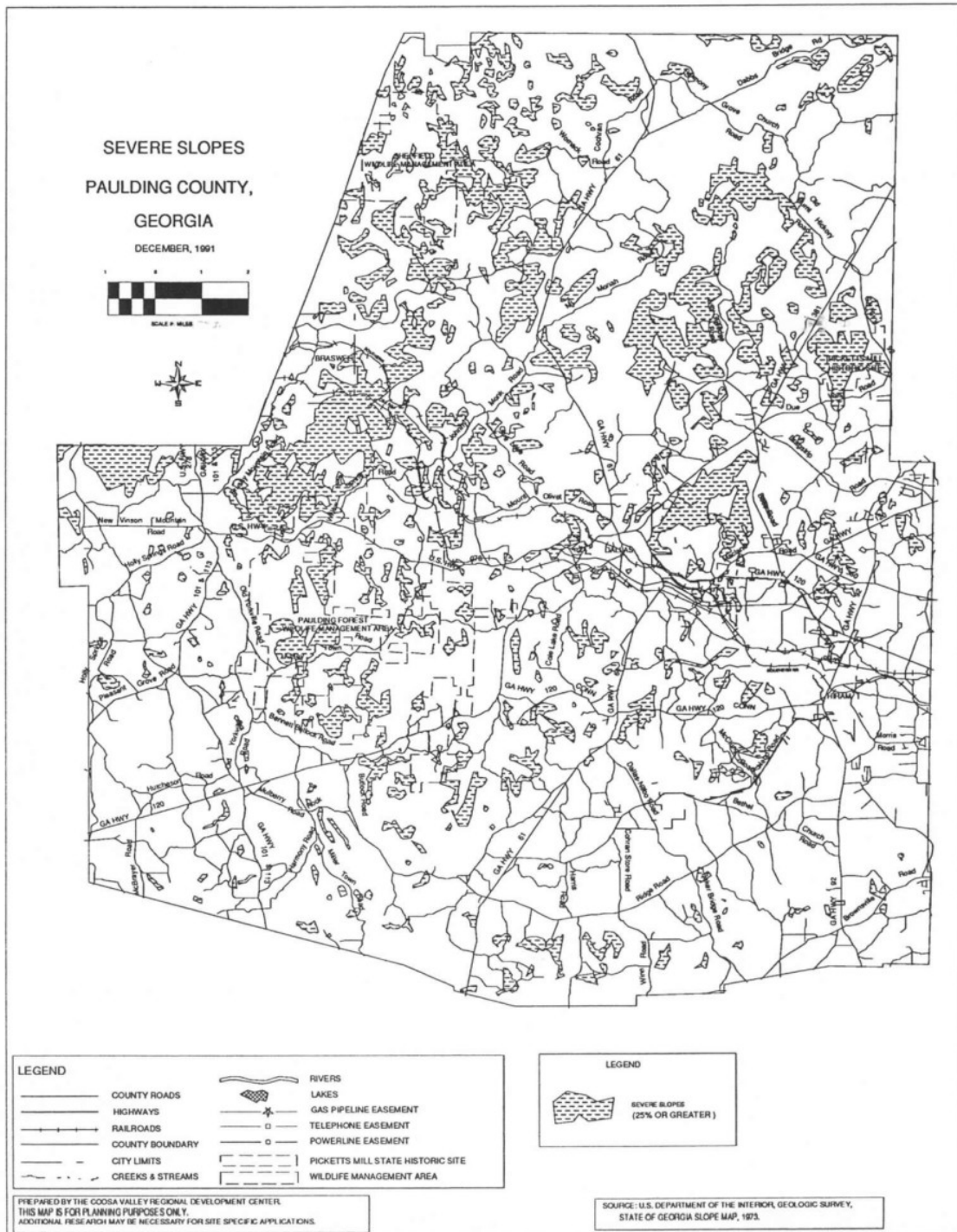
GROUND-WATER RECHARGE AREAS

SOURCE: GEORGIA DEPARTMENT OF NATURAL RESOURCES, HYDROLOGIC ATLAS 18-MOST SIGNIFICANT GROUND-WATER RECHARGE AREAS OF GEORGIA, 1989.

There are no river corridors or protected mountains within the county.

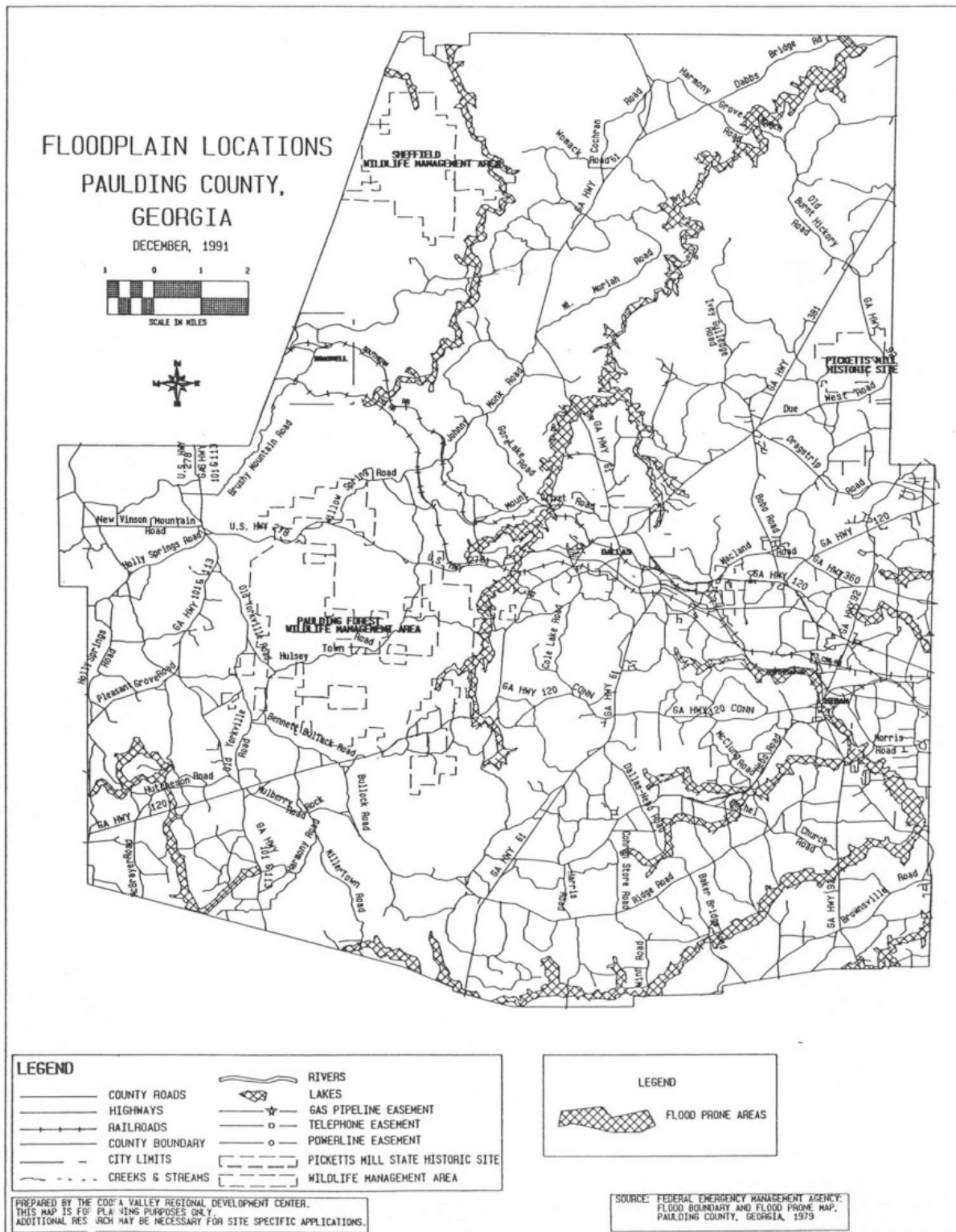
Other Environmentally Sensitive Areas:

Paulding County has other areas of environmental concern. Steep slope areas of the county are illustrated in the following map:



24

The following map illustrates flood plains within the county.



Endangered Plants and Animals in Paulding County

The Georgia Department of Natural Resources (GA DNR) has identified a number of plant and animal species deemed to be in need of protection or of special concern. In addition, the U.S. Fish and Wildlife Service of the Department of the Interior also has identified endangered animal species and plant life in Paulding County. The following table provides a list of these plant and animal species and their status.

Endangered and Threatened Animals and Plants: Paulding County, Georgia (Identified by the U.S. Fish and Wildlife Service)

ANIMALS			
Common Name	Scientific Name	Federal Status*	State Status*
Tallapoosa Shiner	<i>Cyprinella gibbsi</i>		S2S3
Etowah Darter	<i>Etheostoma etowahae</i>	E	S1
Cherokee Darter	<i>Etheostoma scotti</i>	T	S2
Tallapoosa Darter	<i>Etheostoma tallapoosae</i>	R	S2S3
Finelined Pocketbook	<i>Hamiota altilis</i>	T	S1S2
Lined Chub	<i>Hybopsis lineapunctata</i>	R	S2
Etowah Chub	<i>Hybopsis sp. 9</i>		S1
Pretty Shiner	<i>Lythrurus bellus</i>		S2
PLANTS			
Pink Ladyslipper	<i>Cypripedium acaule</i>	U	S4
Bay Star-vine	<i>Schisandra glabra</i>	T	S2
Georgia Aster	<i>Symphyotrichum georgianum</i>	T	S2

*State Rank

- S1** Critically imperiled in state because of extreme rarity (5 or fewer occurrences).
- S2** Imperiled in state because of rarity (6 to 20 occurrences).
- S3** Rare or uncommon in state (on the order of 21 to 100 occurrences).
- S4** Apparently secure in state (of no immediate conservation concern).
- S5** Demonstrably secure in state.
- SA** Accidental in state, including migratory or wide-ranging species recorded only once or twice or at very great intervals.
- SN** Regularly occurring, usually migratory and typically nonbreeding species.
- SR** Reported from the state, but without persuasive documentation (no precise site records and no verification of taxonomy).
- SU** Possibly in peril in state but status uncertain; need more information on threats or distribution.
- SX** Apparently extirpated from state. GXC is known only in cultivation/captivity.
- SE** An exotic established in state. May be native elsewhere in North America. Sometimes difficult to determine if native (**SE?**).
- SH** Of historical occurrence in the state, perhaps not verified in the past 20 years, but suspected to be still extant.

- Q** Denotes a taxonomic question - either the taxon is not generally recognized as valid, or there is reasonable concern about its validity or identity globally or at the state level.
- ?** Denotes questionable rank; best guess given whenever possible (e.g. **S3?**).

Federal Status (US Fish and Wildlife Service, USFWS)

The following abbreviations are used to indicate the legal status of federally-protected plants and animals or those proposed for listing.

- LE** Listed as endangered. The most critically imperiled species. A species that may become extinct or disappear from a significant part of its range if not immediately protected.
- LT** Listed as threatened. The next most critical level of threatened species. A species that may become endangered if not protected.
- PE or PT** Candidate species currently proposed for listing as endangered or threatened.
- C** Candidate species presently under status review for federal listing for which adequate information exists on biological vulnerability and threats to list as endangered or threatened.
- PDL** Proposed for delisting.
- E(S/A) or T(S/A)** Listed as endangered or threatened because of similarity of appearance.
- (PS)** Indicates "partial status" - status in only a portion of the species' range. Typically indicated in a "full" species record where an infraspecific taxon or population has U.S. ESA status, but the entire species does not.

Historic and Cultural Sites

Purpose

Historic resources are visual reminders *of* an area's past. They provide a link to an area's cultural heritage that helps an area understand its historic development, growth and changes over time. If historic resources are not protected, residents will eventually forget the memory and traditions that those resources preserve.

Paulding County has a distinct history and development that distinguish it from other areas in the State. The county's history and development, described in the developmental history section that follows, deserve to be remembered and taught to future generations. By considering its historic resources and promoting their protection in the county plan, the county is ensuring that Paulding's heritage will be preserved.

Inventory

Historic resources may include, but are not limited to, the following items:

1. Landmark buildings and structures are individual buildings or structures. They need not be historic in the sense that they are associated with a famous person or a specific important event in history. Buildings and structures *of* a certain type or method *of* construction or that are examples *of* a certain period in a community's history or development also warrant consideration.
2. Commercial districts may be a community's central business district or a crossroads area in a small community. These districts may have architectural, historic, or cultural significance, representing certain periods *of* time. They warrant planning consideration.
3. Residential districts may have architectural, historic, or cultural significance, also representing certain period *of* time. These districts warrant planning consideration.
4. Rural resources can include crossroad stores, crossroads settlements, farmsteads, rural districts, and individual outbuildings. Rural resources warrant planning consideration.
5. Archeological and cultural sites may include battlefield sites or sites of Indian activity. The sites warrant planning consideration. The county also has numerous historical markers in the Dallas-New Hope-Picketts Mill area.

Paulding County's historic resources were surveyed in 1977. The survey was essentially a preliminary windshield survey, meaning that county roads were driven, slides were taken of intact pre-1930 properties, and very brief written architectural descriptions were recorded. Fifty-four properties were recorded in Dallas, twenty in Hiram, and ninety-seven in the rural portions of the county for a total of 171 recorded pre-1930 properties.

As part of Paulding County's state mandated comprehensive planning, a preliminary survey was conducted by CVRDC staff in the spring of 1991. Again, county roads were driven, brief descriptions of building styles/types, estimated construction dates, and occupancy/vacancy were recorded, along with an assessment of the property's physical condition and integrity (degree of historic materials and features left intact).

At the time of the 1991 survey, there were two listings in Paulding county on the National Register of Historic Places: Paulding County Courthouse, part of a statewide courthouse thematic nomination, listed in 1980, and Pickett's Mill Battlefield Site, listed in 1973.

According to 1940 U. S. Census figures, there were 2,910 dwellings in the county at the time and 2,299 of those were farmhouses. The 1940 figures show that there was a building boom in Paulding County between 1890 and 1925, when 1,948 houses (of the 2,910 that existed in 1940) were reported to have been constructed.

Based on the 1940 census figures, there existed a potential for 2,910 dwellings that would qualify as historic today, i.e., over 50 years old.

The 1991 preliminary survey recorded approximately 930 historic properties in the county, with approximately 220 in Dallas, 59 in Hiram, and approximately 650 in the remainder of the county.

The survey figures are not exact. Rapid recent development and widespread construction and earthmoving in the county made the survey difficult to conduct. Old roads had been closed, new roads had been opened and acres of open land had been subdivided since the last survey. Highways were especially difficult to survey. The survey generally represents the locations and distribution of historic properties in the county, but some individual locations need to be rechecked for accuracy.

The great majority of high style houses were found in Dallas and Hiram. Craftsmen and Queen Anne were the predominant styles. Gothic Revival, Tudor Revivals, and a few Colonial Revivals were also present. The remaining houses were the same building types as were found in rural portions of the county: gable front bungalows, gable front and wrap, hall and parlors, and pyramid cottages.

The rural houses were predominantly building types with minimal stylistic details. Of the approximately 640 rural houses surveyed, hall and parlors made up about 19 percent, gable fronts about 17 percent. Craftsman styled houses about 12 percent, gable front and wings about 11 percent, Queen Anne style about 6 percent, double pens about 5 percent, pyramid cottages about 4 percent, mass plan side gables about 4 percent, and saddlebags about 3 percent. Almost all of the dwellings were frame and one-story. Most chimneys were brick, but there were stacked stone chimneys.

Approximately 23 outbuildings or groups of outbuildings were recorded independently of dwellings. Five schools were recorded; 13 churches; 17 cemeteries; 1 depot; and

2 masonic meeting halls. (Of 55 schools reported to have existed in 1900, only one, possibly two, remain today).

A small number of commercial buildings remain. Dallas and Hiram each have two small commercial blocks. There *were* several small commercial buildings in crossroads settlements. Paulding County has recognizable commercial districts left in Dallas and Hiram. Locations and boundaries are marked on the U.S.G.S. maps on file at CVRDC.

Dallas, Hiram, and a few crossroads settlements have residential districts.

Locations and boundaries are marked on the U.S.G.S. maps.

There are several crossroads stores, individual rural sites, and outbuildings which deserve consideration. There are a number of crossroads settlements and rural clusters of buildings which also merit consideration. Potential exists for small rural districts at Burnt Hickory Ridge, Harmony Grove, Yorkville, New Hope, Crossroads, Route 61 south of Dallas, Route 120 south of Dallas, along Route 360 near Cobb County line, between routes 360 and 278 near Cobb County line, south of Union, near Sudie, southwest of Hiram, and a cluster on the Rockmart South U.S.G.S. map. Locations and rough boundaries are marked on U.S.G.S. maps on which this report is based.

There are 48 recorded archeological sites in Paulding County on file at the Georgia Archaeological Site File at UGA and at the Historic Preservation Section of DNR. The number of sites are roughly in line with the number of sites in some adjacent counties: 51 in Douglas, 42 in Haralson, and 49 in Polk, but far less than the 681 recorded sites in Bartow County and the 230 recorded sites in Carroll County, both adjacent to Paulding.

There are a number of Civil War military sites in the county as well. Pickett's Mill Battlefield Site is listed on the National Register of Historic Places.

An additional 26 sites have been marked with Georgia Historical markers, maintained by the Georgia Department of Natural Resources. The markers identify army camp sites, headquarters, and battle lines, and describe troop movements and tactics. A list of the markers is included with the 1991 preliminary survey forms, on file at CVRDC, the county, and the Historic Preservation Section of DNR. The list is taken from Georgia Historical Markers, Bay Tree Grove publishers of Helen, GA., published in 1973.

Assessment

The windshield survey carried out in the spring of 1991 confirmed that the 1977 survey needs updating. The old survey provided no photographs, only slides, and no individual histories on the recorded buildings.

Ideally, a new comprehensive survey needs to be conducted. Barring that, the recent windshield survey can be used as a starting point for compiling a list of architecturally intact buildings and the recent survey maps can be used as the basis for identifying buildings with historic significance.

At a minimum, new photographs need to be taken, keyed to maps, and historic properties eventually recorded on land use maps so that information can be utilized by county and city governments, local businessmen and individual property owners.

In the past, the greatest threat to Paulding County's historic resources was the loss of farming population and resulting benign neglect. Abandoned historic buildings, especially farmhouses and outbuildings, slowly deteriorated.

More recently, with burgeoning population growth from the Atlanta metropolitan area, new development and road building appear to be the greatest threat. As land is cleared and graded, old buildings, particularly in rural areas, are increasingly torn down. Buildings in Dallas, Hiram, and the small crossroads communities have a higher survival rate, although there have been obvious losses, especially for commercial development at high profile intersections.

Inappropriate rehabilitation is another, more subtle, threat to the county's historic resources. Through a process of attrition, property appearances have changed over the years. Now, with large numbers of new residents coming into the county, is a time of either great potential or great danger for Paulding's historic resources. It is important that residents understand that an old building can be made comfortable, liveable, and mechanically sound without sacrificing the features that make it historic and appealing in the first place. A number of historic photographs exist of Dallas' and Hiram's old commercial buildings. These photographs can provide valuable information for restoring historic storefronts that have been obscured.

Except in extreme cases, rehabilitation is economically attractive, especially in light of federal and state tax incentives. Farm outbuildings are also eligible. Education about rehabilitation and tax incentives is imperative.

In the past, preservation has played a role in Paulding County's planning. The rehabilitation and continued use of the Paulding County Courthouse has served as a good example, as has the new courthouse annex, an outstanding and appropriate example of a well-thought out contemporary civic building which is attractive in its own right while complementing existing historic buildings and areas. The county government has set a good example for Paulding's residents.

There is a great deal of preservation potential in the county. Dallas, Hiram, and some of the crossroads settlements have commercial buildings, which would qualify for tax incentives and help revitalize those areas. There is historic housing stock throughout the county which can be rehabilitated to meet existing and future housing needs.

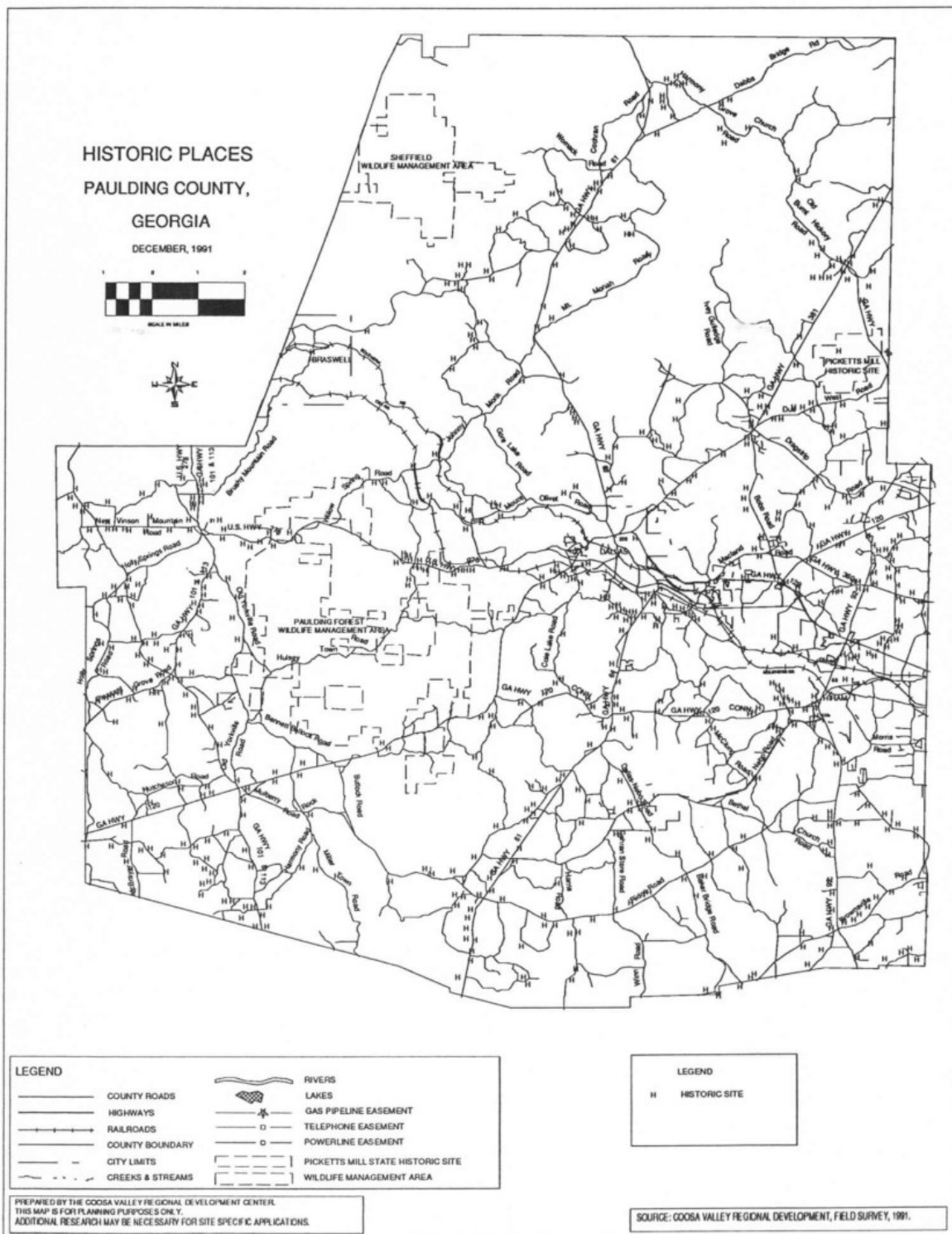
To a greater extent, the rehabilitation and use of historic properties can add to Paulding's sense of place, collective pride, and quality of life, an immeasurable contribution to an area growing as rapidly as Paulding County is.

The preservation planning described here is intended to be an integral part of Paulding's comprehensive planning. There should be no conflict between the two. Dallas, and possibly Hiram, may want to consider mixed use zoning for their downtown areas if and when it is appropriate for maximum use of those buildings.

The county, City of Dallas, and Paulding County Historical Society should work cooperatively in educating the public and providing leadership in preservation planning. They could jointly sponsor workshops on the county's historic resources, the National Register Program, tax incentives, and rehab techniques. A heritage education program through the public schools is another possibility and is strongly recommended. Dallas could also apply for DCA's Hometown Program to help its downtown revitalization.

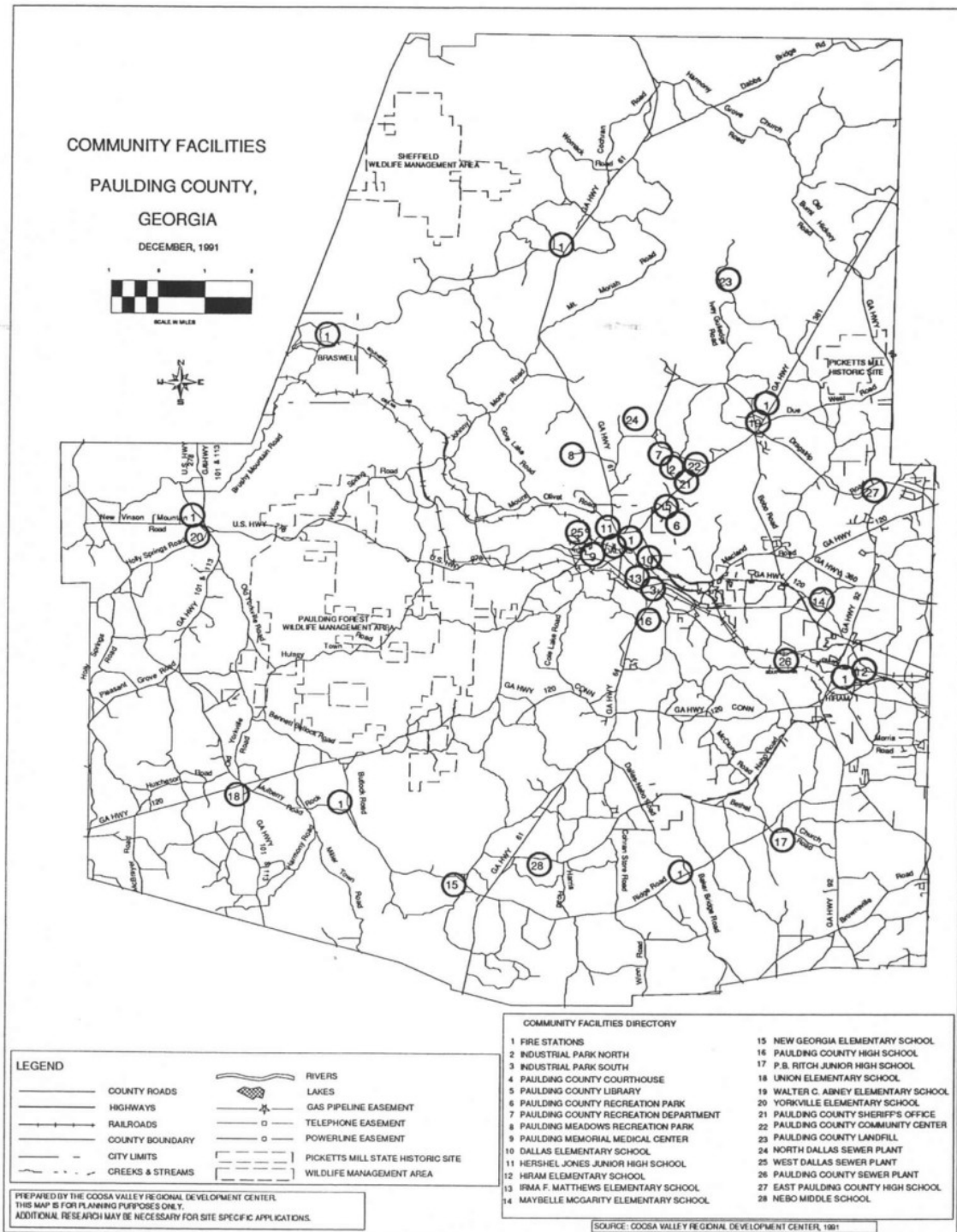
Joint county/city/historical society sponsorship is strongly recommended for a phased countywide multiple property nomination, which would recognize historic districts, sites, and individual properties throughout the county. The nomination would recognize the greatest number of properties and make National Register benefits available to them in the shortest amount of time.

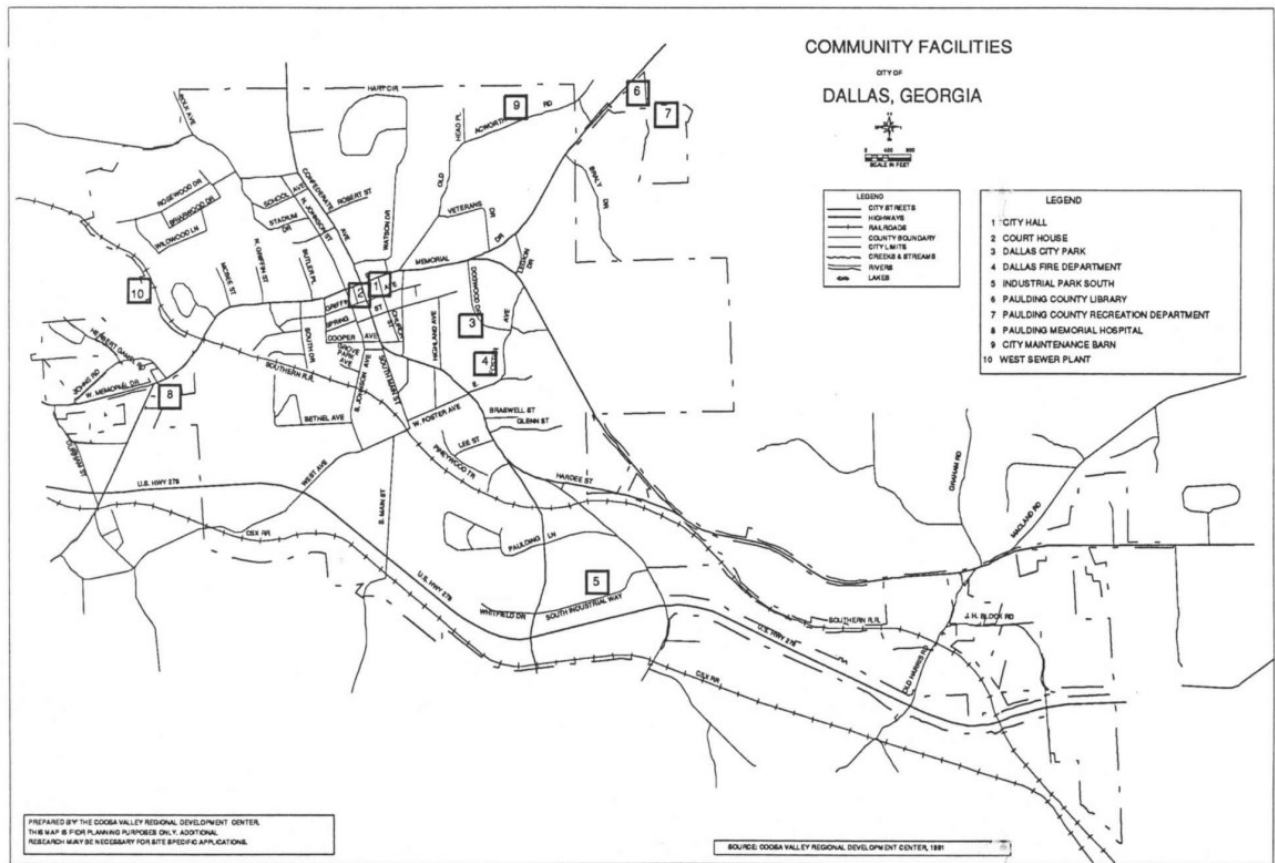
The University of Georgia completed a historic sites and resources survey in 2006. This survey will be made part of the overall Community Agenda in the establishment of policies relating to historic preservation in Paulding County.

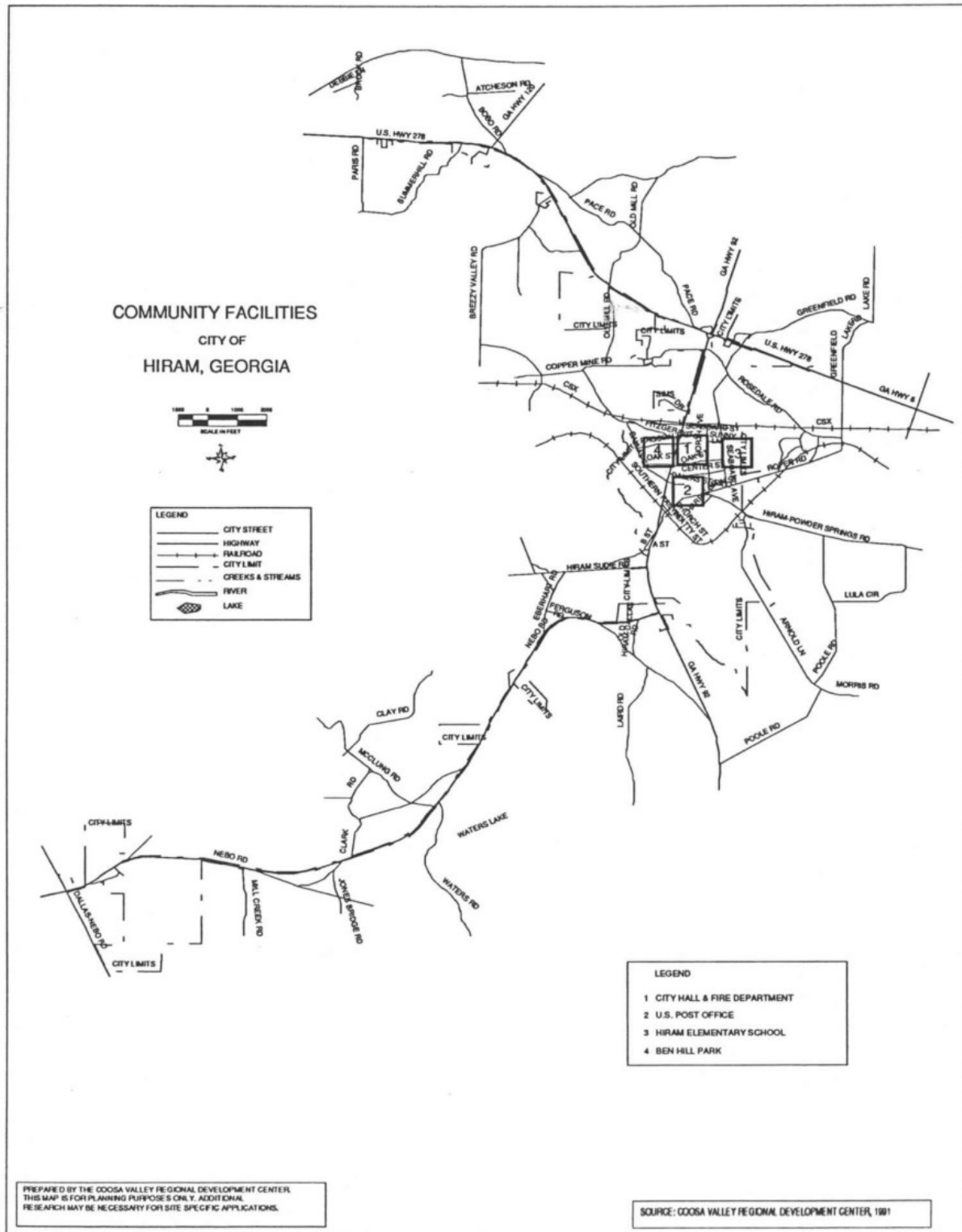


Community Facilities and Services

The map below illustrates community services provided by Paulding County, including airport location, law enforcement, schools, fire stations, and hospitals. Additional maps illustrating community facilities and services are presented for each of the municipalities within the county in the section that follows.







Libraries

Inventory, Paulding County

The Paulding County Public Library is part of the 9-member West Georgia Regional Library network. With this network, the Paulding library has access to a wide range of educational materials and services. The library has approximately 35,000 books with capacity for approximately double that amount. The library was originally constructed in 1979 with some 7,500 square feet and is currently under construction with a 5,000 square foot expansion (Dallas Community Facilities Map).

Other services offered by the library include public use of three computers, checkout of audio/visual equipment, periodical checkout and computerized book listing. The three computers are for public use along with a laser printer.

The audio/visual equipment and materials at the library includes 8 and 16 millimeter film projectors and films, camcorders, and VCR tapes, and a copy machine. Periodicals are also available with past issues available for checkout.

As part of the West Georgia Regional Library network, the Paulding County library is currently in the process of bar coding all books to be included as part of the computerized listing of all books available to the entire regional library network. This is expected to be completed by August of 1992.

Other Cultural Facilities and Activities

Paulding County has recently completed a community facilities building which houses the Paulding County Senior Citizens Center and the Paulding County Council for the Arts. (Paulding County Community Facilities Map.)

Paulding County has begun a Council for the Arts. This council sponsors art competitions, art classes, plays and more. This is a private council which is wholly supported by the private sector. Paulding County also has a Fine Arts Association which is more specifically oriented towards the visual arts.

Assessment

The library is available to all citizens of Paulding County and the Cities of Dallas and Hiram. With increase in population, it is assumed that greater demands for resources such as a library will be needed within the next few years. With available book space and expansion capability, the Paulding County Library is ready for future growth.

Water Supply

Paulding County

Paulding County is supplied water by the Cobb County, Marietta Water Authority. Paulding County currently uses approximately 2.75 to 3.5 million gallons per day (MGD). Paulding County has a network of approximately 400 miles of water line along with seven storage tanks having 4.75 million gallons of combined capacity. (See Paulding County Water Map.) This distribution system consists primarily of water lines ranging from 6-24 inches. These lines are throughout most of the county, but are mainly concentrated in the eastern portion where growth has been located. Approximately 80% of Paulding County's water lines are less than 20 years old with the entire system experiencing only between 7 and 12% water loss. Water tank locations and storage capacities along with water line locations and sizes are listed on the Paulding County Water Map.

The Paulding County Water System is the responsible agency for maintenance, repair, replacement, and installation of all water lines and is completely self-supporting from county water bills.

City of Dallas

The City of Dallas: is supplied water through an agreement with Paulding County. Dallas currently uses approximately 330,000 gallons per day (GPD) with a limit of 500,000 (GPD). See Dallas Water Map.

The city also has one 350,000 gallon standpipe water tank and water lines serving approximately 1,059 residential, commercial, and industrial customers.

Since 1980, the number of customers has increased by 25%. Approximately 85% of all Dallas households use city water.

City of Hiram

The City of Hiram operates a water system supplied by three city-owned wells with back-ups provided through connections to the Paulding County Water System (Hiram Water Map).

Current consumption is 65,000 gallons/day and growing. Hiram has one elevated 65,000 gallon water tank serving 312 customers. This includes 287 residential, 22 commercial, and 3 other customers (churches, etc.). Approximately 62% of Hiram's residences use city water.

Assessment, Paulding County

Paulding County's future water supply plans are to continue buying water from the Cobb County-Marietta Water Authority for the next 50 years (Table 25). This will bring Paulding County from 25% of the Cobb County-Marietta Water Authority (CCMWA) outside water consumption to 82% by the year 2010.

Another future alternate is the proposed 4,200-acre Haralson County reservoir. This could possibly provide an estimated 25-30% of Paulding County's future water needs. This is contingent upon completion of the three-year study currently underway and required years of construction.

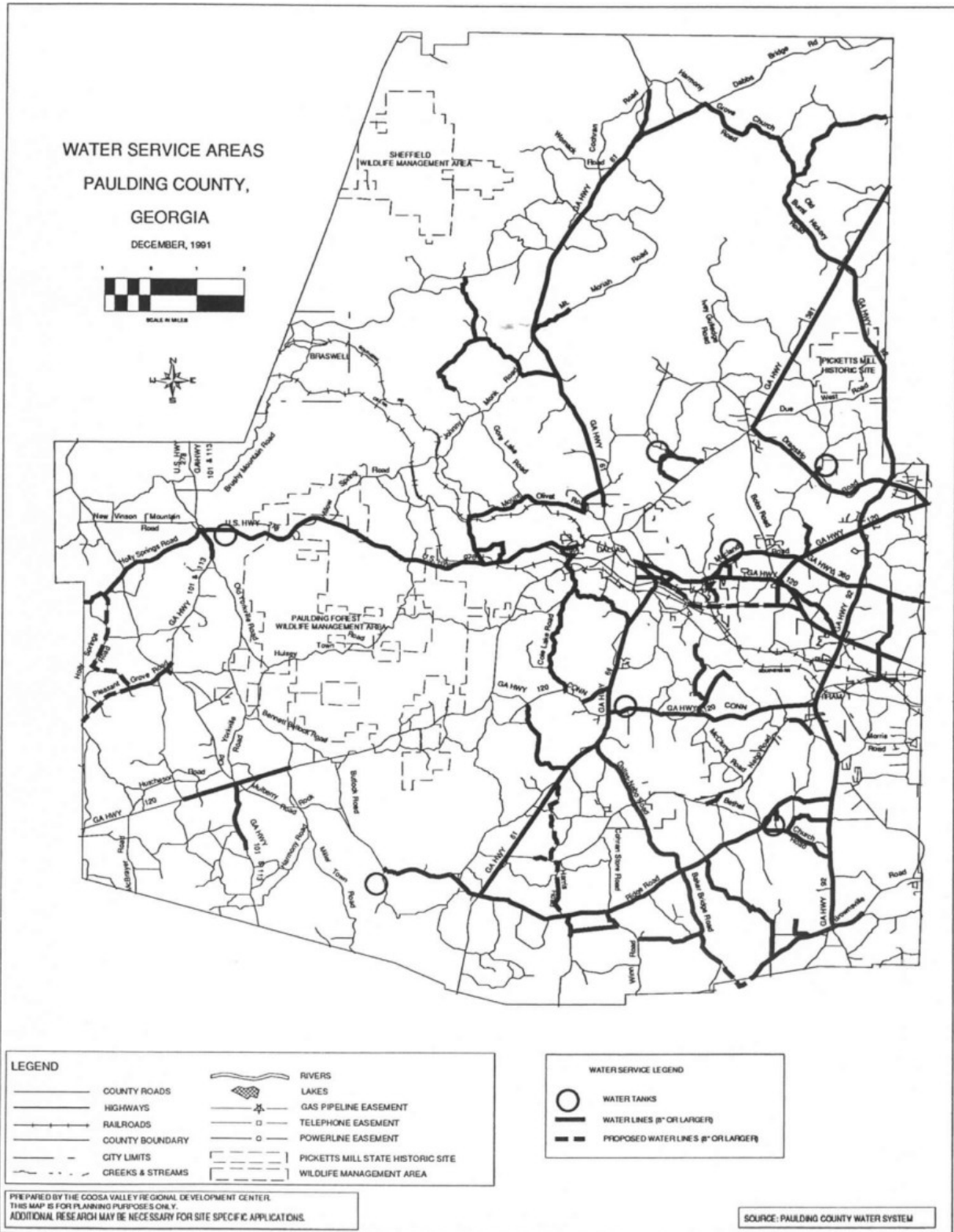
Assessment, City of Dallas

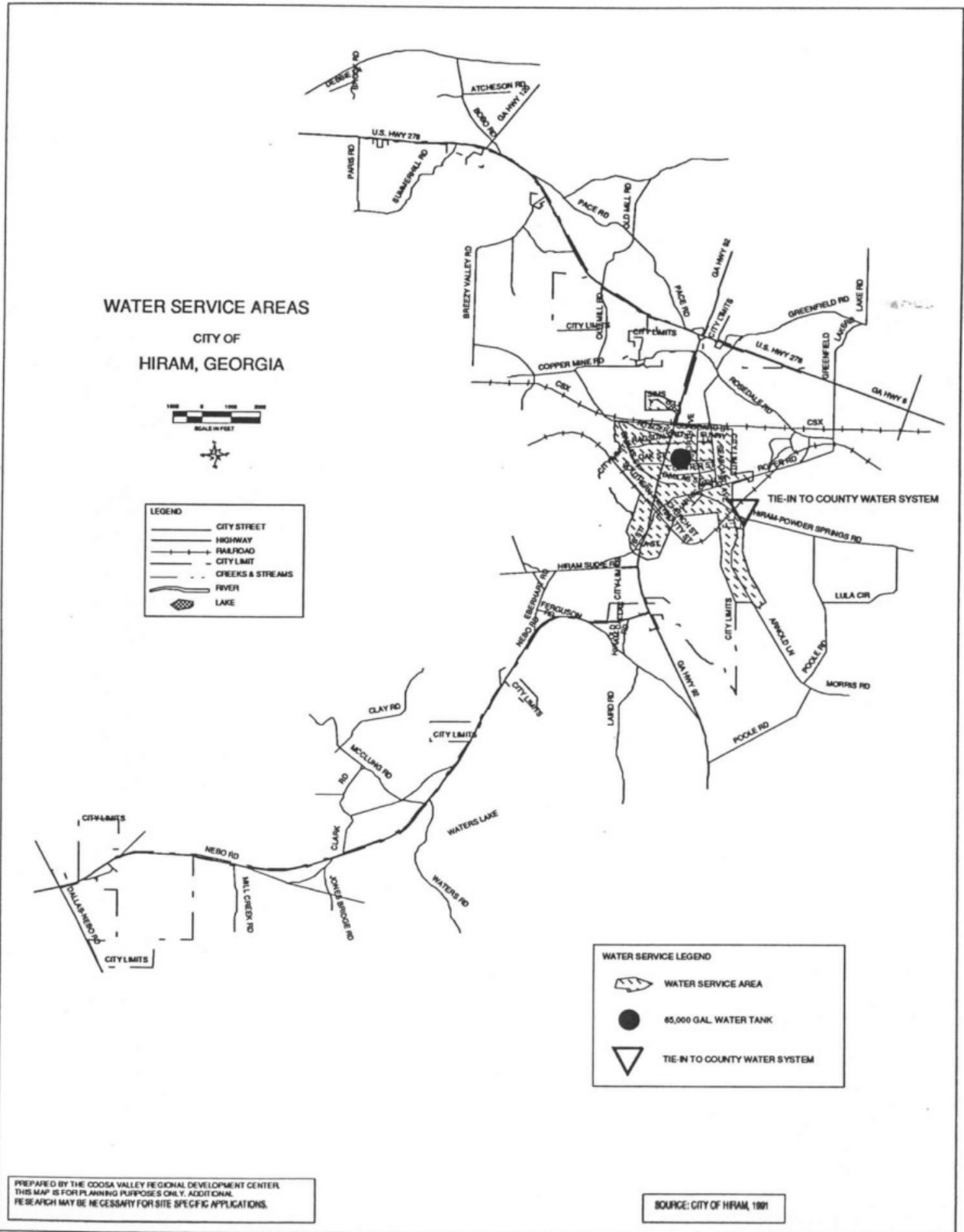
The City of Dallas has plans to continue buying water from Paulding County through the year 2010.

Currently, the City of Dallas has several improvements to be made to its system which are in various stages of planning or implementation. These improvements include looping of water lines and in-house adjustments. Other improvements include additional connections to Paulding County's water supply and testing of pressure availability of the one 350,000 gallon tank. As growth continues, reassessment of needs will be necessary.

Assessment, City of Hiram

The City of Hiram plans to continue using the three city-owned wells as the primary source of water with the hookup to Paulding County's systems as a secondary source. With the age of some of Hiram's water lines, replacement of some lines will be necessary. Water needs and supply will be periodically re-examined for adequacy.





Wastewater Treatment

Wastewater is conveyed to one of three existing treatment facilities, the Coppermine Land Application System (LAS), Pumpkinvine Water Reclamation Facility (WRF) or Upper Sweetwater Creek WRF via a sewer network that consists of approximately 60 miles of gravity sewers and 38 lift stations. The three treatment facilities have a combined effective treatment capacity of 2.5 MGD on a Maximum Month Average Day (MMAD) flow basis.

Wastewater Infrastructure Evaluation

The capacity of the existing wastewater treatment and collection system was evaluated. The sanitary sewer system includes a network of approximately 60 miles of gravity sewers ranging in size from 8 inches to 42 inches in diameter. Due to the terrain of the service area, the system currently operates approximately 38 lift stations that transfer flow from one gravity sewer to another or directly to one of the wastewater treatment facilities.

Collection System Evaluation

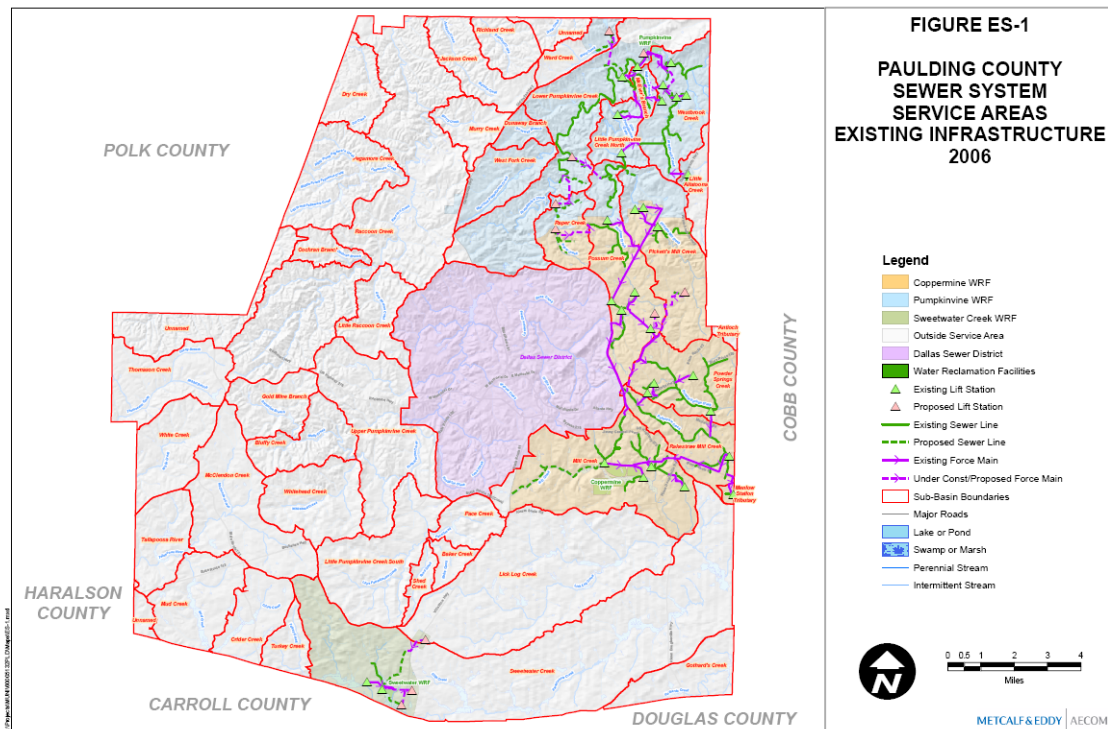
The remaining capacity of the existing system in each of the three service areas was evaluated by comparing flows projected for the three planning horizons: 2010, 2015, and 2025 to the hydraulic capacity of the pipes. In order to extend the sewer collection system, piping improvements were identified that can streamline operations of the system. With the installation of the recommended piping improvements 31 lift stations can be removed from service, which will reduce operations and maintenance costs for the system. The recommended wastewater collection system improvements are estimated to cost \$65 million, which primarily includes system expansions.

Treatment Facilities Evaluation

The current combined treatment capacity of Coppermine LAS, Pumpkinvine WRF and Sweetwater WRF is 2.5 MGD on a MMAD basis. The MMAD flow in 2002 was 1.6 MGD, which is below the permitted capacity. However, nearly all of this capacity has been allocated to approved developments that are currently in the construction process but not yet generating flows. The capacity that is currently available in these facilities is anticipated to be quickly consumed by these flows. The flow projections for Coppermine, and to a lesser extent Pumpkinvine, indicate rapid growth and the need to expand capacity immediately. Plans are already underway to facilitate the first round of expansions at Coppermine and Pumpkinvine. An expansion schedule for each facility was developed in 2006. Total costs associated with treatment facilities expansions and upgrades are estimated to be \$347.5 million in 2006 dollars.

Recommendations

Based on the analyses performed for this Master Plan, a number of expansions in the wastewater system will be needed over the next 20 years. In the Pumpkinvine and Sweetwater sewer service areas, there is a necessary progression of projects to ensure adequate capacity in the downstream piping network; therefore, a phasing plan for improvements is outlined. As the Coppermine sewer service area is more established, fewer projects are needed and are less dependent upon each other. For this basin, the timing of the recommended projects will be related to development needs. The majority of the proposed projects will be funded with developer participation, either directly in the construction of sewer mains or through tap fees for wastewater treatment expansions. The projected revenue generated from tap fees for treatment expansions is anticipated to be less than the construction costs during most of the planning period. Supplemental funding sources should be investigated, including Georgia Environmental Facilities Authority (GEFA), loans, bonds, or public/private partnerships.



Solid Waste Management

Currently, Paulding County's landfill has approximately 60 months left until it will be full (Paulding Community Facilities Map).

The Cities of Dallas and Hiram contract garbage pick-up to the private sector. Paulding County provides dumpsters for garbage collecting in all areas of the county. Contracted garbage pick-up is provided in the county with those subdivisions or individuals who wish to pay a private collector.

Assessment

With the present laws enacted to reduce landfill waste by 25% by 1996, recycling of re-useable materials is an ever increasing issue of importance. Ways of collection and disposal will be re-examined as a coordinated effort falls to those who use the Paulding County landfill.

Among options currently available to reach the 25% goal are composting of yard waste and recycling of useable goods.

Public Safety

Police Protection

Paulding County

The Paulding County Sheriff's Department is currently staffed by 91 employees including 38 jailers, 10 detectives, 25 deputies, 8 radio dispatchers, and 10 administrative employees.

The sheriff's department is housed in a new 41,000 square foot building, which was completed in January of 1991 and is located in the Paulding County Industrial Park (Paulding County Community Facilities Map). The new sheriff's office/jail complex has 21 cells with a capacity of 240 persons and was constructed to allow for additional cells to be added with minimal construction effort. The new sheriff's office/jail complex is expected to provide sufficient capacity for the next ten to fifteen years.

Dispatching for the sheriff's office as well as after hours for the City of Hiram is handled through the sheriff's office.

The sheriff's office also assists other enforcement agencies within Paulding County on an as needed basis.

Periodic re-examination of both facilities and personnel will be done to assure Paulding County's needs are met.

City of Dallas

Currently, the City of Dallas Police Department includes 17 employees with one being part-time. This includes 12 officers and 5 radio dispatchers. The City of Dallas Police Department is housed in a building constructed in 1974 (Dallas Community Facilities Map). This building also currently houses meetings for the Dallas City Council, which will soon become available to the Dallas Police. No other expansions are currently planned. With increasing population, adequacy of both numbers of personnel and facilities will be periodically reexamined.

All jail functions are provided under contract with the Paulding County Sheriff's Department. Dispatching is handled twenty-four hours a day by the Dallas Police Department. Other enforcement agencies including the sheriff's office and the Georgia State Patrol are also available on an "as needed" basis.

City of Hiram

The City of Hiram currently employs a four-man police department, which is housed in the same building as the Hiram City Hall (Hiram Community Facilities Map). The Hiram Police Department handles all police duties except for those requiring a detective, which are handled by the Paulding County Sheriff's Department. The City of Hiram is under contract with Paulding County for any needed jail services. Dispatching is handled by the City of Hiram personnel during the day and through the Paulding County Sheriff's Department at night. The City of Hiram will continue to periodically examine both personnel and facility needs for adequacy of service.

Assessment

Both city police departments and the sheriff's department personnel and facilities should be adequate for expected growth through the year 2010. With cooperation between all three of these law enforcement agencies plus other state and federal agencies, all functions of law enforcement should be completely fulfilled.

Fire Protection

Fire protection for Paulding County and the City of Hiram is accomplished through seven fire stations located throughout the county.

Approximately 130 volunteers man the seven stations with an average of 15-20 personnel per station. Another eight full-time personnel are employed through the Paulding County Emergency Services Center, which oversees dispatching and coordination of all seven fire stations (Paulding County Community Facilities Map).

Each of the seven stations are equipped with at least one class A pumper fire truck and one 1,000 gallon tanker with 3 stations having more than one 1,000 gallon tanker. In addition to this equipment, 6 of the 7 stations also have rescue vehicles with trained emergency medical technicians.

Each station covers a 25 square mile area with each station area overlapped by another. Mutual aid agreements with all surrounding counties as well as Dobbins Air Force Base are also in effect if additional manpower and equipment were to be needed.

Additional services provided through the fire department include capability to dispatch for the Paulding County Sheriff's Office, ambulance service or Dallas Police Department.

The Paulding County Fire Department also has the ability to direct lifeline helicopters to accident sites as needed.

The Insurance Services Office (ISO) has established a rating of both 7 and 9 for Paulding County. Continuing improvement in the fire services provided will strive towards reducing both of these.

With current and expected growth, constant re-evaluation of fire services for future needs will be a vital area of concern for Paulding County.

City of Dallas

The City of Dallas operates a volunteer fire department consisting of 18 volunteers and two class A pumper fire trucks (Dallas Community Facilities Map). This department covers the entire City of Dallas with assistance from the Paulding County Fire Department as needed. Dispatching of the fire department is handled through the City of Dallas Police Department.

The current Insurance Services Office rating for the City of Dallas is a seven.

Current facilities and manpower are felt to meet the present need, but will need to be examined as growth continues.

City of Hiram

The City of Hiram currently relies on the Paulding County Fire Department station number 2 to provide all fire service needs (Paulding County Community Facilities Map).

As Hiram continues to grow, adequacy of fire protection will be re-examined .

Assessment

As growth continues, adequacy of fire protection will be of major importance to Paulding County, Dallas, and Hiram residences. Regular reevaluation of fire services will be needed to ensure quality of service can keep pace with growth.

With the possibility of beginning a 911 emergency number plan, knowledge of exact capabilities of all fire stations in the county and cities will be essential.

Emergency Medical Services

Currently, both cities and the county rely on a single private provider for emergency medical services. This private provider currently has three ambulances with two being advanced units staffed by emergency medical technicians.

Paulding Memorial Medical Center serves Paulding County and the two cities within as Paulding County's only hospital. Paulding Memorial offers a fully staffed emergency room, a five-bed intensive care unit, 2 operating rooms, and 35 regular stay beds. In addition, Paulding Memorial has an active staff of sixteen doctors with 53 more available on a part-time or consulting basis. This total list of 69 doctors represent some 20+ fields of specialized medicine as well as general practice medical doctors.

Paulding County operates a computerized address system which allows immediate emergency services response. This system is similar to a 911 service except that a phone number or address must be given for a response to occur. This is operated by the Paulding County Fire Department and includes the cities of Dallas and Hiram.

Assessment

The current Paulding Memorial Medical Center is well equipped to handle most types of general medical care required. There is currently discussion of building a new hospital to replace Paulding Memorial to fulfill needs into the year 2010.

The current computerized address system used for emergency response works well for Paulding County, but as more growth is expected, discussion of a 911 system has begun. With either system, the emergency response system of Paulding County is expected to be sufficient through the year 2010.

Parks and Recreation

Inventory

The Paulding County Recreation Department maintains four parks jointly continuing 258 acres. These parks are, with acreage and location, as follows: Braly Park (95 acres), Paulding County; Paulding Meadows (125 acres), Paulding County; Sarah Babb (22 acres), City of Dallas; and Ben Hill Strickland (11 acres), City of Hiram (Paulding County Community Facilities Map).

These parks offer a wide variety of recreational facilities including softball and baseball fields, tennis courts, basketball courts, horseshoe courts, soccer fields, walking paths, and tot lots.

The Paulding County Recreation Department maintains the four (4) parks mentioned as well as providing participation in scheduling and sponsoring of several activities listed.

Currently, the City of Dallas has just completed a ten and one-half acre passive park for the citizens of Dallas. Passive in this sense means a park where leisure activities such as walking paths and lakes, are provided. This park will be owned and operated, and maintained entirely by the City of Dallas.

In addition to the parks of Paulding County, Dallas and Hiram, a recent interest in use of the abandoned CSX Seaboard Railroad line (Silver Comet Trail) has developed.

Assessment

A yearly needs assessment for Paulding County shows a few of the areas in which more recreational opportunity is needed versus what is already in place. Please note that the Paulding County Recreation Plan is made part of this Comprehensive Plan.

In two general areas of recreation, outdoor fields, including baseball, softball and soccer fields, and swimming pools, Paulding County met or nearly met all needs.

Paulding County has purchased properties in the northern and southern portions of the county for new park that will provide active and passive recreational opportunities for the citizens.

The County is also in the process of preserving over 7,000 acres of greenspace (Paulding Forest) in the western portion of the County.

Intergovernmental Coordination

Introduction

Paulding County is located adjacent to the counties of Polk, Haralson, Carroll, Douglas, Cobb, and Bartow. Many of the adjacent counties are used for comparison in the tables and figures within this report. The County cooperates on numerous policies and services with its municipalities, which include Dallas, Hiram and Braswell. One school district, Paulding County Public Schools is housed within county boundaries. Paulding County and the Cities of Dallas, Hiram, and Braswell have in place approved Service Delivery Strategies. These Strategies are under review and will be updated as part of the development of this Comprehensive Plan.

Formal Collaborative Arrangements

Paulding is an active participant in the planning process with neighboring counties through the Coosa Valley Regional Development Commission, and collaborates with other communities to protect water resources through the Northwest Georgia Regional Water Resources Partnership. The County coordinates transportation planning with the Atlanta Regional Commission. Paulding County has recently been added to the non-attainment region of the metro Atlanta area for purposes of improving air quality.

There are collaborative arrangements with the municipalities on the Keep Paulding Clean, recycling programs, animal control services, emergency services, and indigent services. An arrangement with Chattahoochee Technical College to provide training for local businesses is also an example of both inter-jurisdictional and public/private cooperation. Cooperative service arrangements exist with other governments to provide public safety, libraries and solid waste recycling services.

Partnerships

The county works to establish partnerships with private industry and business organizations. In addition to collaboration with various Chambers of Commerce in the area, the county is engaged in a number of economic development initiatives with other governments. The Industrial Building Authority (IBA) focuses much of their effort on business recruitment. The IBA has the following bank of industrial properties to attract business to the county:

In 2003, the county, municipalities, school districts and major businesses collaborated on a strategic planning process including public hearings, stakeholder meetings, and resulted

in the establishment of goals, objectives and clarification of priorities for the county as a whole.

School Board

Inventory, Paulding County, Cities of Dallas and Hiram

The Paulding County Board of Education currently administers 30 schools including North Paulding High School and North Paulding Middle School, both currently under construction. Total enrollment of the Paulding County School System for 2006-2007 is 25,700. This includes grade schools, middle schools and high schools. This enrollment represents a 59% increase since the 1999-2000 school year enrollment of 15,255 students. Projections of growth for Paulding County's school age population are listed above. Since 1997, six elementary schools, three middle schools, and three high schools have been constructed in Paulding County.

Other post high school educational resources available in the area include the Paulding Campus of Chattahoochee Technical College located in Dallas. The University of West Georgia is located in Carrollton. The Atlanta metropolitan area also provides several public and private colleges and technical institutes within a short commute.

Within the next five years an additional four elementary and two middle schools will be required to serve the expected growth. These new schools actively reflect the expected growth by approximately 9,000 students in next five years. These new schools reflect the five-year total growth rate of approximately 35%.

Transportation

Paulding County is currently in the process of completing a Comprehensive Transportation Plan. This Plan will be incorporated within the overall Comprehensive Plan and made part of it.

The following is general transportation information.

Inventory

In Paulding County, several state highways along with one US highway make access to and within the county possible. Eight state routes including 6, 61, 92, 101, 120, 360, 381, and 786 and one US route 278 traverse the county in both north-south and east-west directions (Transportation Map).

US 278, Paulding's only US route, runs in an east-west orientation providing a 4-lane access which carries over 18,032 cars per day in and through Paulding County. This is an average of all traffic counts taken on the highway.

Three state routes, highways 61, 92, and 101 traverse the county from south to north carrying approximately 10,251;14,826; and 3,055 cars per day respectively. These state routes provide the main intracounty and through traffic function for county residences as well as pass-through traffic. All three are 2-lane highways.

As listed earlier, Highways 120 and 278, provide the majority of the east west travel that is not particular just to the more heavily populated east side. This highway, as with US 278, traverses the length of the county and provides for intracounty as well as for through traffic. It has a traffic count of approximately 8,236 cars per day.

The rest of the state highways listed also serve the county and cities but do not traverse the county and are limited in the way that they serve Paulding County. All roads within Paulding County, the City of Dallas, and the City of Hiram are classified according to their usage into standard categories known as their "functional classification." This classification breaks roadways down into 4 basic categories.

These functional classification classes are as follows:

Interstate Highways. These are multi-lane, limited access roadways designed for continuous, high speed movement of traffic. In general, there are no red lights with access made by on-ramps that are above or below the level of the highway itself. There are none in Paulding County.

Arterials. These are designed to carry large amounts of traffic throughout a community and to destinations such as shopping and employment. Examples of arterials in Paulding County include US 278,6,61, 120, 360, and 381.

Collectors. The function of this type of roadway is to collect traffic from the local streets, such as a street in a subdivision, and carry it to an arterial such as Macklin Road/SR 360. This type of roadway provides a balance between rapid movement and access to property.

Local Streets. This type of roadway provides and land access function.

These are the streets, such as in a subdivision, where the houses are actually located.

Paulding County maintains a "road register" which is an active comprehensive inventory of all county and state maintained roads. This road register contains information on road width, type of surface, shoulder, number of lanes, beginning and ending points and other pertinent data. With modifications it could also be useful in serving as a functional classification and maintenance listing also.

The only railroad currently serving Paulding County which crosses into the city limits of both Dallas and Hiram. This line runs into Atlanta on the eastern side and on to Rome in the northwest. An abandoned CSX Seaboard line also runs almost parallel to the active Norfolk Southern line. This line also came from Atlanta and continued to Rockmart and

beyond. It was abandoned entirely through Paulding County in 1988 and later incorporated in the Silver Comet Trail.

General aviation needs are served by Hartsfield International Airport in Atlanta (30 miles) or the Cartersville-Bartow County Airport (16 miles). The Paulding County Airport is currently under construction and it is anticipated to open in 2008.

Paulding County is currently well served by its system of roads and railways.

With current plans for two highways to be widened, improving access in and through Paulding County is an ongoing process. The first is Highway 61, which is planned to be widened in segments from the City of Dallas to Villa Rica in Carroll County. This construction is part of the overall plan to make GA 61 a 4-lane highway. The second highway, State Route 120, has been widened from the Cobb County line to the City of Dallas. This widening will make the Atlanta area more accessible to Paulding County for employment and shopping. With present and projected growth, improvements to the highway system must keep pace.

As pointed out before, in excess of 75% of Paulding County's work force, including Dallas and Hiram, work outside the county. With improvements to Paulding County's road system constantly ongoing, residents of Paulding and the Cities of Dallas and Hiram should all be well-served through the year 2030.

Alternative Modes

Bicycle and Pedestrian Facilities

There are no county-designated bicycle paths in Paulding County. The state of Georgia has designated one bicycle paths in the county, however. The path (State Bicycle Route 5) runs along Vinson Mountain Crossing for a distance of approximately 1.5 miles. The Silver Comet Trail is not a state designated bicycle path but it is located in Paulding County. It runs from the Polk County line in the west to the Cobb County line in the east (approximately 17 miles). The Silver Comet Trail is located within all three municipalities.

The county does not have an effective network of sidewalks. While developers may be required to provide sidewalks within new subdivisions, there is little, if any, connectivity between these neighborhood sidewalks and other areas in the county.

Public Transportation

Paulding County has no public transit.

There are two Park and Ride lots in Paulding County; one is located on Villa Rica Highway (SR 61) south of Dallas and the other is located at the First Baptist Church in Dallas. These lots provide opportunities for carpooling in the metro Atlanta area.

Overall, most Paulding County residents must rely on automobiles for normal daily transportation needs, although residents in some areas of the City of Dallas may be able to walk to many of their most popular destinations. Approximately 75 percent of Paulding County's work force commutes out of the County.

Parking

Availability of adequate parking is not a problem within unincorporated Paulding County. No areas were identified as requiring parking upgrades. The City of Dallas as part of their LCI study has identified parking alternatives for the downtown area.

PAULDING COUNTY

(Dallas, Hiram, and Braswell)

COMPREHENSIVE PLAN 2007 – 2027

COMMUNITY PARTICIPATION PROGRAM



April 26, 2007

Paulding County Community Development Department
120 East Memorial Drive
Dallas, Georgia 30132

COMMUNITY PARTICIPATION PROGRAM

1.0 Introduction

Purpose

Public involvement is one of the most important elements to the overall successful development of a community's Comprehensive Plan. The primary purpose of the Community Participation Program is to include citizens, business community, building community, neighborhoods, and community leaders in identifying issues, needs, goals and objectives in preparing for anticipated continued growth and to manage this growth. The Community Participation Program also ensures that the Comprehensive Plan reflects community values and desires by involving a diverse spectrum of stakeholders in development of the Community Agenda. One of the primary objectives of the Community Participation Plan is to seek community input through 10 public hearings including the two hearings required by the Minimum Planning Standards and Procedures. The planned public hearings will include community hearings from all areas of Paulding County and the Cities of Dallas, Hiram and Braswell.

2.0 Scope

Paulding County and the Cities of Dallas, Hiram and Braswell are required to update the Comprehensive Plan by October 31, 2007. Due to the location and size of the County, the Plan will be developed in accordance with the Advanced Planning Level Local Planning Requirements which were effective May 1, 2005.

Public Participation

The Minimum Planning Standards and Procedures require that at least two (2) public hearings be held during the planning process for major plan amendments. In an effort to obtain maximum public input, Paulding County and the Cities of Dallas, Hiram, and Braswell will hold a minimum of ten (10) public hearings/ meetings. The hearings/meetings will be held throughout Paulding County as well as within the Cities of Dallas, Hiram, and Braswell. The majority of the hearings will be scheduled during the month of August 2007 to inform the community about the purpose of the plan and to encourage future participation. One public meeting was held on July 11, 2006 to receive input on the Short Term Work Program. An additional hearing was held on April 26, 2007 prior to the adoption of resolutions to send the Community Agenda into regional and state review. All public hearings and meeting will be aggressively publicised in three area newspapers, the County's website, announced at other public meetings.

The purpose of the public hearings was for staff to receive public comments concerning the draft comprehensive plan prior to it being submitted into regional and state review.

The hearings were also designed to inform the community on the contents of the plan and allow final suggestions and comments to be made prior to submittal.

Finally, a Comprehensive Plan Stakeholders group was formed to review, advice and provide direction on the update to the Paulding County Comprehensive Plan. This group, which was made up of community leaders and citizens, was instrumental in providing staff with direction and review. The Stakeholders were beneficial in participating in the refinement of preliminary goals and objectives developed from the earlier stages of the planning process.

Involvement of the Board of Commissioners

In addition to the Board of Commissioners being involved in various public participation activities, public hearings were held in each of the four Commission Posts in an effort to reach out to the community for input on the contents of the Plan and the direction the plan takes as a guide into the future. The Board of Commissioners was also instrumental in providing guidance, direction and support to staff during the plan development process.

Stakeholders

The following is the Stakeholders list.

<u>Name</u>	<u>Company</u>	<u>Address</u>
Alan Cook	Dallas Tire	216 Legion Rd
Allen Krivsky	Heath & Lineback Engineers	12 Powder Springs Street, Suite 240
Alton Wilson	Legacy Baptist Church	P O Box 2000
Alvin Sims	Hiram City Councilman	217 Main Street
Angela Williams	AC & N Solutions	785 Seaboard Dr, Ste 103
Angela Woodall	Turner and Woodall, LLC	200 E Memorial Dr., Ste. 2
Ann Powell	Sun Valley Beach	5350 Holloman Rd.
April Scott	First National Bank West Metro	P.O. Box Drawer 1190
Barbara McCommons	Paulding County Health Department	451 Jimmy Campbell Pkwy.
Barry Whitcomb	Whitcomb Financial Group	P.O. Box 1164
Betsy Ivey	Northside Elementary	2223 Cartersville Hwy.
Bill Watson	Tax Commissioner	25 Courthouse Square
Billy Schultz	Telfair Brokers	100 Golf Links Dr. Ste. A
Bonnie Cochran	Lillian C. Poole Elementary	1002 Wayside Lane
Bonnie Hicks	Hiram Coffee House	159A Main Street
Boyd Austin	Mayor of Dallas	129 East Memorial Drive
Brad Carroll	Aiken Grading	P O Box 106
Brenda Turner	Alliance Finance	914 Hiram Douglasville Hwy
Brian Long	L & N Supply Company	P O box 167
Brian Otott	Roland W. Russom Elementary	44 Russom Elem. School Lane

Britt Madden	Sylvan Learning Center	168 N. Johnston St. Ste. 201
Bruce Harris	Paulding County Sheriff	247 Industrial Way North
Calvin Earwood	Sunbelt Fasteners	1278 Ivey Gulledge Rd.
Carlton Rakestraw	Paulding County Surveyor	674 Marietta Hwy.
Carol Osborne	Attorney at Law	P O Box 828
Carolyn Delamont	Chamber of Commerce	455 Jimmy Campbell Parkway
Carolyn Blassingill		1899 Lake Road, Ste. 211
Carmon Rollins	Mayor of Hiram	217 Main Street
Cathy Dameron		117 Crestwood Drive
Cathy Magouyrk	McGarity Elementary	262 Rakestraw Mill Rd.
Cecelia McMichen	Neel & Robinson, Attorneys-at-Law	3475 Dallas Highway, Bldg. 300
Charles Brock	Brock Investments	105 Brownsville Rd, Ste 3
Charles Kuss	East Paulding High	3320 East Paulding Dr.
Charles Schafer	Hiram Councilman	217 Main Street
Charlie Watts	Southern Ridge Homes	P.O. Box 1129
Charlie Zimmerman	Spirit Car Wash & Lube	3479 Jimmy Lee Smith Pkwy.
Chris Barker	Paulding Sentinel	P.O. Box 1586
Chris Batchelor	Skyline Plumbing & Septic	380 Buchanan Hwy.
Chris Cochran	CHI Construction	P O Box 948
Cindy Jamison	Realty Professionals West	7193 Douglas Blvd., Ste. 207
Craig Burnsed	Vinson, Talley, Richardson & Cable	P.O. Box 197
Dale Houchin	D & S Publishing, LLC	431 Commerce Park Dr, Ste 102
Dale McDougald	Complete Automotive	200 White Park Dr.
Darlene Golden	Community Trust Bank	P.O. Box 1700
Darrell Cochran	GAS, Inc	103 Durham St
David Barnett	Floor Works	785 Seaboard Dr, Ste 100
David Colvard	C.A. Roberts Elementary	1833 Mt. Tabor Church Rd.
David Doss	GDOT Board Member, 11th District	P.O. Box 431
David Headrick	Headrick Insulation	1030 Merchants Drive
David Meeks	B&B Septic Tanks	P O Box 948
David Puryear	Puryear & Son's Grading	113 Puryear Path
David Story	Primerica	810 Franklin Ct. SE
Dawn Lovingood	GreyStone Power	203 Legion Rd.
Dean Bucci	Plumley & Bucci, LLC	107 Enterprise Path, Ste. 306
Dean Morgan	F L Graphix	775 Seaboard Dr, Ste 500
Dean Olson	Dean Olson Land Surveying	P O Box 196
Debbie Curl	Curl's Pharmacy	P O Box 739
Debbie Denson	ARCADIS	2849 Paces Ferry Rd, Ste 400
Deborah Andersen	Probate Judge	25 Courthouse Square
Debra Betsill	St. Laurence Education, Inc.	1517 Grist Mill Drive
Deidre Holden	Keep Paulding Beautiful	1385 Grants Chapel Rd.
Dena Humphries	Georgia State Bank	127 Enterprise Path, Ste. 402
Denise Bearden	Prestige Jewelers	4524 Jimmy Lee Smith Pkwy.
Dennis Ellis	ABC Appraisal Services	607 Picketts lake Dr
Derek Lawrence	Board of Education, District 1	522 Hardee Street
Derek Whitworth	Payroll Solutions	8442 Adair St.
Deryl Dennis	Sam D. Panter Elementary	190 PanterSchool Rd.
Don Brown	Hiram City Councilman	217 Main Street

Don Powell	Commissioner Post 2	166 Confederate Avenue
Donna Boone		522 Hardee Street
Donna Whitfield	Governors Towne Club	4200 Governors Towne Dr, Bldg 100
Doug Dean	Cold Stone Creamery	4910 Jimmy Lee Smith Pkwy, Ste 105
Doug LaRoss	Hiram Chiropractic	4484 Jimmy Lee Smith Pkwy, Ste F201
Doug Sowar	International Marble	304 Bell Park Dr
	WellStar East Paulding Primary Care Center	
Dr. Jeff Tharpe	South Paulding Middle	176 Marietta Hwy.
Dr. Jinny Farmer	Bessie Baggett Elementary	592 Nebo Road
Dr. Mark Crowe	Chattahoochee Technical College	948 Williams Lake Rd.
Dr. Paul Benson	Community Trust Bank	400 Nathan Dean Blvd.
Eddy Mullinax	Stuart Financial Corporation	45 East Paulding Dr.
Edward Bradley, Jr.	HomeTown Bank	396 Hunters Trace
Eileen Tibbitts	Pinnacle Orthopaedic Sports Medicine	5875 Wendy Bagwell Pkwy
Elaine Hicks	Ellis Astin Grading Company	504 W. Memorial Dr.
Ellis Astin	Britton Grading Company	9139 Villa Rica Hwy
Elvis Britton	Atlanta Gas Light Company	1739 Cohran Store Rd
Eric Collins	Sam's Club	556 Old Bremen Road
Eric Nelums	Unites States Post Office	4798 Jimmy Lee Smith Pkwy.
Ernie L. Hillman	Action International	225 Main St.
Farid Ghalili	Gevity HR	4865 Manatee Court
Felicia Prease	CoolBeanz Consultin	8100 Roswell Road, Suite 300
Felicia Rosemond	Georgia State Bank	142 Nottingham Dr
Ford Thigpen	Dallas City Councilman	1430 Pace Road
Frank L. "Bingo" McTyre	ARCADIS	129 East Memorial Drive
Frank Mears	West Metro Realty	2849 Paces Ferry Rd, Ste 400
Frank Sparti	Better Business Bureau	P.O. Box 405
Fred Elsberry	East Paulding Middle	503 Oak Place, Suite 590
Gail Davis	Jenny Pruitt & Associates	2945 Hiram-Acworth Hwy.
Gail Smith	GDOT Board Member, 7th District	109 Creek Bank D
Garland Pinholster	Paulding Project, LLC	1770 Flat Bottom Rd.
Gary Eubanks	BellSouth	P.O. Box 1788
Gene Gullledge	JLT Enterprises	400 Chastain Center Blvd, Ste 450
Gene Jenkins	Democratic Party of Paulding County	1120 Old Harris Road
George Campbell	George Pennebaker Attorney at Law	P O Box 1753
George Pennebaker	Morrison Homes	P O box 232
Greg Lorenzetti	Dallas City Councilman	650 Franklin Rd. Ste. 160
Griffin White	Griffin White Development	129 East Memorial Drive
Griffin White	Commissioner Post 3	P O Box 1880
Hal Echols	W.W. Henry Company	166 Confederate Avenue
Hank & Elaine Monterde	Manning Properties	350 Thomas B. Murphy Drive
Hank Manning	W.W. Henry Company	P.O. Box 3393
Hank Monterde	Paulding Realty	350 Thomas B. Murphy Dr.
Harry Keener	J & W Concrete & Asphalt	4120 Jimmy Lee Smith Pkwy. Ste. C
Henry Justice	Paulding County Boys & Girls Club	1574 N Bellview Rd
Henry Saxon	Atlanta Marketing Solutions	335A Academy Dr.
Hope Hemmila	Howard Maxwell Agency	5001 McNeel Industrial Way
Howard Maxwell		803 North Tennessee St

Jackie Crum-Slay	Ragsdale Inn	103 Ragsdale Place
James C Scott, Jr	C W Matthews Contracting Co	P O Drawer 970
James Kelly	Dallas City Councilman	129 East Memorial Drive
James Pulliam Sr	Falcon Window Co	574 Industrial Way N
James Rogers	Southern Historical News	P.O. Box 1068
Jane Hricz	Paulding Fine Arts Association	P.O. Box 403
Janet Byington	Congressman Phil Gingrey	219 Roswell St.
Jared Daley	AIG Valic	2360 Washington Drive
Jason Tarbush	Jabec Properties	168 N Johnston Street, Suite 102
Jaydee Austin Smith	Coldwell Banker	45 Enterprise Path, Ste 105
Jeff Bowen, DVM	Animal Medical Center of Paulding	4215 Jimmy Lee Smith Pkwy, Ste 8
Jeff Clancy	Creekside Golf & Country Club	591 Winchester Club Dr
Jeff Eberhart	Jeff Eberhart Funeral Home	P O Box 676
Jeff Israel	JKI Insurance Services	P.O. Box 677
Jeff Mette	Connect Marketing Publications	313 Creekstone Rdge.
Jeff Talley	Jeffrey B Talley	27 Courthouse Sq
Jeff Tibbitts	JLT Enterprises	1120 Old Harris Road
Jennie Tibbitts	Paulding Properties	134 Winterpark Lane
Jennifer Nails	Douglas County Bank	519 Hardee St.
Jerry Bullock	Golden South Distributors	P O Box 352
Jerry Huff	Huff Grading & Pipeline	117B Commerce Dr
Jerry Johnson	Perspective Engineering	126 Enterprise Path., Ste. 203
Jerry Shearin	County Chairman	166 Confederate Avenue
Jim Ashworth	The Facility Group	2233 Lake Park Drive
Jim Gottwald	Paulding County High	1297 Villa Rica Hwy.
Jim Richerson	Frog Golf Club	1900 Georgian Pkwy
Jim Shurling/Pat Braithwaite	Shurling & Braithwaite, LLC	201 W. Memorial Dr.
Jimmy Henderson	Henderson Collison	560 Hardee St
Joe Brownlee	Georgia Power	P O Box 68
Joe Parker	Dallas New Era	P O Box 530
	Bous Scouts of America - Atlanta Area Council	
Joe Willtrout	Kingdon Communities, Inc	1800 Circle 75 Pkwy, SE
Joel Fast	Dallas Elementary	71 Southwind Land
Joel Slater	Homeplace Communities	520 Hardee St.
Joey Tidwell	CSC Paulding RYDC	168 N Johnston St #209
John Allen	Atlanta Gas Light	538 Industrial Blvd. N
John Barrett	Independent Appraisal Services	556 Old Bremen Road
John Dilbeck	Chattahoochee Technical College	P O Box 6112
John Furman	First National Bank West Metro	980 South Cobb Drive
John Hall	Providence Presbyterian Church	P.O. Drawer 1190
John Hinkle	United States Post Office	P.O. Box 940
John Landwehr	WellStar	280 Merchants Dr.
John Law	GreyStone Power	600 West Memorial Drive
John Lawrence	U.S. Representative, 7th District	P.o. Box 897
John Linder	Raker Construction Co. Inc.	2805 Peachtree Industrial Blvd. Ste. 213
John Rakestraw	Atlanta Bread Compnay	401 Butler Industrial Dr.
John Robinson	PC Network Consulting	5218 Jimmy Lee Smith Pkwy #101
John Wells		P.O. Box 71

Johnm Henderson
 Johnny Isakson
 Jonathan Jones
 Joshua Farley
 Jody Palmer
 Judd Alden
 Judge James Osborne
 Judge Tonny Beavers
 Judge William Foster, III
 Julie Norton
 Rhonda Durham
 Kathryn Melton
 Keith Butler
 Kelly Carter
 David Clabo
 Ken Hardy
 Ken Hicks
 Ken Plank
 Kerri A. Lewis
 Kevan Espy
 Kevin Kirby
 Kim Curl
 Kim Fraker
 Kim Kelly
 Kurt Carroll
 Larry Ragsdale
 Latise Miller
 Lee Keener/Corrie Davis
 Lee Paris
 Leslie Bishop
 Loraine Fast
 Lori Hess
 Lydia Jones
 Mac Hicks
 Marc Stout
 Maressa Carpenter
 Margaret Thompson
 Mariece Wills
 Mark Floyd
 Martha Carver
 Martin Valbuena
 Marty Turner
 Mary Anna Cochran
 Mary Miller
 Mason Rountree
 Maxine White
 Melissa Heard
 Melissa Pelfrey

State Farm Insurance
 U.S. Senator
 Elite Engineering
 The TruGreen Companies
 Hiram Operations Manager
 Jones Company, LTD

 Melrose Hills Memorial Park
 Planning for Paulding
 Shepherd's Rest Ministries, Inc.
 Keith Butler Builders
 Dallas City Councilman
 Dallas City Manager
 Hardy Ventures
 Hicks Insurance Agency
 Paulding Brokers
 Family Savings Federal Credit Union
 Cobb EMC
 PKW
 Board of Education, District 6
 Herschel Jones Middle
 Kelly Landscape Management
 MPS Insurance Group
 Commissioner Post 1
 Law Offices of Bob Pope, PC
 Quality Carpet Sales & Service
 Arrowhead Development
 Family Savings Federal Credit Union
 Kingdon Communities, Inc
 Atlanta Business Bank
 Kennesaw State University
 Chief of Police
 Dominion Christian High School
 Bridges of Paulding County
 Helping Hands of Paulding County
 Citizens & Merchants Bank
 Impact Systems Communication
 Tallapoosa CASA
 Chief Magistrate Judge
 Hiram High
 Paulding Enterprises
 Mary Miller State Farm Insurance
 Rountree Law Firm
 Griffin White Development
 Success Consulting & Mediation
 Associations of Georgia

150 E. Memorial Dr.
 6000 Lake Forest Dr., Ste. 110
 P O Box 190
 P.O. Box 3000
 217 Main Street
 255 West Memorial Dr
 11 Courthouse Square
 11 Courthouse Square
 11 Courthouse Square
 1389 Old Pine Way
 P.O. Box 368
 P.O. Box 737
 364 Butler Path
 129 East Memorial Drive
 129 East Memorial Drive
 1003 Merchants Dr
 65 Antioch Rd, Ste D
 P.O. Box 298
 342 Marietta Hwy.
 P O Box 369
 P.O. Box 387
 522 Hardee Street
 100 Stadium Dr.
 551 Industrial Way N
 2655 Dallas Hwy., Ste. 340
 166 Confederate Avenue
 127 Enterprise Path, Ste. 402
 419 Merchants Dr.
 P O Box 616
 342 Marietta Hwy.
 71 Southwind Land
 1899 Lake Road, Suite 224
 1000 Chastain Road
 120 Main St.
 4607 Burnt Hickory Rd
 107 Enterprise Path, Ste 305
 P O Box 1130
 75 Metromont Rd.
 126 Enterprise Path Ste 105
 P.O. Box 24
 11 Courthouse Square
 702 Virgie Ballentine Dr.
 P.O. Box 507
 632 Goodyear Avenue
 27 Courthouse Sq.
 P O Box 1880
 P.O. Box 323
 168 N Johnston Street

Melvin Dokey	Paulding Festivals	P.O. Box 654
Michael Cash	MSC Homes	8199 Cartersville Hwy.
Michael Skelton	Board of Education, District 4	522 Hardee Street
Michelle Graves	New Georgia Elementary	5800 Mulberry Rock Rd.
Mike Cason	Dallas City Councilman	129 East Memorial Drive
Mitch Lynch	Paulding Sentinel	P.O. Box 1586
Morris Habif	Paulding Plaza Shopping Center	824 Memorial Dr. SE
Natalie Fuller	Hardy Chevrolet	P.O. Box 560
Pat Crook	Paulding County Administrator	166 Confederate Ave.
Patton Hughes	Paulding.Com	P.O. Box 1432
Paul Brooksher	J.A. Dobbins Middle	637 Williams Lake Rd.
Paula Booth	Gift Basket Express & Balloons, Too	369 Highpoint Crossing
Paulette Rakestraw	Board of Education, District 3	522 Hardee Street
Penney Noel	Shelton Elementary	1531 Cedarcrest Rd.
Perry Lee	Lee Built Homes	815 Lee Rd
Pete Ewing	Atlanta Business Bank	1899 Lake Road, Suite 224
Pete Guy	Pete Guy Asphalt Paving	P.O. Box 243
Phil Gingrey	U.S. Representative, 11th District	219 Roswell St.
Phyllis Perry	Paulding Living Magazine	313 Creekstone Rdge.
R.S. 'Sonny' Powell, Jr.	P.K. Oil Company	832 Seaboard Dr.
Randy Taylor	Community Trust Bank	P O Box 1700
Randy Tibbitts	Tibbitts Land Surveying, Inc.	362 West Memorial Drive
Ray McDonald	Flag Auto Parts	3083 Atlanta Hwy
Raymond Phillips	Paulding Quick Bail	562 Hardee Street
Rebecca Vaughn	Paulding Dermatology	625 W. Memorial Dr.
Rene Gordon	Hardy Chevrolet	P.O. Box 560
Rene Gottwald	Nebo Elementary	2843 Nebo Road
Representative Howard Maxwell		716 Graham Road
Rita Clemmons	Hiram Elementary	200 Seaboard Ave.
Rodney McDaniel	Carl Black's Auto Superstore II	3929 Jimmy Lee Smith Pkwy
Ron Beckton	East Paulding High School	3320 East Paulding Dr.
Ron Juncal	W.W. Henry Company	350 Thomas B. Murphy Drive
Ron Stokes	Mainstreet Appraisals	P.O. Box 646
Ronnie Ray	Etowah Engineering & Surveying	307 W.I. Pkwy
Roy Sparks	Paulding Commercial Builders	10 Sparks Dr. Ste. 1000
Russ Young	Action International	660 Creekwood Drive
Ruth Huggins	Park West Realty	100 W. Griffin St.
Ryan Hale	Edwards Jones	33 Courthouse Sq
Sally Sanders	Community Trust Bank	P O Box 1700
Sam Clark	Coroner	4373 Atlanta Hwy.
Sam Elrod	Elrod Garden Center	3080 Atlanta Hwy
Sam Ruff	Ruff Property Management	P.O. Box 744
	WellStar Health System-WellStar	
Samantha Mote	Paulding Hospital	680 Church St., Ste. 200
Sammy McClure	Board of Education, District 5	522 Hardee Street
Samuel Rambo	Rambo Nursery	279 Tucker Blvd.
	YWCA of Cobb County/Northwest	
Sandra Boyce	Georgia	48 Henderson St.

Sandra Lee	Lee Built Homes	815 Lee Rd
Sarah Pate/Ruth Murphy	SeArrow Realty Services	P.O. Box 790
Saxby Chambliss	U.S. Senator	100 Galleria Pkwy., Ste. 1340
Scarlett Straughan	Cotton States Insurance	4120 Jimmy Lee Smith Pkwy. Ste. D
Scott Patrick	Legacy Baptist Church	P O Box 2000
Scott Williams	AFLAC	6716 Broad St. Ste. 5
Senator Bill Hamrick		324 LOB The State Capitol
Senator Bill Heath		2225 Cash Town Road
Sheilah Haggard	Hair Works & More	4484 Jimmy Lee Smith Pkwy, Ste D108
Shelia F. McDaniel	Phoenix Retail Group	556 Cleburne Pkwy.
Shelly Browne	All-Star Chem-Dry	3068 Wren Circle
Shirley Smith	Dallas Housing Authority	P O Box 74
Sonja Davidson	Mary Miller State Farm Insurance	632 Goodyear Avenue
Speaker of the House Glenn Richardson		P.O. Box 197
Stevan Crew	Srew & Associates	P.O. Box 63
Steve Cave	P.B. Ritch Elementary	140 Bethel Church Rd.
Steve Haynes	EAM	P O Box 107
Steve Hunt	Padgett Business Services	223 Main St.
Sue Hobbs	United Community Bank	P.O. Box 4177
Susan Browning	Allgood Elementary	312 Hart Rd.
Susan Colbreth	W.C. Abney Elementary	4555 Dallas-Acworth Rd.
Susan Lester	Carroll EMC	155 N Hwy 113
Susan Wright	SouthTrust Bank	1999 Lake Road
Takatoshi Yamamoto	MGI, Inc.	90 International Pkwy.
Tammy Allen	Union Elementary	206 Highway 101, S.
Ted Paris	AWDS	P O Box 106
Teri Barrington	BB&T Banking & Trust	5071 Jimmy Lee Smith Pkwy.
Terri Lunsford	Regions Bank	160 Confederate Avenue
Terry Hardy	Medcom Federal Credit Union	4215 Jimmy Lee Smith Pkwy. Ste #9
Terry Norman	Skyview Baptist Church	P.O. Box 840
Thomas Sanders	Thomas C. Sanders, Attorney-at-Law	215 Main St.
Tina Ellis	Paulding County Farm Bureau	250 Professional Ct.
Tom Cooper	Cadillac Products	271 Cadillac Pkwy
Tom Thach	Florida Rock Industries	112 Quarry Drive
Tommie Graham	Jeriel Investment, LLC	P O Box 490
Tracy Bennett	Moses Middle	1066 Old County Farm Rd.
Travis Ragsdale	WADE Waste & Disposal Experts	P.O. Bxo 845
Travis Warren	TLW Lift Services, Inc.	P.O. Box 459
Trent Pinkard	Aerospace Fabrications	305 Butler Industrial Dr
Treva Shelton	Clerk of Courts	11 Courthouse Square
Trudy Sowar	Superintendant of Education	522 Hardee Street
Vic Williams	Vic Williams Tire & Auto	441 Butler Industrial Dr.
Vicki Lacey	Board of Education, District 2	522 Hardee Street
Vickie Hart	Wachovia	4580 Jimmy Lee Smith Pkwy.
Virginia Galloway	Republican Party of Paulding County	P.O. Box 923
Wayne Kirby	Commissioner Post 4	166 Confederate Avenue

COMMUNITY AGENDA SCHEDULE

This section provides a presentation of the anticipated schedule for the implementation and completion of the Community Agenda portion of the Comprehensive Plan. This schedule is not intended to be static. It is expected that the process itself will dictate that specific content and scheduling changes be made during the implementation phase of the project.

COMMUNITY AGENDA							
	2007						
	April	May	June	July	August	September	October
Completion of Community Assessment	X						
30 day review period for Community Assessment		X					
Kickoff event to explain the planning process to the community	X						
Formation/appointment of stakeholders and committee to guide development of the plan	X	X					
Community-wide event to discuss and prioritize the Preliminary Issues and Opportunities list	X						
Processing of community input			X	X			
Community-wide event to produce or refine the Future Development Map				X	X		
Processing of community input by guidance committee				X	X		
Development of draft Implementation Program by plan preparers					X	X	
Community event to react to draft Implementation Program					X	X	
Processing of community input by guidance committee					X	X	
Assembly of draft Community Agenda by plan preparer					X	X	
Community event to react to draft Community Agenda (this could be 2nd public hearing required in Planning Standards)						X	
Processing of community input by guidance committee						X	X
Adoption of transmittal resolution by local government and submittal of Community Agenda to RDC for review							X

Addendum I

Quality Community Objectives

Quality Community Objectives
Paulding County
(Paulding County)

Local Assessment

<i>Development Patterns</i>			
Traditional Neighborhoods			
Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses			
Statement	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	It does separate uses
2. Our community has ordinances in place that allow neo-traditional development "By right" so that developers do not have to go through a long		X	
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.	✓		Non-residential developments must plant street trees.
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer.	✓		Require street trees in non-residential developments.
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	✓		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	✓		Public Works cleans public areas and Marshals Office regulates private.
7. In some areas, several errands can be made on foot, if so desired.			
8. Some of our children can and do walk to school safely.			

9. Some of our children can and do bike to school safely.			
10. Schools are located in or near neighborhoods in our community.			

Quality Community Objectives (Paulding County)

Local Assessment

Infill Development 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.			
Statement	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	✓		Tax Assessor has list of vacant sites.
2. Our community is actively working to promote Brownfield redevelopment.			
3. Our community is actively working to promote greyfield redevelopment.			
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major	✓		
5. Our community allows small lot development (5000 SF or less) for some uses.		✓	

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			
Statement	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	✓		
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	✓		Greenspace & Historic sites
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	✓		Corridor Overlay
4. We have ordinances to regulate the size and type of signage in our community.	✓		
5. If applicable, our community has a plan to protect designated farmland.		✓	

Quality Community Objectives (Paulding County)

Local Assessment

Transportation Alternatives 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.			
Statement	Yes	No	Comments
1. We have public transportation in our community.			

2. We require that new development connects with existing development through a street network, not a single entry/exit.	✓		Where appropriate & feasible, based on the topography.
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.			
4. We have a sidewalk ordinance in our community that requires all new		✓	
5. We require that newly built sidewalks connect to existing sidewalks wherever	✓		
6. We have a plan for bicycle routes through our community.	✓		
7. We allow commercial and retail development to share parking areas wherever possible.	✓		

Quality Community Objectives (Paulding County)

Local Assessment

Regional Identity 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.			
1. Our community is characteristic of the region in terms of architectural styles and heritage.	✓		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural		✓	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)	✓		
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.			
5. Our community promotes tourism opportunities based on the unique characteristics of our region.			
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.	✓		
Resource Conservation			

Heritage Preservation

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

Statement	Yes	No	Comments
1. We have designated historic districts in our community.		✓	Dallas or Hiram?
2. We have an active historic preservation commission.			
3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening.	✓		Corridor

Quality Community Objectives (Paulding County) Local Assessment

Open Space Preservation 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.			
1. Our community has a greenspace plan.	✓		
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.	✓		Purchasing Paulding Forest Buffers, PRD, & OSRD
3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.	✓		
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	✓		We have PRD that requires a minimum of 10% openspace. OSRD requires 40%.
Environmental Protection 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.			
Statement	Yes	No	Comment
1. Our community has a comprehensive natural resources inventory.	✓		2002 Comp Plan
2. We use this resource inventory to steer development away from environmentally sensitive areas.	✓		
3. We have identified our defining natural resources and have taken steps to protect them.	✓		Purchasing Paulding Forest
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	✓		
5. Our community has and actively enforces a tree preservation ordinance.		✓	
6. Our community has a tree-replanting ordinance for new development.	✓		Landscaped & Buffer requirements; Street trees as well.
7. We are using stormwater best management practices for all new development.	✓		

Quality Community Objectives (Paulding County)

Local Assessment

8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh	✓		
<i>Social and Economic Development</i>			
Growth Preparedness 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			
Statement	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	✓		2002 Comp Plan
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	✓		
3. We have a Capital Improvements Program that supports current and future growth.	✓		
4. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our	✓		Protection of Paulding Forest and Atlanta Property.

**Quality Community Objectives
(Paulding County)
Local Assessment**

Appropriate Businesses 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-			
Statement	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	✓		Airport, Downtown Dallas
2. Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	✓		
3. We recruit businesses that provide or create sustainable products.			
4. We have a diverse jobs base, so that one employer leaving would not cripple us.	✓		
Employment Options A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
Statement	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.			
2. Our community has jobs for skilled labor.			
3. Our community has jobs for unskilled labor.			
4. Our community has professional and managerial jobs.			

**Quality Community Objectives
(Paulding County)
Local Assessment**

Housing Choices 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.			
Statement	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	✓		Guest homes are permitted with a Special Use Permit (SUP)
2. People who work in our community can afford to live here, too.	✓		
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)	✓		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.			Dallas or Hiram?
5. We have options available for loft living, downtown living, or "neo-traditional" development.		✓	Considering TND Overlay District
6. We have vacant and developable land available for multifamily housing.	✓		
7. We allow multifamily housing to be developed in our community.	✓		

8. We allow multifamily housing to be developed in our community.	✓		
9. We support community development corporations building housing for lower-income households.	✓		
10. We have housing programs that focus on households with special needs.			
11. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		✓	

Quality Community Objectives
(Paulding County)
Local Assessment

Educational Opportunities Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to			
Statement	Ye	No	Comments
1. Our community provides work-force training options for our citizens.	✓		Chattahoochee Tech
2. Our workforce training programs provide citizens with skills for jobs that are			
3. Our community has higher education opportunities, or is close to a community that does.	✓		Tech school multiple colleges in surrounding counties
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	✓		
Governmental Relations			
Regional Solutions Local Self-determination Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.			
Statement	Ye	No	Comments
1. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	✓		Staff available to explain process to citizens. Handouts?

2.	We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.	✓		Minutes of BOC meetings on website and staff is available.
3.	We have a public-awareness element in our comprehensive planning process.	✓		
4.	We have clearly understandable guidelines for new development.	✓		All guidelines are in the Zoning Ordinance & Development Regulations.
5.	We offer a development guidebook that illustrates the type of new development we want in our community.			
6.	We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals.	✓		
7.	We have a budget for annual training for planning commission members staff, and we use it.	✓		

Quality Community Objectives (Paulding County)

Local Assessment

8. Our elected officials understand the land-development process in our community		✓		
Regional Cooperation Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.				
Statement		Yes	No	Comments
1.	We plan jointly with our cities and county for Comprehensive Planning	✓		
2.	We are satisfied with our Service Delivery Strategies	✓		
3.	We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other)	✓		911, schools, sewer to Hiram & Cobb, fire, & water.

Quality Community Objectives
Paulding County
(Dallas)

Local Assessment

<i>Development Patterns</i>			
Traditional Neighborhoods 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.			
Statement	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	It does separate uses
2. Our community has ordinances in place that allow neo-traditional development "By right" so that developers do not have to go through a long variance process.		X	
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	✓		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	✓		Public Works cleans public areas.

7. In some areas, several errands can be made on foot, if so desired.			
8. Some of our children can and do walk to school safely.	X		
9. Some of our children can and do bike to school safely.			
10. Schools are located in or near neighborhoods in our community.	X		

Quality Community Objectives
Paulding County
(Dallas)

Local Assessment

Infill Development 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.			
Statement	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.	✓		Tax Assessor has list of vacant sites.
2. Our community is actively working to promote Brownfield redevelopment.			
3. Our community is actively working to promote greyfield redevelopment.			

4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major	✓		
5. Our community allows small lot development (5000 SF or less) for some uses.	X		
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			
Statement	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.	✓		
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	✓		Greenspace & Historic sites
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	✓		Corridor Overlay
4. We have ordinances to regulate the size and type of signage in our community.	✓		
5. If applicable, our community has a plan to protect designated		✓	

Quality Community Objectives
Paulding County
(Dallas)

Local Assessment

Transportation Alternatives 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.			
Statement	Yes	No	Comments
1. We have public transportation in our community.			
2. We require that new development connects with existing development through a street network, not a single entry/exit.	✓		Where appropriate & feasible, based on the topography.
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.			
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		✓	
5. We require that newly built sidewalks connect to existing sidewalks wherever	✓		
6. We have a plan for bicycle routes through our community.	✓		
7. We allow commercial and retail development to share parking areas wherever possible.	✓		

Quality Community Objectives

Paulding County (Dallas)

Local Assessment

Regional Identity Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic			
1. Our community is characteristic of the region in terms of architectural styles and heritage.	✓		
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural		✓	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)	✓		
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.			
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	X		
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.	✓		
Resource Conservation			

Heritage Preservation 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			
Statement	Yes	No	Comments
1. We have designated historic districts in our community.	X		Downtown
2. We have an active historic preservation commission.	X		
3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening.	✓		Corridor

Quality Community Objectives
Paulding County
(Dallas)
Local Assessment

Open Space Preservation 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.			
1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.	✓		
3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.	✓		
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	✓		

Environmental Protection 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.			
Statement	Yes	No	Comment
1. Our community has a comprehensive natural resources inventory.	✓		2002 Comp Plan
2. We use this resource inventory to steer development away from environmentally sensitive areas.	✓		
3. We have identified our defining natural resources and have taken steps to protect them.	✓		
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	✓		
5. Our community has and actively enforces a tree preservation ordinance.		✓	
6. Our community has a tree-replanting ordinance for new development.		X	Landscaped & Buffer requirements; Street trees as well.
7. We are using stormwater best management practices for all new development.	✓		

8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)	✓		
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<i>Social and Economic Development</i>			
Growth Preparedness 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,			
Statement	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	✓		

2. Our local governments, the local school board, and other decision-making	✓		
3. We have a Capital Improvements Program that supports current and future		X	
4. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our	✓		

Quality Community Objectives
Paulding County
(Dallas)

Local Assessment

Appropriate Businesses 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.			
Statement	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.	✓		
2. Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	✓		
3. We recruit businesses that provide or create sustainable products.			
4. We have a diverse jobs base, so that one employer leaving would not cripple us.	✓		

Employment Options A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
Statement	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.	X		Chamber of Commerce
2. Our community has jobs for skilled labor.	X		
3. Our community has jobs for unskilled labor.	X		
4. Our community has professional and managerial jobs.	X		

Quality Community Objectives
Paulding County
(Dallas)
Local Assessment

Housing Choices 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			
Statement	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	✓		
2. People who work in our community can afford to live here, too.	✓		
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)	✓		

4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending			
5. We have options available for loft living, downtown living, or "neo-traditional" development.		✓	Considering TND Overlay District
6. We have vacant and developable land available for multifamily housing.	✓		
7. We allow multifamily housing to be developed in our community.	✓		
8. We allow multifamily housing to be developed in our community.	✓		
9. We support community development corporations building housing for lower-income households.	✓		
10. We have housing programs that focus on households with special needs.			
11. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		

Quality Community Objectives
Paulding County
(Dallas)
Local Assessment

Educational Opportunities 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.			
Statement	Ye	No	Comments
1. Our community provides work-force training options for our citizens.	✓		Chattahoochee Tech
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	X		
3. Our community has higher education opportunities, or is close to a community that does.	✓		Tech school multiple colleges in surrounding counties
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	✓		
Governmental Relations Regional Solutions Local Self-determination Communities should be allowed to develop and work toward achieving their own vision for the future. Where the state seeks to achieve particular objectives, state financial and technical assistance should be used as the incentive to encourage local government conformance to those objectives.			
Statement	Ye	No	Comments
1. We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.	✓		Staff available to explain process to citizens. Handouts?
2. We have processes in place that make it simple for the public to stay informed on land use and zoning decisions, and new development.	✓		website and staff is available.

3.	We have a public-awareness element in our comprehensive planning process.	✓		
4.	We have clearly understandable guidelines for new development.	✓		All guidelines are in the Zoning Ordinance & Development Regulations.
5.	We offer a development guidebook that illustrates the type of new development we want in our community.			
6.	We have reviewed our development regulations and/or zoning code recently and are sure that our ordinances will help us achieve our QCO goals.	✓		
7.	We have a budget for annual training for planning commission members and staff, and we use it.			

Quality Community Objectives
Paulding County
(Dallas)

Local Assessment

8. Our elected officials understand the land-development process in our community	✓		
Regional Cooperation Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.			
Statement	Yes	No	Comments
1. We plan jointly with our cities and county for Comprehensive Planning	✓		
2. We are satisfied with our Service Delivery Strategies	✓		
3. We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other)	✓		911, schools, sewer, water.

Quality Community Objectives
Paulding County
(Hiram)

Local Assessment

<i>Development Patterns</i>			
Traditional Neighborhoods 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.			
Statement	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.		X	It does separate commercial from residential.
2. Our community has ordinances in place that allow neo-traditional development "By right" so that developers do not have to go through a long .		X	There is a variance process in place and functions adequately.
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	I believe there are incentives for developers to plant trees.
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.		X	
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.		X	
7. In some areas, several errands can be made on foot, if so desired.	✓		
8. Some of our children can and do walk to school safely.		X	

9. Some of our children can and do bike to school safely.		X	
10. Schools are located in or near neighborhoods in our community.	✓		

Quality Community Objectives
Paulding County
(Hiram)

Local Assessment

Infill Development 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.			
Statement	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X	
2. Our community is actively working to promote Brownfield redevelopment.			
3. Our community is actively working to promote greyfield redevelopment.			
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road.)		X	
5. Our community allows small lot development (5000 SF or less) for some uses.		X	

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

Statement	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.		X	
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.	✓		We are in the beginning stages of doing this.
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	✓		In some areas.
4. We have ordinances to regulate the size and type of signage in our community.	✓		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		✓	
6. If applicable, our community has a plan to protect designated farmland.	✓		Covenant protection which is a tax incentive.

Quality Community Objectives
Paulding County
(Hiram)

Local Assessment

Transportation Alternatives Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community.			
Statement	Yes	No	Comments
1. We have public transportation in our community.	✓		One stop for GRTA, Paulding has senior transit.
2. We require that new development connects with existing development through a street network, not a single entry/exit.	✓		System needs improvement.
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever		X	
6. We have a plan for bicycle routes through our community.		X	
7. We allow commercial and retail development to share parking areas wherever	✓		

Quality Community Objectives
Paulding County
(Hiram)

Local Assessment

Regional Identity

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.

1. Our community is characteristic of the region in terms of architectural styles and heritage.	✓		In some areas.
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural		X	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)		X	
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		X	
5. Our community promotes tourism opportunities based on the unique characteristics of our region.	✓		To a degree.
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.	✓		

Resource Conservation

Heritage Preservation

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.

Statement	Yes	No	Comments
1. We have designated historic districts in our community.	✓		Needs more to be completed.
2. We have an active historic preservation commission.	✓		Nothing specific to Hiram.
3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening.	✓		

Quality Community Objectives
Paulding County
(Hiram)
Local Assessment

Open Space Preservation 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.			
1. Our community has a greenspace plan.	✓		Through the county.
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.	✓		Through the county
3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.		X	
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.		X	
Environmental Protection 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.			
Statement	Yes	No	Comment
1. Our community has a comprehensive natural resources inventory.		X	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3. We have identified our defining natural resources and have taken steps to protect them.		X	
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.	✓		
5. Our community has and actively enforces a tree preservation ordinance.		X	
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using stormwater best management practices for all new development.	✓		

Quality Community Objectives

Paulding County

(Hiram)

Local Assessment

8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)	✓		
Social and Economic Development			
Growth Preparedness 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			
Statement	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.		X	
2. Our local governments, the local school board, and other decision-making entities use the same population projections.		X	
3. Our elected officials understand the land-development process in our community.	✓		To some degree
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	✓		
5. We have a Capital Improvements Program that supports current and future growth.		X	
6. We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our	✓		
7. We have clearly understandable guidelines for our developments.	✓		

8.	We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	
9.	We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.	✓		Yes, if they take the time.
10.	We have a public-awareness element in our comprehensive planning process.	✓		

Quality Community Objectives

Paulding County (Hiram)

Local Assessment

Appropriate Businesses 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.			
Statement	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.		X	
2. Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.	✓		
3. We recruit businesses that provide or create sustainable products.		X	

4. We have a diverse jobs base, so that one employer leaving would not cripple	✓		
Employment Options A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
Statement	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.	✓		Chamber is working on this.
2. Our community has jobs for skilled labor.	✓		
3. Our community has jobs for unskilled labor.	✓		
4. Our community has professional and managerial jobs.	✓		

Quality Community Objectives
Paulding County
(Hiram)
Local Assessment

Housing Choices 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.			
Statement	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.	✓		
2. People who work in our community can afford to live here, too.	✓		
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)	✓		
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.		X	
5. We have options available for loft living, downtown living, or "neo-traditional" development.		X	
6. We have vacant and developable land available for multifamily housing.	✓		
7. We allow multifamily housing to be developed in our community.	✓		
8. We support community development corporations building housing for lower-income households.		X	

9. We have housing programs that focus on households with special needs.		X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.		X	

Quality Community Objectives
Paulding County
(Hiram)
Local Assessment

Educational Opportunities 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.			
Statement	Ye	No	Comments
1. Our community provides work-force training options for our citizens.	✓		
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.	✓		
3. Our community has higher education opportunities, or is close to a community that does.	✓		
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.	✓		
Governmental Relations			

Regional Solutions

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.

Statement		Ye	No	Comments
1.	We participate in regional economic organizations.	✓		
2.	We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.	✓		
3.	We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, ect.	✓		
4.	Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	✓		

Quality Community Objectives
Paulding County
(Hiram)

Local Assessment

Regional Cooperation Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.				
Statement		Yes	No	Comments
1.	We plan jointly with our cities and county for Comprehensive Planning purposes	✓		
2.	We are satisfied with our Service Delivery Strategies	✓		But improvements can be made.
3.	We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	✓		
4.	We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.	✓		

Quality Community Objectives
Paulding County
(Braswell)

Local Assessment

<i>Development Patterns</i>			
Traditional Neighborhoods 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.			
Statement	Yes	No	Comments
1. If we have a zoning code, it does not separate commercial, residential and retail uses in every district.	X		
2. Our community has ordinances in place that allow neo-traditional development "By right" so that developers do not have to go through a long	X		
3. We have a street tree ordinance that requires new development to plant shade-bearing trees appropriate to our climate.		X	
4. Our community has an organized tree-planting campaign in public areas that will make walking more comfortable in summer.		X	
5. We have a program to keep our public areas (commercial, retail districts, parks) clean and safe.	X		
6. Our community maintains its sidewalks and vegetation well so that walking is an option some would choose.	X		
7. In some areas, several errands can be made on foot, if so desired.	X		
8. Some of our children can and do walk to school safely.		X	

9. Some of our children can and do bike to school safely.		X	
10. Schools are located in or near neighborhoods in our community.		X	

Quality Community Objectives
Paulding County
(Braswell)

Local Assessment

Infill Development 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.			
Statement	Yes	No	Comments
1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.		X	
2. Our community is actively working to promote Brownfield redevelopment.		X	
3. Our community is actively working to promote greyfield redevelopment.	X		
4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major		X	
5. Our community allows small lot development (5000 SF or less) for some uses.	X		

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

Statement	Yes	No	Comments
1. If someone dropped from the sky into our community, he or she would know immediately where she was, based on our distinct characteristics.		X	
2. We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.		X	
3. We have ordinances to regulate the aesthetics of development in our highly visible areas.	X		
4. We have ordinances to regulate the size and type of signage in our community.	X		
5. We offer a development guidebook that illustrates the type of new development we want in our community.		X	
6. If applicable, our community has a plan to protect designated farmland.		X	

Quality Community Objectives
Paulding County
(Braswell)

Local Assessment

Transportation Alternatives 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.			
Statement	Yes	No	Comments
1. We have public transportation in our community.		X	
2. We require that new development connects with existing development through a street network, not a single entry/exit.		X	
3. We have a good network of sidewalks to allow people to walk to a variety of destinations.		X	
4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks.		X	
5. We require that newly built sidewalks connect to existing sidewalks wherever possible		X	
6. We have a plan for bicycle routes through our community.		X	
7. We allow commercial and retail development to share parking areas wherever	X		

Quality Community Objectives
Paulding County
(Braswell)

Local Assessment

Regional Identity 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.			
1. Our community is characteristic of the region in terms of architectural styles and heritage.		X	
2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.		X	
3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal)		X	
4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership.		X	
5. Our community promotes tourism opportunities based on the unique characteristics of our region.		X	
6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment, education.		X	

Resource Conservation

Heritage Preservation

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

Statement	Yes	No	Comments
1. We have designated historic districts in our community.	X		
2. We have an active historic preservation commission.	X		
3. We want new development to complement our historic development, and we have ordinances in place to ensure that happening.	X		

Quality Community Objectives
Paulding County
(Braswell)
Local Assessment

Open Space Preservation 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.			
1. Our community has a greenspace plan.		X	
2. Our community is actively preserving greenspace – either through direct purchase, or by encouraging set-asides in new development.		X	
3. We have a local land conservation program, or, we work with state or national land conservation programs to preserve environmentally important areas in our community.	X		
4. We have a conservation subdivision ordinance for residential development that is widely used and protects open space in perpetuity.	X		
Environmental Protection 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.			
Statement	Yes	No	Comment
1. Our community has a comprehensive natural resources inventory.		X	
2. We use this resource inventory to steer development away from environmentally sensitive areas.		X	
3. We have identified our defining natural resources and have taken steps to protect them.		X	
4. Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.		X	
5. Our community has and actively enforces a tree preservation ordinance.		X	
6. Our community has a tree-replanting ordinance for new development.		X	
7. We are using stormwater best management practices for all new development.		X	

Quality Community Objectives
Paulding County
(Braswell)

Local Assessment

8. We have land use measures that will protect the natural resources in our community (steep slope regulations, floodplain or marsh protection, etc.)		X	
<i>Social and Economic Development</i>			
Growth Preparedness 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.			
Statement	Yes	No	Comments
1. We have population projections for the next 20 years that we refer to when making infrastructure decisions.	X		
2. Our local governments, the local school board, and other decision-making entities use the same population projections.	X		
3. Our elected officials understand the land-development process in our community.	X		
4. We have reviewed our development regulations and/or zoning code recently, and believe that our ordinances will help us achieve our QCO goals.	X		
5. We have a Capital Improvements Program that supports current and future growth.		X	

6.	We have designated areas of our community where we would like to see growth. These areas are based on the natural resources inventory of our community.	X		
7.	We have clearly understandable guidelines for our developments.	X		
8.	We have a citizen-education campaign to allow all interested parties to learn about development processes in our community.		X	
9.	We have procedures in place that make it easy for the public to stay informed about land use issues, zoning decisions, and proposed new development.		X	
10.	We have a public-awareness element in our comprehensive planning process.		X	

Quality Community Objectives
Paulding County
(Braswell)

Local Assessment

Appropriate Businesses 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.			
Statement	Yes	No	Comments
1. Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.		X	

2. Our ED organization has considered the types of businesses already in our community, and has a plan to recruit business/industry that will be compatible.		X	
3. We recruit businesses that provide or create sustainable products.		X	
4. We have a diverse jobs base, so that one employer leaving would not cripple us.		X	
Employment Options A range of job types should be provided in each community to meet the diverse needs of the local workforce.			
Statement	Yes	No	Comments
1. Our economic development program has an entrepreneur support program.		X	
2. Our community has jobs for skilled labor.		X	
3. Our community has jobs for unskilled labor.		X	
4. Our community has professional and managerial jobs.		X	

Quality Community Objectives
Paulding County
(Braswell)
Local Assessment

Housing Choices 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.			
Statement	Yes	No	Comments
1. Our community allows accessory units like garage apartments or mother-in-law units.		X	
2. People who work in our community can afford to live here, too.	X		
3. Our community has enough housing for each income level (low, moderate, and above-average incomes)		X	
4. We encourage new residential development to follow the pattern of our original town, continuing the existing street design and recommending smaller setbacks.	X		
5. We have options available for loft living, downtown living, or "neo-traditional" development.		X	
6. We have vacant and developable land available for multifamily housing.		X	
7. We allow multifamily housing to be developed in our community.		X	

8. We support community development corporations building housing for lower-income households.		X	
9. We have housing programs that focus on households with special needs.		X	
10. We allow small houses built on small lots (less than 5,000 square feet) in appropriate areas.	X		

Quality Community Objectives
Paulding County
(Braswell)
Local Assessment

Educational Opportunities 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.			
Statement	Ye	No	Comments
1. Our community provides work-force training options for our citizens.		X	
2. Our workforce training programs provide citizens with skills for jobs that are available in our community.		X	
3. Our community has higher education opportunities, or is close to a community that does.		X	
4. Our community has job opportunities for college graduates, so that our children may live and work here if they choose.		X	
Governmental Relations			
Regional Solutions 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.			
Statement	Ye	No	Comments
1. We participate in regional economic organizations.		X	

2.	We participate in regional environmental organizations and initiatives, especially regarding water quality and quantity issues.		X	
3.	We work with other local governments to provide or share appropriate services, such as public transit, libraries, special education, tourism, parks and recreation, emergency response, E-911, homeland security, ect.		X	
4.	Our community thinks regionally, especially in terms of issues like land use, transportation and housing, understanding that these go beyond local government borders.	X		

Quality Community Objectives
Paulding County
(Braswell)
Local Assessment

Regional Cooperation Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.				
Statement		Yes	No	Comments
1.	We plan jointly with our cities and county for Comprehensive Planning	X		
2.	We are satisfied with our Service Delivery Strategies		X	Need assistance
3.	We initiate contact with other local governments and institutions in our region in order to find solutions to common problems, or to craft regionwide strategies.	X		
4.	We meet regularly with neighboring jurisdictions to maintain contact, build connections, and discuss issues of regional concern.		X	

Adendum II

Existing Land Use Maps

Character Area Maps

Areas Requiring Special Attention

Adendum III

List of Sources

Paulding County Comprehensive Plan List of Sources

List of Sources

ARCADIS Geraghty and Miller, Inc.
Atlanta Regional Commission (ARC)
City of Braswell
City of Dallas
City of Hiram
Coosa Valley Regional Development Center (RDC)
COOPER – ROSS SV
DayWilburn and Associates
Federal Emergency Management Agency (FEMA)
Federal Highway Administration
Georgia Department of Community Affairs (DCA)
Georgia Department of Education
Georgia Department of Human Resources (DHR)
Georgia Department of Labor
Georgia Department of Industry, Trade, and Tourism
Georgia Department of Natural Resources (DNR)
Georgia Department of Technical and Adult Education
Georgia Department of Transportation (DOT)
Georgia Forestry Commission
Georgia Regional Transportation Authority (GRTA)
Georgia Office of Planning and Budget (OPB)
Metropolitan North Georgia Water Planning District
Paulding County Attorney's Office
Paulding County Board Of Education
Paulding County Cemetery Preservation Commission
Paulding County Chamber of Commerce
Paulding County Community Development Department
Paulding County Comprehensive Plan (1991)
Paulding County Comprehensive Plan (2003)
Paulding County Department of Transportation
Paulding County Parks and Recreation Department
Paulding County Public Library System
Paulding County Public Safety Department
Paulding County Sheriff's Office
Paulding County Water and Sewer Department
U.S. Army Corps of Engineers
U.S. Bureau of Economic Analysis
U.S. Census Bureau (1980, 1990, 2000 Census Data and estimates)
U.S. Environmental Protection Agency (EPA)
U.S. Natural Resources Conservation Service (NRCS)
University of Georgia – Georgia County Guide 1998 and 1999
WellStar Hospitals (Paulding County)
Woods and Poole Economics, Inc.

PAULDING COUNTY

(Dallas, Hiram, and Braswell)

COMPREHENSIVE PLAN 2007 – 2027

COMMUNITY AGENDA



August 29, 2007

Paulding County Community Development Department
120 East Memorial Drive
Dallas, Georgia 30132

TABLE OF CONTENTS

Introduction

<i>Purpose</i>	3
<i>Scope</i>	3

Community Vision4

<i>General Vision Statement</i>	4
<i>Guiding Principles of the Community Agenda</i>	4
<i>Future Development Maps</i>	5
<i>Character Areas</i>	10

<i>Defining Narratives</i>	11
<i>Suburban Residential</i>	11
<i>Rural Residential</i>	13
<i>Crossroads Community</i>	15
<i>Traditional Neighborhood</i>	19
<i>Industrial</i>	21
<i>Greenspace</i>	23
<i>Neighborhood Center</i>	25
<i>Corridors</i>	27
<i>Business Corridor</i>	30
<i>Residential</i>	32
<i>Commercial</i>	34

Community Issues and Opportunities37

<i>Economic Development</i>	37
<i>Housing</i>	37
<i>Natural and Cultural Resources</i>	38
<i>Community Facilities and Resources</i>	39
<i>Intergovernmental Coordination</i>	39
<i>Transportation</i>	40
<i>Land Use/Character Areas</i>	41

Implementation Program.....43

Short-Term Work Programs52

Policies.....79

Supplemental Plans.....79

List of Sources80

Introduction

Purpose

The purpose of the Community Agenda is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Agenda is the most important part of a Comprehensive Plan, for it includes the community's vision for the future, key issues and opportunities, and the implementation process.

Scope

The Community Agenda was prepared under the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1-Standards and Procedures for Local Comprehensive Planning (effective May 1, 2005).

The Community Agenda includes the following three components:

1. Community Vision that includes a vision statement and a future development map
2. Community Issues and Opportunities that define and prioritize the issues facing the community.
3. Implementation Program that defines the community's supportive policies and outlines a five-year action plan within the Short Term Work Program.

Local staff and elected and appointed officials will use the Community Agenda as a reference in Making land use, rezoning, infrastructure, public services and capital investment decisions. The Future Development Map provides a representation of the community's vision and illustrates the general location of permitted land uses. The plan's policies also help guide the rezoning decisions and represent the basic goals of the plan.

It is important to understand that the plan is a living document and intended to be updated regularly or as needed. The Short Term Work Program must be updated every five years as required by the Department of Community Affairs. The next mandatory full Comprehensive Plan update and development would be by 2017.

Community Vision

General Vision Statement

To provide and promote a road map for a thriving community in making sound decisions that will enhance the quality of life for all citizens of Paulding County—today and tomorrow.

Guiding Principles of the Community Agenda

Coordinate Infrastructure Expansion With Land Use. It is important that future land use decisions are coordinated with the capacities of existing infrastructure. The expansion of supportive infrastructure networks (roads, water and sewer) should be guided by the Future Development Map illustrating areas designated for growth to provide the most efficient and cost-effective use of public funds.

Encourage Innovative Development Techniques. Master planned developments, traditional neighborhood developments and conservation residential developments, meeting the county's vision and goals, will be encouraged to increase greenspace within new developments, promote a compatible mixture of uses, and protect environmentally sensitive areas. Additionally, intensive development will be encouraged within nodes at major intersections providing inter-parcel connectivity minimizing the impact of increased vehicle trips on the road network.

Encourage the Expansion of Employment Opportunities (Industrial, Office, or Commercial Uses) in Appropriate Locations. The Future Development Map illustrates ample space to accommodate employment-generating uses. These areas are concentrated along existing and planned arterial thoroughfares with access to existing or planned water service. The county and its cities will continue to program appropriate infrastructure expansion within these areas to expand and diversify the local economy.

Protect Environmentally Sensitive Areas. Paulding County's environmentally sensitive areas are important components to the county's identity and vital to the environmental integrity of the county and region. As the county continues to grow increased pressures will be placed on the county's resources as development encroaches on sensitive natural areas. The Future Development Map incorporates the significant environmentally sensitive areas as part of the character area development.

Land Use Compatibility. The intensity, scale and design of new development should be compatible with the function, character, and scale of adjacent land uses. Adequate transitions and buffers should be provided as needed to mitigate any adverse impacts on adjacent properties.

Future Development Map

The Future Development Map for Paulding County presents a pictorial view of the future land use patterns for the entire county. This Community Agenda will focus on only those land use categories that have been recommended for the unincorporated area of the county.

Future Development maps for the cities of Dallas, Hiram and Braswell were also developed based on the municipalities defined character areas. Each of the cities Future Development maps are made part of this joint comprehensive plan. A description of the character areas based on a defining narrative is listed in the next section.

FUTURE DEVELOPMENT MAP PAULDING COUNTY, GEORGIA

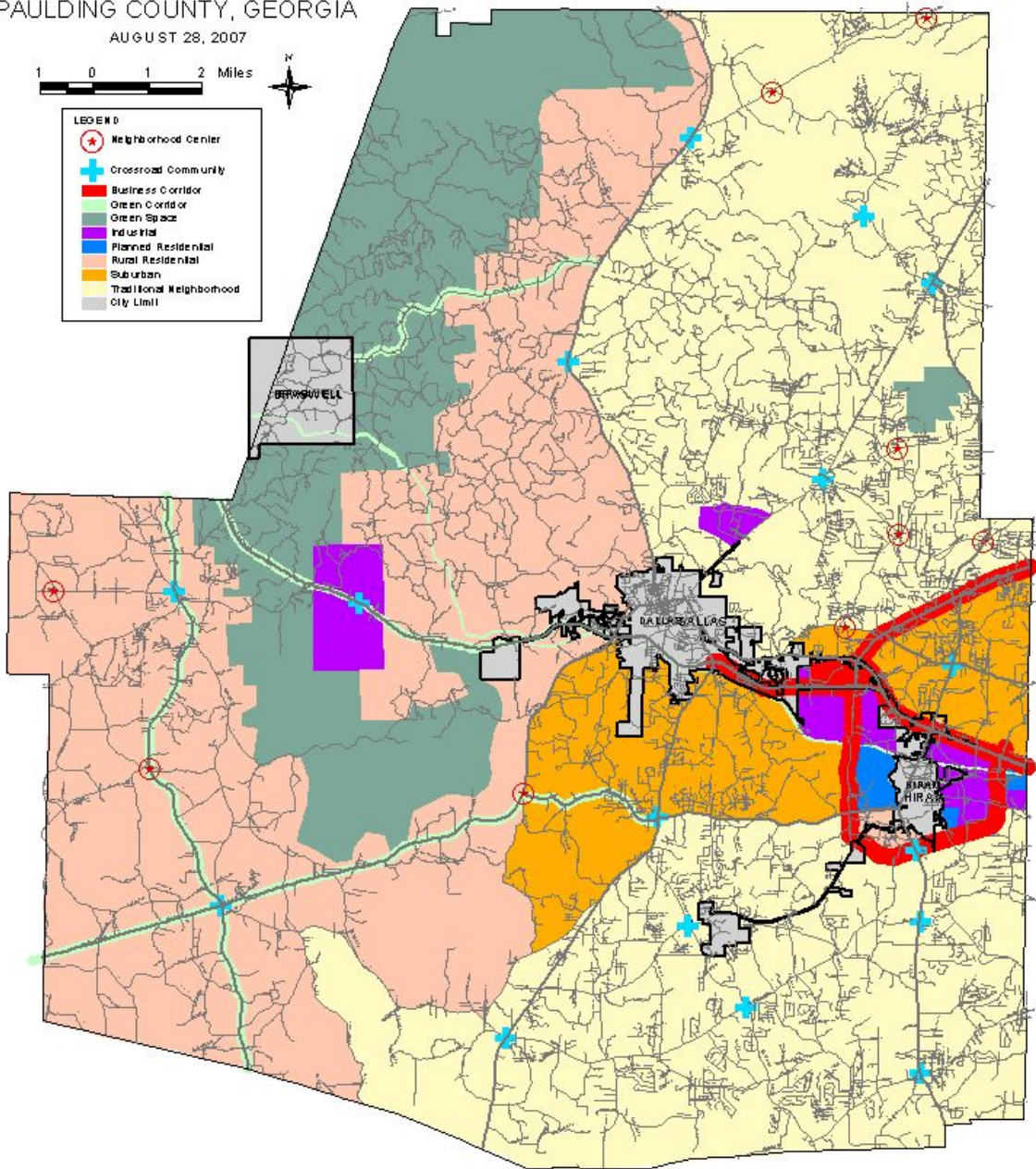
AUGUST 28, 2007

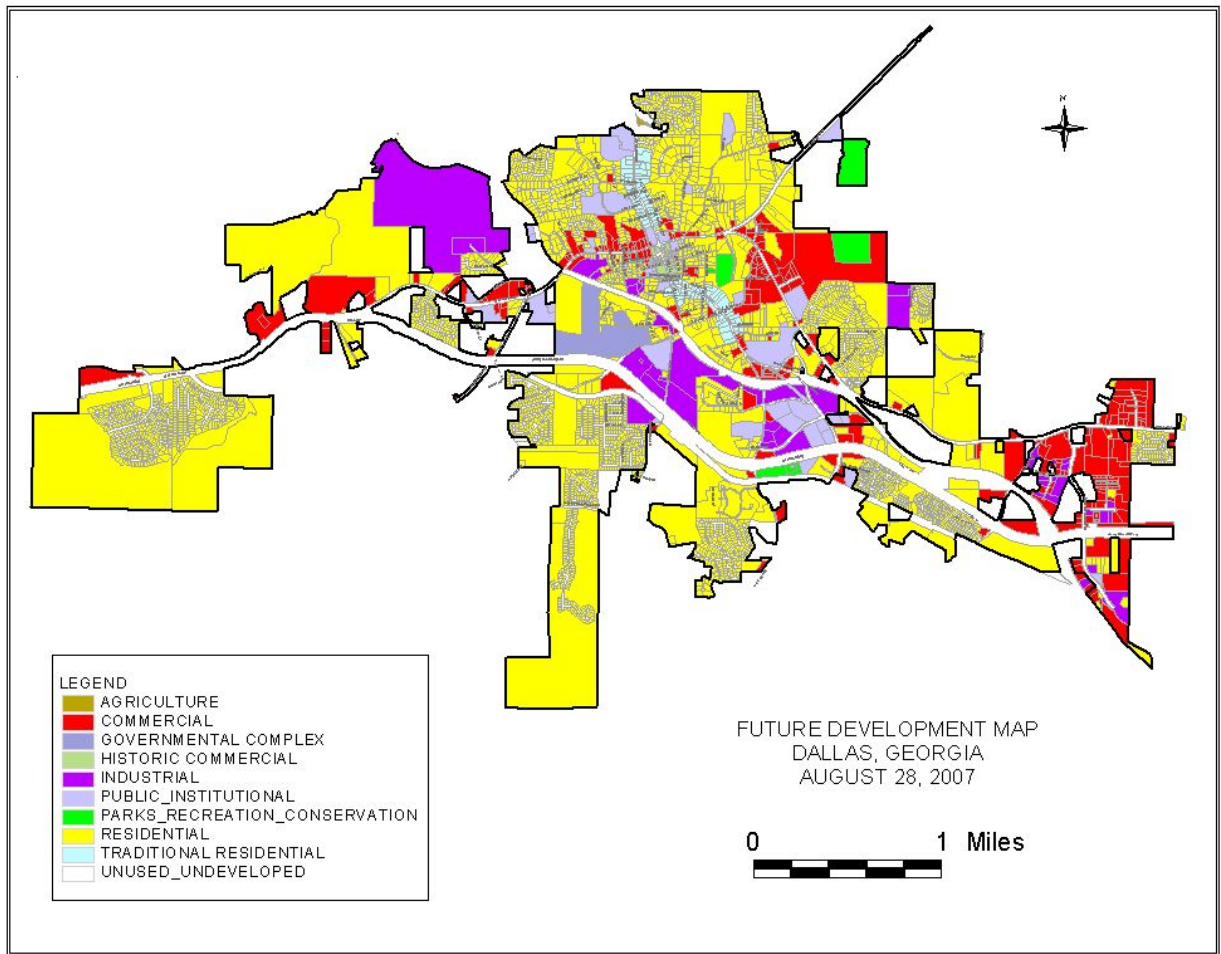
1 0 1 2 Miles



LEGEND

- Neighborhood Center
- Crossroad Community
- Business Corridor
- Green Corridor
- Green Space
- Industrial
- Planned Residential
- Rural Residential
- Suburban
- Traditional Neighborhood
- City Limit





FUTURE DEVELOPMENT MAP

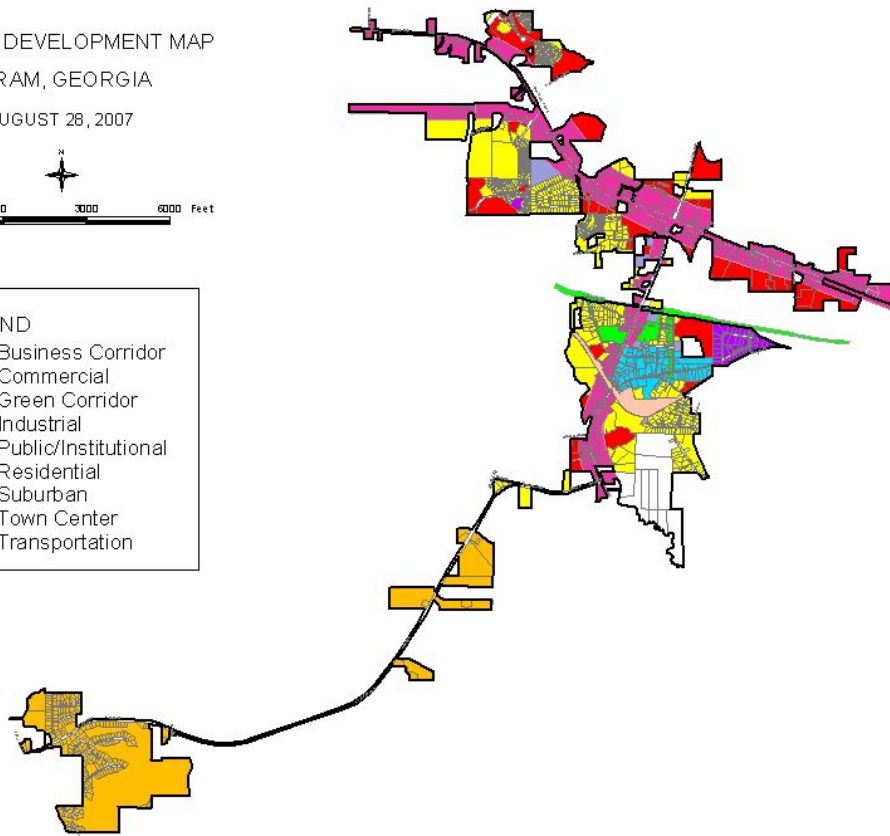
HIRAM, GEORGIA

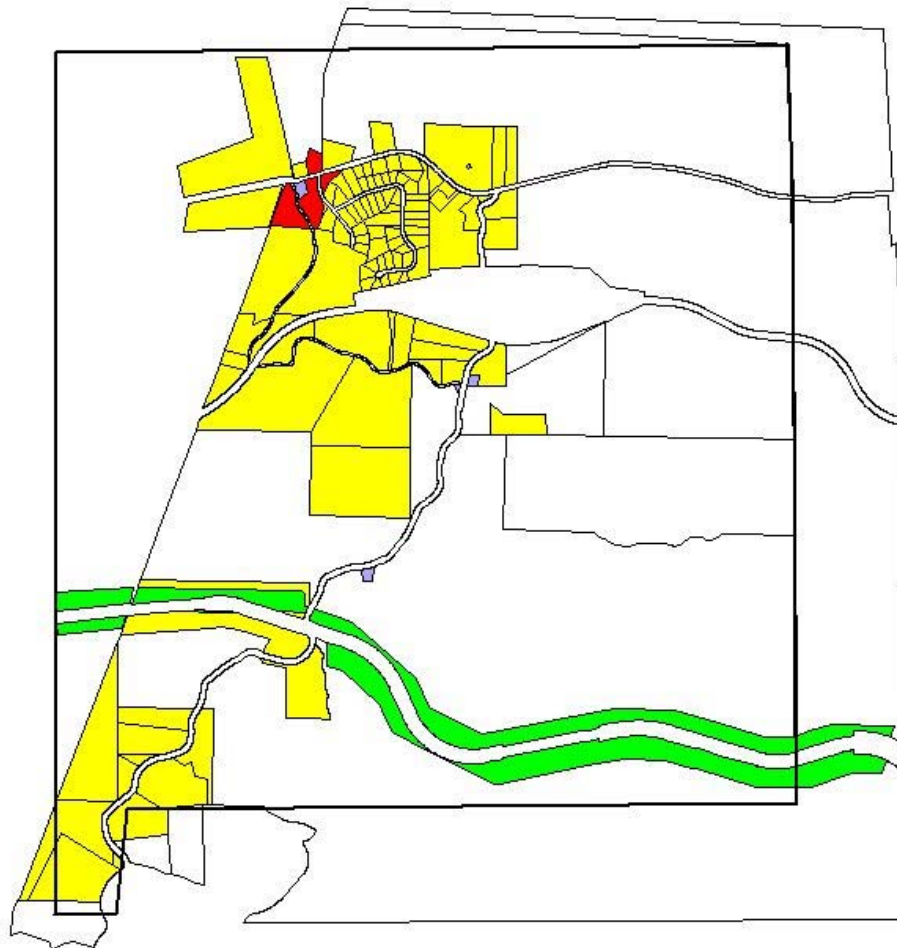
AUGUST 28, 2007



LEGEND

- Business Corridor
- Commercial
- Green Corridor
- Industrial
- Public/Institutional
- Residential
- Suburban
- Town Center
- Transportation





LEGEND

- COMMERCIAL
- PUBLIC_INSTITUTIONAL
- PARK_RECREATION_CONSERVATION
- RESIDENTIAL
- UNDEVELOPED_UNUSED

FUTURE DEVELOPMENT MAP
BRASWELL, GEORGIA
AUGUST 28, 2007

2000 0 4000 Feet



Character Areas

Character areas attempt to address the overall pattern of development within an area rather than focusing on the specific use of each individual parcel. Areas are defined in terms of the desired development characteristics and appropriate types of land uses. The purpose of the character area is to:

- Link the county's vision, goals, policies and regulations.
- Define the mixing and integration of appropriate and complimentary uses.
- Provide guidance to developers regarding the qualitative aspects of desired development patterns.
- Provide land use compatibility and transition standards.
- Coordinate the goals and policies of all other components of the Comprehensive Plan within land use decisions.

The Future Development Map outlines the general intent for accommodating growth, while maintaining a positive relationship between the natural and built environments. As a whole, the map illustrates the relationship of land use to the supportive infrastructure and community facilities over the long-term. The arrangement of land development patterns indicates the long-term investment strategies for efficiently accommodating new growth.

The desired patterns of future development are represented on the Future Development Map by the various Character Areas. The map represents the Comprehensive Plan's goals and policies and reflects current development patterns and expected trends. Each of the map designations illustrates the predominant types of land use proposed with the general areas. The map, along with the supportive goals and policies should be considered together as a guide for rezoning decisions.

Character Areas – Paulding County and the Cities of Dallas, Hiram and Braswell

Outlined below are the character areas categories used to depict future land use development in the unincorporated Paulding County and the City of Hiram through the 2030 planning period. Please note that current, specific zoning district categories are not defined within the defining narratives of each of the below character areas. In many cases the Zoning Ordinance will be updated with new zoning categories and amended zoning categories to promote the planned types of development within the identified character areas in Paulding County, Dallas, Hiram, and Braswell.

Nine character areas have been identified for the unincorporated area of Paulding County:

- Suburban Residential
- Rural Residential
- Crossroads Community
- Traditional Neighborhood

- Industrial
- Greenspace
- Neighborhood Center
- Corridors (Protected Corridor & Scenic Byway)
- Business Corridor
- Residential
- Commercial

Defining Narratives

For each of the above character areas, a specific vision has been defined. This defining narrative will include:

- A written description of the existing development patterns;
- A written description of the recommended development patterns to be encouraged in the area;
- A listing of specific land uses to be allowed in the area;
- A listing of the Quality Community Objectives that will be pursued in the area; and
- An identification of implementation measures to achieve the desired development patterns for the area.

Suburban Residential

The **Suburban Residential** character area includes the area shown on the Future Land Use Plan as low and medium density residential from approximately Buchanan Highway (SR 120S) east to Bill Carruth Parkway and south from the Silver Comet Trail to Hiram Sudie Road. This character area is also located between Marietta Highway and Jimmy Lee Smith Highway (US 278) to the county line.

Existing Development Patterns

The existing development patterns within this character area are as follows:

- Between Buchanan Highway and Bill Carruth parkway there are a number of single-family detached subdivisions. However, the area is largely vacant with numerous infill lots that could be developed.
- Between Marietta Highway and Jimmy Lee Smith Highway there are single-family detached subdivisions located fairly close together, but there are still some infill lots that have potential for new development. Densities range from one to two units per acre.

Every existing subdivision in this character area has its own unique design and street pattern. These subdivisions do not offer many amenities such as sidewalks, bike trails, greenspace, or open space in the development for residents' use, traffic-calming measures, special lighting, or architectural elements.

Recommended Development Patterns

The Paulding County Comprehensive Technical Planning Committee and citizens have selected the following development patterns for this character area:

- Concentrate new development initially on infill sites that are closer in to the existing developed areas of the unincorporated area where infrastructure is in place;
- Street layouts that match those in older parts of the community and connect to existing street network at many points;
- Facilities for bicycles, including bikeways or bike lanes and frequent storage racks;
- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas;
- Landscaped buffers between the roadway and pedestrian walkways;
- Developments that have easy access to nearby shopping, schools, and other areas where residents travel daily;
- Traffic-calming measures, such as narrower street widths, raised pedestrian crossings, etc.;
- Residential developments that incorporate “corner commercial” sites, such as dry cleaning, or convenience grocery, or similar retail services;
- New developments that contain a mix of residential, commercial uses, and community facilities at a small enough scale and proximity to encourage walking between destinations;
- Use of village centers in new developments that accommodate residents’ commercial and service needs;
- Clustering development to preserve open space within the development site;
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views;
- Enlisting significant site features (view corridors, water features, wetlands, etc.) as amenity that shapes identity and character of the development;
- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts;
- Community schools developed at a smaller scale and located in neighborhoods where students can walk to school;
- Integrate appropriate housing development with new school construction to increase walkability and reduce trip generation.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Suburban Residential** character area will be as follows:

- Single-family houses
- Small-scaled neighborhood convenience retail and services
- Office conversions in single-family residences
- Mixed-use village developments

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Suburban Residential Character Area.

- Growth Preparedness
- Open Space Preservation
- Environmental Protection
- Transportation Alternatives
- Housing Opportunities
- Traditional Neighborhood
- Infill Development

Implementation Measures to Achieve Desired Development Patterns

Paulding County will pursue the following implementation measures to achieve the desired development patterns.

- Revised existing land development regulations (utilizing the DCA Model Code where applicable) that will encourage:
 - Conservation subdivisions; (consult Randal Arendt's book "Growing Greener: Putting Conservation into Local Plans and Ordinances);
 - Cluster development;
 - Mixed-use developments and village centers;
 - Residential infill development; and
- Create incentives for developers to think "green" in their design of residential and mixed-use neighborhoods using such measures as:
 - Innovative lot and street layout to protect critical natural resources and promote energy conservation;
 - Creation of open space within neighborhoods and buffers between different uses;
 - Minimizing the destruction of trees during housing construction;
 - Encouraging home buyers to plant trees and/or have a tree planting budget in their housing construction package; and
 - Providing an aesthetically pleasing landscape at their various housing projects.
- Develop an infrastructure expansion plan that steers new development away from areas of sensitive natural, cultural, and environmental resources.
- Establish a coordination process with the Paulding County School Board that integrates new housing development with new school construction.
- Prepare and implement a bicycle and pedestrian plan for Paulding County.
- Revise existing subdivision regulations that will require certain traffic-calming measures within new residential and mixed-use neighborhoods.

Rural Residential

The **Rural Residential** character area includes the western half of Paulding County, excluding the new airport, Paulding Forest, and Sheffield Wildlife Management Area.

Existing Development Patterns

The existing development pattern in this character area is as follows:

- The area consists primarily of forested lands with scattered single-family detached subdivisions with densities of one unit per acre or less.
- Single family dwellings and manufactured homes on lots of one acre or more. The latter is primarily concentrated from Yorkville south to the county line.

Recommended Development Patterns

The Paulding County Comprehensive Planning Committee has selected the following development patterns for this character area:

- Conserve open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, floodplains, and wetlands, by setting them aside for development;
- Provide greater design flexibility in the locating of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for residential development;
- Provide diversity of lot sizes, building densities, and housing choices to accommodate a variety of age and income groups and residential preferences;
- Protect areas with productive agricultural soils for continued or future agricultural use by conserving blocks of land large enough to allow for efficient farm operations;
- Create neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space and with strong neighborhood identity;
- Provide conservation and maintenance of open space for active or passive recreation use by residents of neighborhood and community;
- Provide multiple options for landowners in order to minimize impacts on environmental resources;
- Provide standards reflecting the varying circumstances and interests of individual landowners and the individual circumstances of their properties; and
- Buffer agricultural lands from new residential developments to reduce any incompatibility problems between the two uses.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Rural Residential** character area will be as follows:

- Single-family detached dwellings on large lots (one acre or larger);
- Manufactured homes on large lots (one acre or larger);
- Conservation subdivisions;
- Agricultural uses;
- Conservation use;
- Municipal or public uses;
- Commercial centers no larger than 10,000 square feet.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Rural Residential Character Area.

- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Housing Opportunities

Implementation Measures to Achieve Desired Development Patterns

Paulding County will pursue the following implementation measures to achieve the desired development patterns.

- Revised existing land development regulations (utilizing the DCA model code where applicable) that will encourage:
 - Conservation subdivisions;
 - Large-lot size for individual and subdivision lots outside for areas not currently served by public water; and
 - Agricultural lands designation, agricultural use notice, and waiver and agricultural buffers.
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:
 - Innovative lot and street layout to protect critical natural resources and promote energy conservation;
 - Creation of open space within neighborhoods and buffers between different uses;
 - Minimizing the destruction of trees during housing construction;
 - Encouraging home buyers to plant trees and/or have a tree planting budget in their housing construction package; and
 - Providing an aesthetically-pleasing landscape at their various housing projects.
- Develop an infrastructure expansion plan that is consistent with the gradual expansion of the urban development recommended in the Future Land Use Plan, and steers new development away from the rural residential character area.

Crossroads Community

The **Crossroads Community** Character Area includes sixteen small communities and crossroads located within the unincorporated areas of Paulding County.

- Yorkville
- Union
- New Georgia
- Nebo
- Sudie
- Brownsville
- New Hope

- Crossroads
- Crowville
- Burnt Hickory
- California
- Intersection of Dallas Nebo and Ridge Roads
- Intersection of Hiram Douglasville Highway (SR 92S) and Ridge Road
- New Airport and US 278
- East Hiram Parkway and Hiram Douglasville Highway (SR 92S)
- Cartersville Highway (SR 61N) and Dabbs Bridge Road

Existing Development Patterns

The existing development pattern in this character area is as follows:

- **Yorkville** – This community is located at the intersection of Highway 101 North and Goldmine Road. It contains a distinct commercial area confined primarily to the west of the intersection. Surrounding the commercial area are residential uses and vacant land.
- **Union** – This community is located at the intersection of Highway 101 and Buchanan Highway (SR 120W). Although there is a small commercial area at the intersection, the primary land use is residential. There is an elementary school (Union Elementary) located in the community.
- **New Georgia** – This community is located at the intersection of Villa Rica Highway (SR 61S) and Ridge Road. There are commercial uses located around the intersection with surrounding residential uses. There are two public schools (New Georgia Elementary and South Paulding Middle) and one private school (Crossroads Christian Academy) located in or near this community.
- **Nebo** - This community is located at the intersection of Dallas Nebo Road and Nebo Road. There are commercial uses located at two corners of the intersection with surrounding residential and vacant properties. Portions of the City of Hiram are located within this community. Nebo Elementary School is located within this community.
- **Sudie** – This community is located at the intersection of Hiram Sudie Road and Villa Rica Highway (SR 61S). There are commercial uses at all the corners of the intersection with surrounding single family residential subdivisions. Allgood Elementary School is located in this community.
- **Brownsville** – This community is located in the southeast corner of the county at the intersection of Hiram Douglasville Highway (SR 92S) and Sweetwater Church Road. There are commercial uses on the west side of the intersection with surrounding subdivisions and vacant properties.

- **New Hope** – This community has a thriving commercial center comprising all four corners of this community. Around the commercial center are residential subdivisions. There is a school in the community (W.C. Abney Elementary) and two others nearby (C.A. Roberts Elementary and Moses Middle).
- **Crossroads** – This community has developed as a thriving commercial node over the past five years as anticipated. The commercial node has developed in response to large planned residential developments within two miles of the node's center (SR 92 and Cedarcrest Road). The node provides retail and service based business to the residents in the area.
- **Burnt Hickory** – This community located in the northern portion of the county is an established older crossroads community. At the present time the node is small and consist of small retail and service oriented businesses.
- **Intersection of Dallas Nebo / Ridge Roads with Villa Rica Highway (SR 61) is considered the New Georgia Community.** This crossroads community has existed many years and is well established. The community is experiencing increased commercial development in the form of retail and service businesses. The primary factors in this crossroads community expansion are its location along a connecting arterial to I-20, available sewer service, available land, and residential growth within the area.
- **Intersection of Hiram Douglasville Highway (SR 92S) and Ridge Road** – This community developed as a small commercial node in the 1990's and continues to provide retail and service based businesses to nearby residential developments that also occurred primarily in the late 1980's and early 1990's. The center of the node is the intersection of SR 92 and Brownsville / Sweetwater Church Road.
- **New Airport and US 278** – This identified crossroad community is currently non-existent at this time. However, with the development of the new Paulding County Airport, Technology Park and Master Planned Community, this node is anticipated to become the center of a self-sustaining community.
- **East Hiram Parkway and Hiram Douglasville Highway (SR 92S)** – This is an identified crossroads community that is anticipated by the Future Development Map. There have been several commercial rezonings adjacent to and within the vicinity of the intersection of Hiram-Douglasville Highway (SR 92) and Bill Curruth Parkway and the planned East Hiram Parkway. This node is anticipated to develop with retail and service businesses.
- **Cartersville Highway (SR 61N) and Dabbs Bridge Road** – This is an identified future crossroads community. As growth continues in Paulding County and with the planned widening of Dabbs Bridge Road, the expectation is that a crossroads community will develop around the intersection of Cartersville Highway (SR 61) and Dabbs Bridge Road

Recommended Development Patterns

The Paulding County Comprehensive Planning Committee has selected the following development patterns for the crossroad community character areas:

- Concentrate new development initially on infill sites that are closer in to the existing developed areas where infrastructure is in place;
- Street layouts that match those in older parts of the community and connect to existing street network at many points;
- Facilities for bicycles, including bikeways or bike lanes and frequent storage racks;
- Landscaped buffers between the roadway and pedestrian walkways;
- Developments that have easy access to nearby shopping, schools, and other areas where residents travel daily;
- Clustering development to preserve open space within the development site;
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views;
- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally-sensitive resources;
- Community schools developed at a smaller scale and located in neighborhoods where students can walk to school; and
- Integrate appropriate housing development with new school construction to increase walkability and reduce trip generation.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Crossroads Community** character area will be as follows:

- Single-family residential
- Commercial
- Mixed Uses (Live-Work initiatives)
- Public/institutional uses

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Crossroads Community Character Area.

- Sense of Place
- Heritage Preservation
- Environmental Protection
- Transportation Alternatives

- Traditional Neighborhoods
- Growth Preparedness

Implementation Measures to Achieve Desired Development Patterns

Paulding County will pursue the following implementation measures to achieve the desired development patterns:

- Identify appropriate size, locations, and range of uses;
- Create clustering incentives;
- Prepare community plans with guidelines for new developments;
- Encourage development in nodes utilizing Traditional Neighborhood Development principles.

Traditional Neighborhood

The **Traditional Neighborhood** character area is generally located in east Paulding County north of US Highway 278 and south of the City of Hiram to the county line.

Existing Development Patterns

The existing development patterns in this character area are as follows:

- This character area consists largely of single-family residential structures with scattered public/institutional and commercial uses.
- The homes have large setbacks with well-maintained lawns.
- The roads are typically curvilinear with wide paving widths and cul-de-sacs. Pedestrian orientation and amenity areas are oriented towards the individual neighborhoods.
- The areas are stable with housing values generally increasing and renovated as needed.

Recommended Development Patterns

The Paulding County Comprehensive Planning Committee has selected the following development patterns for this character area:

- Concentrate new development initially on infill sites that are closer in to the existing developed areas where infrastructure is in place;
- Street layouts that match those in older parts of the community and connect to existing street network at many points;
- Facilities for bicycles, including bikeways or bike lanes and frequent storage racks;
- Landscaped buffers between the roadway and pedestrian walkways;
- Developments that have easy access to nearby shopping, schools, and other areas where residents travel daily;
- Clustering development to preserve open space within the development site;
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views;

- Using infrastructure availability to steer development away from areas of natural, cultural, and environmentally-sensitive resources;
- Community schools developed at a smaller scale and located in neighborhoods where students can walk to school; and
- Integrate appropriate housing development with new school construction to increase walkability and reduce trip generation.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Traditional Neighborhood** character area will be as follows:

- Single-family houses along with nearby small-scaled neighborhood convenience retail and services that are intended to serve the need of the immediate surrounding neighborhood.
- Office conversions in single-family residences may be suitable along major thoroughfares where appropriate in this classification. Scale, compatibility, and protection of residential properties are key issues to the appropriateness of the use.
- Mixed use developments, which contain small-scale commercial or office in addition to residential uses, may be allowed, where appropriate.
- Small scale office developments may be located at appropriate locations to serve a small market area in nearby neighborhoods.
- Public/institutional including schools, police and fire stations, library, post office, government and utility office buildings, and churches.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Traditional Neighborhood Character Area.

- Regional Identity Objective
- Growth Preparedness Objective
- Educational Opportunities Objective
- Heritage Preservation Objective
- Environmental Protection Objective
- Transportation Alternatives Objective
- Housing Opportunities Objective
- Traditional Neighborhood Objective
- Infill Development Objective
- Sense of Place Objective

Implementation Measures to Achieve Desired Development Patterns

Paulding County will pursue the following implementation measures to achieve the desired development patterns.

- Revise existing land development regulations (utilizing the DCA Model Code where applicable) that will encourage:

- Residential infill development; and
 - Traditional neighborhood design.
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:
 - Innovative lot and street layout to protect critical natural resources and promote energy conservation;
 - Creation of open space within neighborhoods and buffers between different uses;
 - Minimizing the destruction of trees during housing construction;
 - Encouraging home buyers to plant trees and/or have a tree planting budget in their housing construction package; and
 - Providing an aesthetically pleasing landscape at their various housing projects.
- Develop an infrastructure expansion plan that is consistent with Future Land Use Plan and steers new development away from areas of sensitive natural, cultural, and environmental resources.
- Establish a coordination process with the Paulding County School Board that integrates new housing development with new school construction.
- Prepare and implement a bicycle and pedestrian plan.
- Revise existing subdivision regulations that will require certain traffic-calming measures within new residential and mixed-use neighborhoods.

Industrial

Existing Development Patterns

The existing development pattern in this character area is as follows:

- Near the intersection of Industrial Park North and Dallas Acworth Highway are industrial uses in the Paulding Industrial Park.
- Undeveloped land on the site of the proposed airport on Rockmart Highway (US 278).
- Industrial uses are also expected in the area of the airport.

Industrial uses pertain the following:

- Contain most of the fabrication, processing, storage, and assembly operations in the community.
- Areas designated for heavy manufacturing may generate noise, odors, and smoke that are detectable beyond the boundaries of the property.

Greenspace and Conservation

- Includes land dedicated to active or passive recreational uses. These areas may either be publicly or privately owned and may include greenspace corridors, bike/pedestrian paths, public parks, nature preserves, wildlife management areas, national forests, or similar uses.

Parks/Recreation/Conservation uses identified in the Future Land Use Plan for unincorporated Paulding County include the area along the Silver Comet Trail, Paulding Forest, Sheffield Wildlife Management Area, the proposed reservoir site, Pickett's Mill Historic Site, and greenspace corridors along creeks and streams.

Recommended Development Patterns

The Paulding County Comprehensive Planning Committee has selected the following development patterns for this character area:

- Buildings in centers are architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for the center and the surrounding community;
- Landscaping of parking areas to minimize visual impact on adjacent streets and uses;
- Reduced parking requirements for commercial and industrial developments, particularly when nearby parking alternatives are available;
- Parking lots that incorporate on-site stormwater mitigation or retention features, such as pervious arrangements;
- Use of landscaped tree islands and medians to break up large expanses of paved parking; and
- Locating new industry and other major employers along major thoroughfares making jobs accessible to all residents.
- Infill development on vacant or underutilized sites.
- Greyfield redevelopment that converts vacant or under-utilized commercial strips to mixed-use assets.
- Driveway consolidation and inter-parcel connections between parking lots.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Industrial** character area will be as follows:

- Industrial;
- Commercial;
- Office;
- Institutional uses including hospitals, nursing homes, and assisted living facilities; and
- Public uses including schools, police and fire stations, library, post office, government and utility office buildings, and churches.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Industrial Character Area.

- Appropriate Business Objective
- Employment Options Objective
- Environmental Protection Objective

- Regional Cooperation Objective
- Regional Solutions Objective
- Infill Development Objective

Implementation Measures to Achieve Desired Development Patterns

Paulding County will pursue the following implementation measures to achieve the desired development patterns:

- Buildings in centers architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for the surrounding community.
- Organize County-wide recruiting efforts to attract appropriate employers based on the high quality of life in Paulding County.
- Improvement of sidewalk and street appearance and amenities of industrial centers.
- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian-friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Require traffic studies for developments with more than 200,000 square feet.
- Driveway controls and access management standards.
- Land use transitions to adjacent uses.
- Performance standards for noise, light, viewshed, impervious surface, and stormwater.
- Priority for water, sewer, solid waste, and stormwater facilities.
- Truck route designation.

Greenspace

The **Greenspace** character area includes the Paulding Forest, Sheffield Wildlife Management Areas, and the Pickett's Mill Battlefield Historic Site.

Existing Development Patterns

The existing development pattern in this character area is as follows:

- Pickett's Mill is a state owned historical site.
- Paulding Forest and Sheffield Wildlife Management Area remains undeveloped.

Recommended Development Patterns

The Paulding County Comprehensive Planning Stakeholders have selected the following development patterns for this character area:

- Cluster development to preserve open space within areas designated for future urban and suburban residential uses; and
- Preservation of environmentally sensitive areas by setting them aside as passive recreation areas, trails or greenbelts.

Greenspace and Conservation

- Includes land dedicated to active or passive recreational uses. These areas may either be publicly or privately owned and may include greenspace corridors, bike/pedestrian paths, public parks, nature preserves, wildlife management areas, national forests, or similar uses.

Parks/Recreation/Conservation uses identified in the Future Land Use Plan for unincorporated Paulding County include the area along the Silver Comet Trail, Paulding Forest, Sheffield Wildlife Management Area, the proposed reservoir site, Pickett's Mill Historic Site, and greenspace corridors along creeks and streams.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Greenspace** character area will be as follows:

- Greenways,
- Bicycle/pedestrian trails,
- Passive recreation,
- Timber production and harvesting consistent with best management practices established by Georgia Forestry Commission,
- Wildlife and fisheries management, and
- Agricultural production and management consistent with the best management practices established by the Georgia Soil and Water Conservation Commission and consistent with all state and federal laws, and regulations promulgated by the Georgia Department of Agriculture, and
- Large-lot single family homes.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Greenspace Character Area.

- Open Space Preservation
- Environmental Protection
- Stream Protection

Implementation Measures to Achieve Desired Development Patterns

Paulding County will pursue the following implementation measures to achieve the desired development patterns.

- Revise existing land development regulations that will encourage:
 - Conservation subdivisions;
 - Cluster development.
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:

- Innovative lot and street layout to protect critical natural resources;
- Creation of open space within neighborhoods.
- Update County Greenspace Plan to identify priority areas for greenways and trails.
- Utilize conservation easements as one of the means to acquire the priority areas for greenways and trails identified in the County Greenspace Plan.

Neighborhood Center

The **Neighborhood Center** character areas are primarily located

Existing Development Patterns

The existing development patterns in this character area are as follows:

- All of the other intersections in this character area are undeveloped.

Recommended Development Patterns

The Paulding County Comprehensive Planning Committee has selected the following development patterns for this character area:

- Addition of commercial centers to serve surrounding neighborhoods.
- Nodal or village developments with buildings clustered at center, clearly defined edge surrounded by open space.
- Use of village centers in new developments that accommodate residents' commercial and service needs.
- Commercial structures located near street front, with parking in rear of buildings, making community more attractive and more pedestrian-friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Well-designed development that blends into existing neighborhoods by disguising its density.
- Clustering high-density development at nodes along major corridors, separated by areas of open space or attractive residential development.
- Driveway consolidation and inter-parcel connections between parking lots.
- New developments that contain a mix of residential, commercial uses and community facilities at a small enough scale and proximity to encourage walking between destinations.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Neighborhood Center** character area will be as follows:

- Greenways;
- Bicycle/pedestrian trails;

- Passive recreation;
- Timber production and harvesting consistent with best management practices established by Georgia Forestry Commission;
- Wildlife and fisheries management;
- Agricultural production and management consistent with the best management practices established by the Georgia Soil and Water Conservation Commission and consistent with all state and federal laws, and regulations promulgated by the Georgia Department of Agriculture;
- Large-lot single family homes;
- Institutional uses including hospitals, nursing homes, and assisted living facilities; and
- Public uses including schools, police and fire stations, library, post office, government and utility office buildings, and churches.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Neighborhood Center Character Area.

- Regional Identity Objective
- Growth Preparedness Objective
- Appropriate Business Objective
- Educational Opportunities Objective
- Employment Opportunities Objective
- Historic Preservation Objective
- Open Space Preservation Objective
- Environmental Protection Objective
- Transportation Alternatives Objective
- Sense of Place Objective

Implementation Measures to Achieve Desired Development Patterns

Paulding County will pursue the following implementation measures to achieve the desired development patterns:

- Buildings in centers architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for the surrounding community.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian-friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Commercial and service structures located in center surrounded by progressively higher density residential uses.

Corridors

The **Corridors** character areas consist of lands visible from either side of a roadway. There are two distinct types of corridors in this character area: **Scenic** and **Protected**. The **Scenic** corridors are currently rural in character, yet are facing uncontrolled residential and commercial development in the future. These are primarily located in the western portion of the county. Rockmart Highway (US 278), Braswell Mountain Road, SR 101, and Buchanan Highway (SR 61S) are in the Scenic Corridor character area. The **Protected Corridor** character area is composed of lands adjacent to major roads that have experienced different degrees of residential, office or commercial growth, and are the major gateways into the county. These corridors include US 278 (east of SR 120), SR 120N, SR 61, SR 92, SR 360, Macland Road, Ridge Road, the proposed Airport Road, and the proposed Seven Hills Parkway extension.

Existing Development Patterns

The existing development patterns in the Scenic Corridor are as follows:

- The lands in this corridor are predominantly rural and undeveloped.
- The traffic on this corridor consists mainly of through traffic.
- There are few driveways on these corridors.

The existing development patterns in the Protected Corridor are as follows:

- The lands in this corridor are largely developed with scattered undeveloped properties.
- These roadways are the primary high-volume transportation facilities in the county.
- Residential uses are under pressure to transition to commercial uses.
- There are a large number of driveways exacerbating traffic congestion.

Recommended Development Patterns

The Paulding County Comprehensive Planning Committee has selected the following development patterns for the Scenic Corridor:

- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Landscaped buffers between the roadway and pedestrian walkways.
- Driveway consolidation and interparcel connections between parking lots.
- Clustering development at nodes, separated by areas of open space or attractive residential development.
- Restrictions on the number and size of signs and billboards.
- Traffic calming measures, such as narrower street widths, raised pedestrian crossings, or rough pavement materials.
- Large minimum lot size (5+ acres) of non-subdivision residential development to protect rural character.

The Paulding County Comprehensive Planning Committee has selected the following development patterns for the Protected Corridor:

- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Landscaped buffers between the roadway and pedestrian walkways.
- Driveway consolidation and interparcel connections between parking lots.
- Clustering development at nodes, separated by areas of open space or attractive residential development.
- Restrictions on the number and size of signs and billboards.
- Traffic calming measures, such as narrower street widths, raised pedestrian crossings, or rough pavement materials.
- Landscaped raised medians separating traffic lanes.
- Structures located near street front, with parking in rear of buildings, making the corridor more attractive and more pedestrian friendly.
- Accommodation of “big box” retail in a way that complements surrounding uses, such as breaking up the façade to look like a collection of smaller stores.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Redevelopment of older strip commercial centers in lieu of new construction further down the strip.
- Infill development on vacant sites closer in to the center of the community.
- Landscaping of parking areas to minimize visual impact on adjacent street and uses.
- Shared parking arrangements that reduce overall parking needs.
- Use of landscaped tree islands and medians to break up large expanses of paved parking.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Scenic Corridor** character area will be as follows:

- Commercial;
- Single-Family Residential;
- Open Space and Greenspace;
- Institutional uses including hospitals, nursing homes, and assisted living facilities; and
- Public uses including schools, police and fire stations, library, post office, government and utility office buildings, and churches.

The specific land uses that will be allowed in the **Protected Corridor** character area will be as follows:

- Commercial;
- Single-Family Residential;
- Institutional uses including hospitals, nursing homes, and assisted living facilities; and
- Public uses including schools, police and fire stations, library, post office, government and utility office buildings, and churches.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Scenic Corridor Character Area.

- Growth Preparedness Objective
- Appropriate Business Objective
- Open Space Preservation Objective
- Environmental Protection Objective
- Transportation Alternatives Objective
- Sense of Place Objective

Below are the Quality Community Objectives that will be pursued in the Protected Corridor Character Area.

- Growth Preparedness Objective
- Appropriate Business Objective
- Open Space Preservation Objective
- Environmental Protection Objective
- Transportation Alternatives Objective
- Infill Development Objective
- Employment Opportunities Objective
- Sense of Place Objective

Implementation Measures to Achieve Desired Development Patterns

Paulding County will pursue the following implementation measures to achieve the desired development patterns in the Scenic Corridors:

- Restrictions on the number and size of signs and billboards.
- Screening development from roadway preserving scenic nature of the corridor.
- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Landscaped buffer between the roadway and pedestrian walkways.
- Preservation of environmentally sensitive areas by setting them aside as public parks and/or greenbelts.

Paulding County will pursue the following implementation measures to achieve the desired development patterns in the Protected Corridors:

- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Landscaped buffer between the roadway and pedestrian walkways.
- Driveway consolidation and inter-parcel connections between parking lots.
- Developments that have easy access to nearby shopping, schools and other areas where residents travel daily.
- Landscaped raised medians separating traffic lanes.
- Restrictions on the number and size of signs and billboards.
- Traffic calming measures, such as narrower street widths, raised pedestrian crossings, or rough pavement materials.

Business Corridor

The **Business Corridor** character area is actually composed of several corridors: Cartersville Highway (SR 61N) south of High Shoals Road to south of Braswell Mountain Road, US 278 west of Villa Rica Highway (SR 61 S), Marietta Highway, and Bill Carruth Parkway.

Existing Development Patterns

The existing development patterns in the Business Corridor are as follows:

- Cartersville Highway – The lands in this corridor are predominantly undeveloped.
- US 278 – Most of the development is strip commercial in nature both in individual buildings and in centers. However, Most of the establishments are occupied, and the area remains relatively stable with very little blight.
- Marietta Highway – This area is quickly becoming a major commercial corridor with office, service, and retail establishments occupying most every parcel. There are several undeveloped properties and single-family dwellings fronting the roadway, but this area will likely become some type of commercial use in near future.
- Bill Carruth Parkway – The lands in this corridor are predominantly undeveloped with sporadic single family subdivisions. However, there are some commercial properties at the intersection with US 278 and the proposed intersection with Hiram Douglasville Highway (SR 92S).

Recommended Development Patterns

The Paulding County Comprehensive Planning Committee has selected the following development patterns for the Business Corridor:

- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Install traffic-calming devices where possible.
- Landscaped buffers between the roadway and pedestrian walkways.
- Driveway consolidation and interparcel connections between parking lots.
- Restrictions on the number and size of signs and billboards.
- Traffic calming measures, such as narrower street widths, raised pedestrian crossings, or rough pavement materials.
- Structures located near street front, with parking in rear of buildings, making the corridor more attractive and more pedestrian friendly.
- Accommodation of “big box” retail in a way that complements surrounding uses, such as breaking up the façade to look like a collection of smaller stores.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Redevelopment of older strip commercial centers in lieu of new construction further down the strip.
- Infill development on vacant sites closer in to the center of the community.
- Landscaping of parking areas to minimize visual impact on adjacent street and uses.

- Shared parking arrangements that reduce overall parking needs.
- Use of landscaped tree islands and medians to break up large expanses of paved parking.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Business Corridor** character area will be as follows:

- Commercial;
- Office;
- Institutional uses including hospitals, nursing homes, and assisted living facilities; and
- Public uses including schools, police and fire stations, library, post office, government and utility office buildings, and churches.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Business Corridor Character Area.

- Infill Development Objective
- Appropriate Business Objective
- Employment Opportunities Objective
- Transportation Alternatives Objective

Implementation Measures to Achieve Desired Development Patterns

Paulding County will pursue the following implementation measures to achieve the desired development patterns:

- Conduct design plans for that take into consideration the desired development patterns and amend existing development ordinances to establish overlay districts for these corridors that incorporate the recommendations from these plans.
- Buildings in centers architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for the surrounding community.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian-friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Commercial and service structures located in center surrounded by progressively higher density residential uses.
- Traffic calming measures, such as narrower street widths, raised pedestrian crossings, or rough pavement materials.

Residential

The **Residential** character area as identified on the Future Development Map identifies primarily single-family residential dwellings. The Residential character area is shown on the Cities of Dallas and Braswell Future Development Maps.

Existing Development Patterns

The existing development patterns within this character area are as follows:

- Between Buchanan Highway and Bill Carruth parkway there are a number of single-family detached subdivisions within the City of Dallas. However, the area is largely vacant with numerous infill lots that could be developed.
- Between Marietta Highway and Jimmy Lee Smith Highway there are single-family detached subdivisions located fairly close together, but there are still some infill lots that have potential for new development. Densities range from one to two units per acre.
- Single-family detached dwellings in subdivision settings.
- Mixed-use developments that is predominately single-family in nature.
- Smaller single-family lots that are ½ to ¾ acres in size.
- Mixed use developments, which contain small scale commercial or office in addition to residential uses.
- Small scale office developments may be located at appropriate locations to serve a small market area in nearby neighborhoods.

Every existing subdivision in this character area has its own unique design and street pattern. Most of these subdivisions do not offer many amenities such as sidewalks, bike trails, greenspace, or open space in the development for residents' use, traffic-calming measures, special lighting, or architectural elements.

In Braswell the existing residential development patterns has been low-density residential due to the lack of infrastructure such as sewer and in an effort to preserve the rural quality of the City.

Low Density Residential

- District meant to preserve rural character of outlying areas of county.
- Homes on large-lot subdivisions (average of one unit per acre) and agricultural/forestry uses are expected in this district.
- Small retail and service centers in the crossroad communities and the nodal points at major highways to serve local residents and the traveling public.
- Public sewer is not anticipated in this district.

Recommended Development Patterns

The Paulding County Comprehensive Stakeholders and citizens have selected the following development patterns for this character area:

- Concentrate new development initially on infill sites that are closer in to the existing developed areas of the unincorporated area where infrastructure is in place;
- Street layouts that match those in older parts of the community and connect to existing street network at many points;
- Facilities for bicycles, including bikeways or bike lanes and frequent storage racks;
- Retrofitting existing residential communities to improve pedestrian and bicycle access and connectivity with nearby commercial areas;
- Landscaped buffers between the roadway and pedestrian walkways;
- Developments that have easy access to nearby shopping, schools, and other areas where residents travel daily;
- Traffic-calming measures, such as narrower street widths, raised pedestrian crossings, etc.;
- Residential developments that incorporate “corner commercial” sites, such as dry cleaning, or convenience grocery, or similar retail services;
- New developments that contain a mix of residential, commercial uses, and community facilities at a small enough scale and proximity to encourage walking between destinations;
- Use of village centers in new developments that accommodate residents’ commercial and service needs;
- Clustering development to preserve open space within the development site;
- Site plans, building design, and landscaping that are sensitive to natural features of the site, including topography and views;
- Enlisting significant site features (view corridors, water features, wetlands, etc.) as amenity that shapes identity and character of the development;
- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts;
- Community schools developed at a smaller scale and located in neighborhoods where students can walk to school;
- Integrate appropriate housing development with new school construction to increase walkability and reduce trip generation.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Suburban Residential** character area will be as follows:

- Single-family houses
- Small-scaled neighborhood convenience retail and services
- Office conversions in single-family residences
- Mixed-use village developments

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the Suburban Residential Character Area.

- Growth Preparedness
- Open Space Preservation
- Environmental Protection
- Transportation Alternatives
- Housing Opportunities
- Traditional Neighborhood
- Infill Development

Implementation Measures to Achieve Desired Development Patterns

Paulding County will pursue the following implementation measures to achieve the desired development patterns.

- Revised existing land development regulations (utilizing the DCA Model Code where applicable) that will encourage:
 - Conservation subdivisions; (consult Randal Arendt’s book “Growing Greener: Putting Conservation into Local Plans and Ordinances);
 - Cluster development;
 - Mixed-use developments and village centers;
 - Residential infill development; and
- Create incentives for developers to think “green” in their design of residential and mixed-use neighborhoods using such measures as:
 - Innovative lot and street layout to protect critical natural resources and promote energy conservation;
 - Creation of open space within neighborhoods and buffers between different uses;
 - Minimizing the destruction of trees during housing construction;
 - Encouraging home buyers to plant trees and/or have a tree planting budget in their housing construction package; and
 - Providing an aesthetically pleasing landscape at their various housing projects.
- Develop an infrastructure expansion plan that steers new development away from areas of sensitive natural, cultural, and environmental resources.
- Establish a coordination process with the Paulding County School Board that integrates new housing development with new school construction.
- Prepare and implement a bicycle and pedestrian plan for Paulding County.
- Revise existing subdivision regulations that will require certain traffic-calming measures within new residential and mixed-use neighborhoods.

Commercial

Existing Development Patterns

The existing development patterns in the Commercial Character Area are as follows:

- Downtown Dallas – Central Business District. Retail, services and government operations.

- Cartersville Highway – The lands in this corridor are predominantly undeveloped.
- US 278 – Most of the development is strip commercial in nature both in individual buildings and in centers. However, Most of the establishments are occupied, and the area remains relatively stable with very little blight.
- Downtown Braswell Commercial area. Small retail and services.

Recommended Development Patterns

The Paulding County Comprehensive Planning Committee has selected the following development patterns for the Commercial Character Area:

- Facilities for bicycles, including bikeways or bike lanes, frequent storage racks, etc.
- Install traffic-calming devices where possible.
- Landscaped buffers between the roadway and pedestrian walkways.
- Driveway consolidation and interparcel connections between parking lots.
- Restrictions on the number and size of signs and billboards.
- Traffic calming measures, such as narrower street widths, raised pedestrian crossings, or rough pavement materials.
- Structures located near street front, with parking in rear of buildings, making the corridor more attractive and more pedestrian friendly.
- Accommodation of “big box” retail in a way that complements surrounding uses, such as breaking up the façade to look like a collection of smaller stores.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Redevelopment of older strip commercial centers in lieu of new construction further down the strip.
- Infill development on vacant sites closer in to the center of the community.
- Landscaping of parking areas to minimize visual impact on adjacent street and uses.
- Shared parking arrangements that reduce overall parking needs.
- Use of landscaped tree islands and medians to break up large expanses of paved parking.
- Retail sales, office, and service uses with and whose market may be community-oriented or regional are expected in this district.
- Mixed use center concept that allows a variety of retail and office uses with limited residential development that is brought together by a specific design concept on a large tract may be expected.

As growth expands, there will be a need for additional retail and service uses to meet the needs of the new residents. Commercial areas should be concentrated along specific nodal points (intersections) on major thoroughfares, and possibly these nodal commercial areas should be connected to the residential areas by bicycle/pedestrian trails eliminating the need for the automobile. Commercial areas include nodal areas, downtown business districts, and identified business corridors. It is strongly suggested that in these commercial areas, commercial developments adhere to the requirements of the Corridor Overlay District.

Specific Land Uses Allowed in Character Area

The specific land uses that will be allowed in the **Commercial** character area will be as follows:

- Commercial;
- Office;
- Institutional uses including hospitals, nursing homes, and assisted living facilities; and
- Public uses including schools, police and fire stations, library, post office, government and utility office buildings, and churches.

Quality Community Objectives That Will Be Pursued

Below are the Quality Community Objectives that will be pursued in the commercial Character Area.

- Infill Development Objective
- Appropriate Business Objective
- Employment Opportunities Objective
- Transportation Alternatives Objective

Implementation Measures to Achieve Desired Development Patterns

Paulding County will pursue the following implementation measures to achieve the desired development patterns:

- Conduct design plans for that take into consideration the desired development patterns and amend existing development ordinances to establish overlay districts for these corridors that incorporate the recommendations from these plans.
- Buildings in centers architecturally integrated with the site and one another, and developed at a scale sufficient in size, bulk, and height to provide image identification for the surrounding community.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Commercial structures (shopping, warehouses, offices, etc.) located near street front, with parking in rear of buildings, making community more attractive and more pedestrian-friendly.
- Improvement of sidewalk and street appearance and amenities of commercial centers.
- Commercial and service structures located in center surrounded by progressively higher density residential uses.
- Traffic calming measures, such as narrower street widths, raised pedestrian crossings, or rough pavement materials.

Community Issues and Opportunities

Below are the final, locally agreed upon, list of issues and opportunities the community intends to address.

Economic Development

Issues

1. Provide educational opportunities specific to the workforce needs of the community and to meet the needs of existing and future business standards.
2. Provide a focus for future marketing efforts to seek new and diverse industry and business.
3. Protection of the quality of life and a continued sense of place within the communities.
4. Infrastructure including water and sewer service, and road system must keep pace with growth and opportunities to accommodate potential new industry and businesses.
5. Tourism promotion as a critical element of economic development. (silver comet Trail)
6. Diversification of industry and business attraction to the County in absents of interstate access.

Opportunities

1. Encourage and support continued expansion of local job training programs including the expansion of the Chattahoochee-Tech as the educational foundation.
2. Continue to diversify the local economy by completing the construction of the Paulding County Regional Airport and associated business opportunities, as well as supporting industrial/business park developments and/or expansions.
3. Use Civil War history in Paulding County such as the Battles of Dallas, New Hope Church, and Pickett's Mill as well as the Silver Comet Trail to promote tourism.
4. Support downtown development efforts of Dallas and Hiram, including cultural and gathering center.

Housing

Issues

1. Standards for architectural quality for residential developments.
2. Special needs housing (Senior Assisted Living, Retirement Communities). Create higher density, small floor plan housing options for senior living and assisted living.
3. Association of mixed neighborhood business with residential development.
4. Incorporation of topography and other environmentally sensitive areas within developments. (No mass grading)

Opportunities

1. New development should be a master planned community with mixed uses, blending residential development with schools, parks, recreation, retail businesses and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision. Provides a sense of community. Also can establish minimum home size in planned communities.
2. Discussion of standards for building materials shape and massing help ensure that structures conform to natural topography and blend into natural surroundings. Brings more rationality to growth and development.

Natural and Cultural Resources

Issues

1. Growth impacts on environmentally sensitive areas (slopes, groundwater recharge areas, streams)
2. Greenspace and rural characteristics preservation.
3. Reservoir and drinking water supply protection.
4. Greenspace connectivity, local trail system and wildlife movement regarding development impacts.
5. Silver Comet Trail protection from impacts of adjacent development.
6. Historic areas, sites, and buildings are being impacted by new developments.

Opportunities

1. Create and actively promote an interconnected greenspace / park program involving passive and active recreation opportunities focused near urban residential centers and conserved green space areas including: Ball fields, Walking trails, Bike trails, Cultural / Arts, Historical sites, Educational centers, Libraries and the Silver Comet Trail.
2. Expand Silver Comet Trail with expanded spur trails linking to residential areas.
3. Develop a county wide sewer plan compatible with proposed conservation opportunities, identified conservation/greenspace properties, and greenspace plans. Limit sewer additions and other infrastructure in conserved areas.
4. Enhanced protection of current and proposed, county/city greenspace properties.
5. Restrict development in hydrological sensitive areas (floodplains, wetlands, ground water recharge areas) and poor soils.
6. Support and participate in all present and future cultural and civic programs and/or developments within County and each City.
7. Construct the Richland Creek Water Reservoir

Community Facilities and Resources

Issues

1. Public water distributions system must be improved to support anticipated future growth. This includes adequate water pressure at peak times during peak seasons. Need a drinking water reservoir.
2. Age distribution within Paulding County identifies sustained increases in school aged children. Impacts on the School System will include the construction of numerous new schools to maintain capacity and meet state requirements.
3. The county and cities must continue to plan recreation facilities and program expansion to support anticipated population growth. These expansions are costly and require additional personnel to operate and maintain. Additional recreation facilities are needed currently in the north-central and southern portions of the county.

Opportunities

1. Develop an updated water system plan including new infrastructure and maintenance programs. Including the development of the Richland Creek Water Reservoir in the northern portion of the County.
2. Require developers to upgrade infrastructure and services (transportation, water, wastewater, and schools) to off-set impacts of their development through regulations and/or zoning approval conditions.
3. Participate and fund the construction of new recreation facilities in the northern and southern portions of the county to support population growth.
4. Continue to support the Paulding County School System in addressing the location of new facilities in relation to anticipated residential growth areas and in areas serviceable by County infrastructure.

Intergovernmental Coordination

Issues

1. Paulding County is located within the Coosa Valley Regional Development Center area, but must comply with the Atlanta Metropolitan Planning Organization (Atlanta Regional Commission – ARC) regarding transportation planning and clean-air standards. Transportation projects, which involve state and federal funding, must be included the ARC's regional Plan and Transportation Improvement Program.
2. Paulding County and its cities have made numerous amendments to their respective code of ordinances and the development regulations regarding stream buffer protection,

3. Paulding County, Dallas, Hiram and Braswell have Service Delivery Agreements in place. These agreements will be reviewed and updated as part of the 2006 Comprehensive Planning Process.
4. Coordination through the Chamber of Commerce and Industrial Building Authority, Cities and County regarding economic development.

Opportunities

1. Continue to work with ARC and the Georgia Department of Transportation regarding state and federal funded proposed transportation improvements in Paulding County and the Cities of Dallas, Hiram and Braswell to ensure project funding, engineering and construction.
2. Coordination and participation between Paulding County, Dallas, Hiram and Braswell through the Industrial Building Authority to develop an economic development strategy with assistance from the State and other economic development agencies.
3. Include tourism as part of the overall economic strategy. Development of tourism / quality of life marketing plan to include: Market county assets to citizens – internal marketing, Build partnerships with neighboring counties – Carroll, Douglas, Cobb, Bartow, and Polk. Examples include the following: - Soft product development – i.e. develop packages for marketing purposes - Collaborate with region – multicounty- on marketing and advertising

Transportation

Issues

1. Transportation funding for all aspects of projects including state and local road improvements as well as intermodal projects.
2. Transportation congestion on major roads.
3. Pedestrian and alternative transportation modes are inadequate.
4. Increased connectivity to the Silver Comet Trail. Current access to the trail is limited; people would use it more for short trips if they could get to it more easily. Need for a Dallas Trailhead and spur to the Silver Comet Trail.
5. Downtown parking for business, services and events.
6. Sidewalk expansions for Dallas, Hiram and Braswell for connectivity.

Opportunities

1. Continued cooperation with Federal, State, and Regional agencies in an effort to support current and future transportation projects within Paulding County as well as assistance in funding qualifying projects.
2. Provide additional transportation improvement funds that can be directed to County DOT projects. Continue to seek support for Special Purpose Local Option Sales Tax (SPLOST) for local transportation system improvements, sidewalks, and connections to the Silver Comet Trail.
3. Continue to require vehicle and pedestrian connectivity between residential developments and residential and commercial developments.
4. Improve access for pedestrians and bicyclists. Provide alternate transportation choices. Create a more pedestrian friendly, less car-dependent community.
5. Complete the construction the Paulding County general aviation airport. Provides opportunity for business and recreational trips to be made in the area. State plans and locally sponsored studies have indicated that an airport in Paulding County would enhance the desirable geographic distribution of Level II airports.
6. Develop spur trails off of Silver Comet Trail to create more connectivity throughout the county to residential areas, commercial nodes, downtowns, schools, parks, and community facilities. Facilitates the use of walking trails as an alternative transportation mode by connecting the trails to places that people need to go.

Land Use/Character Areas

Issues

1. Local ordinances do not provide for mixed-use developments.
2. Downtown areas of Dallas and Hiram may need to address possibilities for residential space above retail. Mixed use possibilities should be addressed in the Dallas LCI study.
3. Residential developments are proposed in areas with limited transportation access.
4. Many residential developments over 50 acres have impacted tree canopy areas due to mass grading of site.
5. Dallas and Hiram downtown districts must remain primary commercial nodes. Efforts to revitalize downtown areas must be continued with assistance from local business community.

Opportunities

1. Identify and designate scenic byways linking all of the town centers and neighborhood centers. Will protect and preserve the scenic quality of the rural roadways in the community. This is a designation along selected rural highway corridors that is intended to preserve the views (pastoral, forest, and rolling hills) of the natural and rural landscape. A corridor management plan is developed for each Scenic By-Way, setting forth guidelines, incentives and regulations to be employed to protect and enhance views of the scenic landscape from the road.
2. Continue to implement the Highway Corridor Overlay District, which sets architectural, site, and signage standards for all new developments along identified corridors.
3. Continue to require inter-connectivity (vehicle and pedestrian) between developments both commercial and residential.
4. Promote the best planning efforts in coordinating (land Use) residential and non-residential developments with transportation system improvements.

Implementation Program

The Implementation Program is the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. It identifies specific measures to be undertaken by the community to implement the Plan. The Implementation Plan includes a Short-Term Work Program and Policies. On the following pages, the Implementation Strategy and Short-Term Work Program and Policies recommended by Paulding County and the Cities of Dallas, Braswell, and Hiram are presented.

IMPLEMENTATION STRATEGY

Introduction

The Community Assessment and previous sections of this Community Agenda provides a basic inventory and an assessment of needs related to the key elements of Paulding County's Comprehensive Plan: economic development, natural resources, historic resources, transportation, community facilities, housing and land use. However, without a strategy for implementation, the Plan's goals and policies will not be realized. This chapter merges and coordinates a statement of goals and strategies arising from the key plan elements into an overall implementation strategy to direct the Plan over the next 20-years. Complementing this long-term implementation strategy is the Five-Year Short Term Work Program for each jurisdiction. The Short Term Work Programs set out specific actions and time frames for the next five years to implement the opportunities identified in the Comprehensive Plan—who is supposed to do what, when, and where is the money coming from.

Lastly, this section sets out provisions for annual review, amendment and updating of the Plan as time goes by and changes occur, whether or not anticipated in the forecasts of future development or in the County's vision for the future.

Goals and Strategies

The following goals reflect the assessment of existing conditions and desired future results discussed in the Community Assessment and various sections of this Plan, coupled with the advice and guidance generated through the intensive public participation program.

- ☐ ***Growth Management Goal ... Maintain planning mechanisms that enhance the decision-making process***

To address this goal, the County needs to...

- ☐ Expand communications and coordination between County departments, particularly with regard to development review procedures and rezoning applications.

- Ensure that future land use and development decisions are consistent with long range planning goals and policies and that such decisions promote social and economic well-being.
- Increase citizen involvement in the planning and development process.

Strategies that will address these needs include...

- Review previously approved zoning approvals during the annual update process to determine compatibility to the long-range plan.
- Strengthen existing site plan standards and review procedures for residential, commercial and industrial development in order to reflect goals and objectives of this plan.
- Explore increased methods of communication with citizens and ensure that issues are addressed.
- Update Zoning Ordinance to direct land use patterns to be consistent with Character Areas identified on the Future Development Map.

- ***Housing Goal ... To provide adequate and safe housing for the citizens of Paulding County and the Cities of Dallas, Hiram and Braswell and capture the major market share of executive housing while providing opportunities for first-time homebuyers and quality rental accommodations.***

To address this goal, the County needs to...

- Provide for a suitable “mix” of housing such as single-family and multi-family for different economic levels in Paulding County and the Cities of Dallas, Hiram, and Braswell.
- Encourage development in areas of adequate infrastructure.
- Encourage not building in ecologically sensitive areas such as wetlands.
- Design quality and long-term value into residential development through site design as a means of maintaining high standards, quality image and property values.
- Develop strategies to preserve the identity and quality of life in established neighborhoods.
- Protect residential areas from encroachment by incompatible uses or adverse environmental conditions.
- Promote and encourage residential densities and designs that ensure varied living areas and housing types and an integration of uses.
- Develop mixed-use opportunities for land use development to promote live-work possibilities.
- Address the housing needs of an aging population.

Strategies that will address these needs include...

- Protect existing subdivisions through site plan requirements that ensure that new development is consistent and compatible with established development.
- Ensure that commercial development does not interfere with residential lifestyle. Attention should be given to traffic circulation, lighting and signage.
- Encourage development of additional multi-family housing in designated areas that are compatible and complementary with single-family development. Encourage multi-family housing in mixed-use areas, avoiding large-scale apartment complexes in the future. Require all multi-family developments to provide open space, recreational amenities, buffering, and enhanced landscaping.
- Develop enhanced design and site development standards for all types of development within the County; including enhanced landscaping and buffering, screening, site placement and sidewalks.
- Adopt aesthetic standards for development, landscaping and buffering.
- Encourage more site-built housing and less manufactured housing. Increase and enforce design standards, such as roof pitch, masonry foundations, landscaping.
- Promote interconnectivity within subdivisions, and require multiple entrances and exits.

- ☐ ***Economic Development Goal ... To continue expansion and diversification of the economic base of the County and to sustain the existing economic base.***

To address this goal, the County and Cities needs to...

- Establish coordinated “one-stop shopping” economic development office for business and industrial prospects to obtain information on Paulding County and the City of Hiram.
- Marketing of current facilities and infrastructure to businesses and industries outside Paulding County.
- Continue to establish planned areas of water and sewer expansion to help distribute growth more evenly.
- To target industries which match the skill levels of the work force.
- Target and promote clean, high tech, quality industry development that strengthens the economic base of the community and minimizes air, water and noise pollution to meet “non-attainment” air pollution goals.
- Create opportunities for tourism.
- Identify and reserve areas where various types of commercial projects should locate. Large-scale retail, office parks, small office, and neighborhood retail developments should be encouraged and integrated into appropriate locations where they can be serviced by existing or planned infrastructure.

- Ensure compatibility between commercial and residential development.
- Attract highly skilled and professional-level employment industries to locate in planned industrial development areas of the county.
- Respond to the movement in corporate America toward telecommuting, and to the growing demand for live-work arrangements for home-based offices and businesses.

Strategies that will address these needs include...

- Strengthen coordination and partnership opportunities with adjacent counties. Continue to actively participate in Chamber of Commerce functions.
- Continue to encourage high tech/clean industry and heavy commercial in appropriate areas identified by this Plan.
- Provide adequate infrastructure and enhanced transportation systems in order to prevent truck traffic in residential areas.
- Working through the Chamber of Commerce, continue to promote Paulding County as a Civil War tourist destination. Continue to support the development of hotels and motels in appropriate locations as established by this Plan.
- Require commercial areas to provide internal circulation systems and compatible design and buffer standards.
- Continue to encourage state-funded, quality vocational (including high school) training to increase the skilled labor force to meet potential industry needs.
- Examine more flexible ways to enhance the county's existing home occupation regulations, and other methods to accommodate home-based offices without destroying the residential nature of neighborhoods.
- Develop new industrial / business park and expand current industrial areas.
- Develop special overlay districts for industrial and commercial area.

☐ ***Historic Resources Goal ...Identify and protect Paulding's unique and historic resources.***

To address this goal, the County needs to...

- Use the comprehensive historic resources survey prepared by the University of Georgia in development reviews and transportation system improvements to work to protect historic structures and/or sites.
- Evaluate Paulding's historic resources.
- Incorporate historic resource concerns into planning process.
- Utilize and reuse, where appropriate, Paulding's historic resources.
- Promote preservation through community activities.
- Educate residents about Paulding's historic resources.

- Encourage preservation of historic structures.
- Inventory and develop a historic resources protection plan.

Strategies that will address these needs include...

- Identify historic resources on land use maps, and develop a protection plan for the unique cultural and historic resources of the County.
- Nominate additional properties and districts eligible for National Register listing.
- Educate the public as to the importance of historic preservation. Actively promote revitalization of historic buildings through newspaper articles, public presentations, and available programs.
- Offer economic incentives for the renovation and use of historic properties. Investigate tax incentives and other programs that will make the use of historic properties economically beneficial.
- Set example by utilizing historic resources. Identify opportunities for adaptive use of historic resources
- Apply for funding for preservation through grant programs where available.
- Promote historic resources through civic clubs and schools.
- Increase coordination with the Paulding County Historical Society and other active organizations within the county.

☐ ***Natural Resources Goal ... Nurture, protect and enhance current and future natural resources of Paulding County.***

To address this goal, the County needs to...

- Adopt ordinances protecting sensitive plant and animal habitats and resources, which comply with the Metropolitan North Georgia Water Planning District and the Georgia Department of Natural Resources requirements. These include, at a minimum, groundwater recharge areas, water supply watersheds, and wetlands, but could also include criteria for steep slopes or other natural resources.
- Preserve areas for passive recreation and greenspace.
- Preserve areas of plant and animal habitat not protected by state and federal laws.
- Consider enacting ordinances minimizing the impact and maintenance of development within sensitive environmental areas.
- Restrict development in areas of sensitive soils.
- Control storm water, soil erosion and sedimentation through land development regulations.
- Protect and preserve water, air and soil resources from contamination as a result of point and non-point pollution, through increased monitoring and regulation.

- Protect, preserve and regulate flood prone and wetland areas from unsuitable development. Promote recreation, greenspace or other such uses into these areas.
- Protect and enhance the natural vegetation in the County.

Strategies that will address these needs include...

- Adopt regulations to protect water resources in the county.
- Identify and map environmentally sensitive areas of the county that are inappropriate for development.
- Create an additional zoning district that would increase minimum acreage requirements in areas designated by the Health Department as having particularly poor soils and lacking sanitary sewer service.
- Establish development standards for storm water management in drainage corridors. The storm water plan should include retention facilities for sedimentation and filtration fields for removal of soluble contaminants that is associated with run-off from streets, roofs, parking lots, construction projects, etc. This will include development of mandatory sewer districts within the County.
- Develop a system of greenways to interconnect recreation, living and working areas throughout the county that includes scenic corridors and sensitive natural resources, such as the wetland areas along Creek basins.
- Continue to work with the City of Atlanta to acquire property Atlanta owns that is currently leased as a wildlife area by the State for a master planned development with greenspace preservation and protection mechanisms for environmental protection.
- Establish usable open space, enhanced landscaping, buffering, tree protection, and pedestrian/bike connectivity requirements as part of the land development process.
- Revise and enhance the County's current landscaping and tree conservation regulations in order to limit unnecessary clear cutting and tree removal during the land development process.

- ☐ ***Transportation Goal ... Provide a transportation system that continues to keep pace with growth and integrates various modes of travel (automobile, bus, bicycle and pedestrian) in order to allow mobility options.***

To address this goal, the County needs to...

- Examine the possibility of creating additional park and ride lots in cooperation with the Georgia Department of Transportation.
- Develop a comprehensive transportation system compatible with existing and future land use patterns that provides safe, convenient and energy efficient service for County residents.
- Continue to review and update a functional road classification system that provides guidelines for future right-of-way requirements and land use decisions. This functional plan should include, number of lanes, uses and capacities.

- Coordinate transportation facilities and services to coincide with development plans and demands. Ensure that roadway improvements are completed prior to or concurrently with development.
- Provide increased mobility for pedestrians and bicyclists.

Strategies that will address these needs include...

- Formulate an engineered Comprehensive Transportation Plan that incorporates various transportation modes.
- Pursue stable sources of transportation funding: to plan and design new projects emphasizing intermodal connectivity, implement operational and safety programs; and maximize joint funding opportunities with the Georgia Department of Transportation.
- Plan and program transportation improvement projects to coincide with planned development nodes.
- Find different ways to construct new connector and access roads within proposed development centers and commercial nodes to protect mobility of arterial street systems.
- Increase transportation safety by establishing land use design standards, limiting access to strip commercial development along arterial roadways while promoting inter-connectivity between commercial developments, and by discouraging single lot access, and multiple curb cuts, etc.
- Improve coordination between transportation planning and commercial development at key intersections.
- Ensure that the bikeway and pedestrian systems are designed to provide alternative access to retail centers within the county. Require development designs to encourage pedestrian activity that reduces on-site vehicular dependence.
- Require new development to connect to the County's greenway/pedestrian/bicycle system.

☐ ***Community Facilities and Services Goal ... To provide a level of service to the citizens of Paulding County and City of Hiram to maintain and enhance the current quality of community facilities. To address this goal, the County needs to...***

- Continue to plan for the expansion of emergency service facilities to accommodate planned growth.
- Examine possibility of providing Emergency Medical Service (EMS) and/or ambulance service through current fire stations and/or promote expansion of ambulance service providers throughout the County.
- Continue to use of inmate / community service labor for general trash pickup on highways.

- Examine the possibility of using skilled persons owing community service time for specific purposes and giving reduced time on community services hours as a result.
- Continue to update as necessary the fire flow ordinance.
- Locate community facilities according to need, population density, accessibility and compatibility with adjacent land uses and the Growth Management Plan.
- Allocate resources and place a priority for public facility and service investment within planned development nodes.
- Encourage expansion of water and sewer only in planned development areas in order to discourage urban sprawl into rural areas. Strongly encourage development in village-like settings offering a range of housing types, land uses, and amenities in order to capitalize on existing and planned public facilities.
- Develop a new county water supply reservoir
- Continue to supplement existing facilities in the more urbanized areas to accommodate continuing growth.

Strategies that will address these needs include...

- Provide an overall financial plan to fund needed capital improvements and continued maintenance of existing and planned community facilities.
- Program capital facilities to coincide with development nodes.
- Program adequate operation and maintenance costs prior to expansion of all community facilities and services.
- Develop a capital improvement plan and program tied to the County's Comprehensive Plan, or, at a minimum, review and update the Short Term Work Program annually in conjunction with the budgeting process.
- Develop a clear coordination process between the County and the Board of Education in order to maximize opportunities in the selection of future school sites and the expansion of existing sites.
- Encourage early land reservation by the county and the Board of Education to minimize future land costs and obtain the best sites.
- Enable and encourage Conservation Neighborhoods that would allow reduced lot sizes in order to protect valuable open space assets and environmentally fragile areas, such as floodplains and wetlands.

- ☐ ***Land Use Goal ... Establish a Long-Range Plan for directing and accommodating future development in Paulding County.***

To address this goal, the County needs to...

- Adopt standards and policies to ensure generalized location of certain land uses.

- Promote integrated and appropriate pedestrian-friendly mixed-use type development nodes.
- Establish strategies to guide development within nodes and along major roads in order to control urban sprawl.
- Develop additional development requirements that assure an aesthetically pleasing environment, and compatibility between uses in both commercial and residential land developments.
- Identify preferred locations and timing for development of non-residential and residential uses.

Strategies that will address these needs include...

- Implement a land use plan and zoning map that articulates a physical policy for development areas that support an appropriate mix of uses and creates a sense of “community.”
- Focus major new development activities in established nodes, consistent with Comprehensive Plan Guidelines.
- Through zoning and capital facilities planning, restrict uses between zones to agricultural, low-density residential or open space.
- Enforce development requirements and design additional regulations that assure an aesthetically pleasing environment, including signage controls, landscaping, and tree protection in an effort to create a pedestrian friendly environment.

Short Term Work Program

The Short Term Work Program (or STWP) is attached at the end of this chapter for Paulding County and the Cities of Dallas, Hiram and Braswell. The STWP presents a schedule of specific actions that the county intends to take during each of the coming five years to address its needs and to implement its strategies for Paulding County. The STWP includes the following:

- A description of initiatives and programs to be put in place over each of the next five years, including cost estimates and alternative funding sources where applicable.
- A description of major capital improvements or infrastructure expansions proposed by the county over each of the next five years, including cost estimates and alternative funding sources where applicable.
- A description of administrative systems, regulatory measures or land development regulations to be adopted or amended over each of the next five years.

Plan Amendments and Updates

To be a useful and influential tool in guiding growth and development in the future, and in ultimately realizing Paulding County's vision for the future, the Plan must be kept current. Over time, changes will occur in the county and each of the municipalities that may not have been anticipated and of which the county or cities may have no control—changing lifestyles, national or regional economic shifts, the impact of telecommuting or internet access on working and shopping patterns, etc. Annually monitoring these shifts against progress in plan implementation may lead to the need for amendments to the Plan. In addition, the State has certain requirements for amendments and updates that must be followed. All of these issues are addressed below.

Annual Plan Review

The annual review is to be accomplished in coordination with the annual budgeting process. At a minimum, the annual review will consider:

- Apparent changes in the pace of growth, in terms of housing units built and land absorbed by nonresidential development.
- Land development approvals over the past year in light of realization of the Comprehensive Plan Design Guidelines (as applicable).
- Zoning approvals over the past year in relation to the Future Land Use Map.
- Planned Short Term Work Program activities compared to actual accomplishments. (The Short Term Work Program will be updated every five years.)

Updates to the Short Term Work Program

The STWP will be updated every five years, reflecting the results of the yearly accomplishments and reviews. A report of accomplishments will be prepared along with the five-year STWP update. Paulding County submitted the five-year STWP in March 2002 into

regional and state review. The County's 2002-2006 STWP was approved by the State in May 2002. The 2007-2012 STWP will coincide with this full plan update as required by the Georgia Department of Community Affairs by October 2007. Each of the Cities STWP for 2007-2012 will also be completed and submitted as part of this Comprehensive Plan.

Minor Plan Amendments

As a result of yearly plan reviews, amendments to the Comprehensive Plan may be appropriate. If the needed changes are strictly local and not considered to have an effect on another local government, the changes may be adopted as a minor amendment to the Plan at any time during the year by Board of Commissioners action. At the end of each year, any minor amendments completed will be forwarded to the Coosa Valley Regional Development Center with a statement that the individual and cumulative effects of the minor amendments do not significantly alter the basic tenets of the approved Comprehensive Plan.

Major Plan Amendments

If conditions or policies on which the Plan is based have changed significantly so as to alter the basic tenets of the Plan, the County will initiate a major plan amendment. The public will be involved in preparation of the plan amendment to the extent warranted by the degree of change that has occurred. Following State procedural guidelines, a public hearing will be held to inform the public of the County's intent to amend the Plan, and to seek public participation. The County will submit the plan amendments to the Coosa Valley Regional Development Center for regional and state review and approval prior to adoption by the Board of Commissioners and/or City Council.

Fifth-Year Review and Tenth-Year Plan Update

In accordance with State requirements, the Comprehensive Plan will be given a full update by 2017. After five years, the County will determine if the Comprehensive Plan needs a major update based on the degree of change in the county that has occurred by that time. If major changes have taken place that were not incorporated into the Plan through past amendments, a complete update will be initiated following State procedural guidelines.

SHORT TERM WORK PROGRAM

Paulding County

2007-2012

Paulding County – 2002-2006	SUMMARY OF STWP REPORT OF ACCOMPLISHMENTS				**(Currently underway or temporally postponed should appear in the new STWP)
Work Program	Completed	**Currently Underway	**Postponed*	Not Accomplished*	*Explanation for Postponed or Unaccomplished Program
HISTORIC RESOURCES					
Map historic resources to be incorporated in the Comprehensive Plan.	X				
Consider a preservation plan for Pickett's Mill and New Hope area.			X		Lack of Funding and public interest.
Apply for preservation funding to conduct a windshield survey of historic places and sites in Paulding County to update 1991 data.	X				Completed by the University of Georgia in 2006.
Nominate properties & districts eligible for National Register listing			X		Lack of public interest for specific quality sites.
Promote historic resources through civic clubs and schools		X			
Identify and address impacts of major roadway construction on historic structures, places, and sites.		X			Review continues for all state and local road projects.

LAND USE					
Complete major revision to the Paulding County Comprehensive Plan (1991 – 2011).	X				
Complete major revisions to the Paulding County Future Land Use Map.	X				
Review and update Paulding County Zoning Ordinance	X				
Review and update Development Regulations	X				
Continue to cooperate with cities regarding rezoning of properties adjacent to city boundaries.		X			
Continue to review and update the Short-Term Work Program of the Comprehensive Plan	X				
Continue to assess personnel needs for managing the County's growth and development.		X			
Investigate additional cost recovery systems for off-setting the impacts on new development on county infrastructure including roads, schools, libraries, parks, water and sewer and environment.	X				
Review and assess the need for the development of "transition" guidelines for commercial and industrial developments adjacent to residential land uses.	X				
Review and update sign and billboard regulations.	X				
HOUSING					
Revise Development Regulations to increase interconnectivity within subdivisions> (street, entrances,	X				

bike/ped, facilities)					
Encourage building for different economic levels	X				
Access need, density and compatibility standards for multi-family housing on an individual development basis.	X				
ECONOMIC DEVELOPMENT					
Market community facilities and infrastructure to business and industries in an effort for them to locate in Paulding County.	X				
Continue to work with existing businesses and industry for retention.		X			
Focus industrial marketing efforts to target high quality clean industries.		X			
Develop/construct new industrial park.		X			
Continue to improved public water, sewer, and roads to enhance commercial and industrial development.		X			
Secure site/property for new industrial park development	X				Paulding Airport /Technology Park
Develop economic development packet for business and industrial prospects.	X				
NATURAL RESOURCES					
Study additional ways to add greenspace to the County.		X			
Preserve areas of plant & animal habitat not protected by State & federal laws. (Greenspace Program, Development Regulations, Zoning Ordinance)		X			
Consider enacting ordinances		X			

minimizing the impact & maintenance of development, such as woodlands replanting, ordinances, & landscape of water conservation controls					
Adopt ordinances in compliance with Georgia Department of Natural Resources and/or Metropolitan North GA Water Planning district guidelines concerning groundwater recharge areas, water supply watersheds and wetlands	X				
<i>Acquire land through the Ga Greenspace Program.</i>	X				
COMMUNITY FACILITIES					
Develop a water and sewer master plan.	X				
Construct a .5 million gallon water tank in Yorkville area.	X				
Construct a 1.0 million gallon water tank in New Hope area.	X				
Construct 2 pump stations (Yorkville and Union area)	X				
Upgrade Pumpkinvine LAS plant from .5mgd to 1 mgd.	X				
Expansion of Coppermine LAS Plant from .75 mgd to 1.5 mgd	X				
Construct the Lower Sweetwater (Georgian) Wastewater Plant.				X	Lack of Federal Funding for soil survey of Paulding County soils.
Closure of 2 phases of landfill per subtitle D Regulations.	X				
Expansion of Construction and Demolition landfill areas.	X				
Property acquisition for the Richland	X				

Creek Reservoir.					
Permit and Design of Richland Creek Reservoir		X			Permit applied for and is under review
Continue to implement solid waste reduction plans.	X				
Examine possibility of providing ambulance service through current fire stations			X		Lack of funding.
Replace Fire Station #2 with New Public Safety headquarters.	X				
Assess the need for additional Fire Stations.	X				
Assess the need for additional personnel at fire stations		X			
Develop a 5-year study of public safety needs including personnel and facilities.	X				
Assessment of public safety training facilities and programs.	X				
Assessment of public safety needs for recreation areas and Silver Comet Trail and seek grant funds.	X				
Implement Radio Communications System Improvement Program including Radio Tower construction.	X				
Examine possible use of inmate labor for general maintenance and minor construction projects		X			
Examine possibility of using skilled persons owing community service time for specific purposes.		X			
Assess need and seek funding for performing arts facilities.	X				
Assess need for auxiliary gymnasiums. (location, funding and construction)				X	Not completed due to lack of public support and funding.
Expand and upgrade GIS mapping capabilities to include other departments.	X				

Investigate additional ways to use the County's web page to facilitate increased communication to citizens.	X				
Expansion of Senior Citizens Facilities.	X				
Update and adopt Service Delivery strategies.	X				
Establish multi-purpose (regional) parks in the northeastern and western portions of the County.	X				
Establish more recreation facilities on land the County currently has in use	X				
Construct 4 new elementary schools	X				
Construct 1 new middle school	X				
Construct 1 new high school	X				
Additions and expansions of current school facilities.	X				
TRANSPORTATION					
Examine the possibility of creating park and ride lot in cooperation with the Georgia Department of Transportation	X				
Revise Development Regulations to address bike and pedestrian access.	X				
Continue annual road and parking lot resurfacing projects.		X			
Develop Comprehensive Transportation Plan and functional road classification system.	X				
Silver Comet Trail approaches to the US 278 tunnel (CM-)))2-00(120). (Bike/Ped. Facility)	X				
Winndale Road spur to the Silver Comet Trail (CM-0002-00(121). (Bike/Ped. Facility)		X			
Chattahoochee Tech spur to Silver Comet Trail (CM-0002-00(123).	X				

Bike/Ped. Facility)					
Bridge at State Route 120 at abandoned RR SW of Dallas (BRST-114-1(101). (PE and ROW)	X				
Silver Comet Trail bridge over the Old Villas Rica Highway. (CM-0002-00(122)	X				
Bridge at State Route 92 at County Road 511 – southern RR (Hiram) BRST-186-1(41).	X	X			
Bridge at State Route 61 at County Road 341 to State Route 6 and RR. (BRN-NH-O18-1(60)		X			
Phase III West Hiram Parkway	X				
Design and ROW acquisition for East Hiram Parkway		X			

PAULDING COUNTY, GEORGIA SUMMARY OF SHORT TERM WORK PROGRAMS

Work Program	2007	2008	2009	2010	2011	Responsible Party	Cost Estimate	Funding Source
HOUSING								
Expand Overlay District to provide building design standards for housing (subdivision development) throughout the county.			X			County	Staff Time	County
Updates to the Zoning Ordinance to encourage building for different economic levels		X	X			County	Staff Time	County
Assess need, density, and compatibility standards for multi-family housing on an individual development basis.		X	X			County	Staff Time	County
ECONOMIC DEVELOPMENT								
Market airport, technology park, resort area, as well as other possible business and industrial locations to economic development organizations, businesses and industries in an effort for them to locate in Paulding Co.		X	X	X	X	County / Chamber of Commerce / IBA / Airport Authority	25,000	County / Chamber of Commerce / IBA / Airport Authority
Continue to work with existing businesses and industry for retention.	X	X	X	X	X	County / Chamber of Commerce	Staff Time	County / Chamber of Commerce
Focus industrial marketing efforts to target quality, high-tech clean industries.		X	X	X	X	Chamber/IBA	Staff Time	Chamber/IBA
Infrastructure to airport area, technology park and other areas associated with the overall airport master concept plan		X	X	X		County/IBA	2.0 million	County/IBA
Encourage and support the development/construction of private and/or public technology / business parks.	X	X	X	X	X	Public/Private	8.0 million	County, State, Private
Continue to improve public water, sewer, and roads to enhance commercial and industrial development.	X	X	X	X	X	County/Private	10 million	County, State, Private
Update economic development packet for business and industrial prospects.			X			Chamber of Commerce / County	7,000	Chamber of Commerce / County

NATURAL RESOURCES							
Preserve areas of plant and animal habitat not protected by State or Federal laws though zoning ordinance and greenspace purchases.		X	X			County/Private	Staff Time County/Private
Consider enacting ordinances minimizing the impact and maintenance of development on the environment, such as mass-grading, greenspace preservation.	X	X				County	Staff Time County
Adopt ordinances in compliance with Georgia Natural Resources guidelines and Metropolitan North Georgia Water Planning District concerning groundwater recharge areas, water supply watersheds or reservoirs, and wetlands.		X	X	X	X	County	Staff Time County
Assess the need for a large lot district for areas with sensitive soils, steep slopes, and no sanitary sewer. Set standards through zoning ordinance and development regulations		X	X			County	Staff Time County
		X	X			County	Staff Time County
HISTORIC RESOURCES							
Promote historic resources through civic clubs and schools		X	X	X		Historical Society	Volunteer Time Non-profit / private
Consider a preservation plan for Pickett's Mill and New Hope area.			X			Historical Society	Volunteer Time Non-profit / private
Nominate eligible properties or districts for National Register listing.			X		X	Historical Society / RDC	Volunteer Time State Grants / Private
Identify and address impacts of major roadway construction on historical structures, places, and sites.	X	X	X	X	X	State/County	Staff Time State/County
COMMUNITY FACILITIES							
Construct a .5 million gallon water tank in Yorkville area.		X				County	750,000 County

Construct a 1.0 million gallon water tank in New Hope area.						X	County	1.2 million	County
Construct 2 pump stations (Yorkville and Union areas)						X	County	1.0 million	County
Upgrade Pumkinvine LAS plant (North plant) from .5 mgd to 1 mgd.						X	County	4.0 million	Tap Fees - County
Expansion of Coppermine LAS Plant (Mill Creek) from .75 mgd to 1.5 mdg.						X	County	6.0 million	Revenue Bond
Construct Georgian Resort Wastewater Plant						X	Private/County	5.0 million	Private, Tap Fees - County
Closure of 2 phases of landfill per subtitle D Regulations						X	County	1.0 million	Enterprise Funds - County
Expansion of Construction and Demolitions landfill areas						X	County	250,000	County
Permit and Design of Richland Creek Reservoir						X	County	2.0 million	State & Federal Grants, County matching Contributions
Continue to implement solid waste reduction plans.	X	X	X	X	X		County	Staff Time	County/Other
Examine the possibility of providing ambulance service through current fire stations and/or promote additional private ambulance service throughout the County.	X	X					County	Staff Time	County
Assess the need for additional Fire Stations and other emergency services						X	County	Staff Time	County/Other
Assess the need for additional personnel at fire stations	X	X	X	X	X		County	Staff Time	County/Other
Continued expansion of Public Safety training facilities and programs.	X	X	X	X	X		County	Staff Time	County/Other
Assessment of Public Safety needs for recreation areas and Silver Comet Trail and seek grant funds.	X						County	Staff Time	County/Other
Establish multi-purpose (regional parks) in the northern and southern portions of the County.	X					X	County	3.0 million	County - SPLOST

Establish more recreation facilities and/or programs at parks the County currently owns.	X	X	X	X	X	County	250,000	Federal & State grants with County matching contribution
Continue to provide adequate Senior Citizens Facilities and programs.	X	X	X	X	X	County	500,000	Federal & State grants with County matching contribution
Update and adopt Service Delivery Strategies.	X					County/Cities	Staff Time	County/Cities
Construct 3 new elementary schools	X	X				BOE/State	33.0 million	BOE/State
Construct 1 new middle school			X			BOE/State	10.0 million	BOE/State
Additions and expansions of current schools and school facilities.	X	X	X	X	X	BOE/State	2.0 million	BOE/State
Examine possible use of inmate labor for general maintenance and minor constructions projects.	X	X	X	X	X	State/County	Staff Time	State/County
Examine possibility of using skilled persons owing community service time for specific purposes.	X	X	X	X	X	State/County	Staff Time	State/County
Expand and upgrade GIS mapping capabilities to provide additional mapping services to other departments.	X	X	X	X	X	County	3.0 million	County
Investigate additional ways to use the County web page to facilitate increased communication to citizens.	X	X	X	X	X	County	Staff Time	County
LAND USE								
Complete major revision to the Paulding County Comprehensive Plan (2002 - 2022).	X					County	20,000	County
Complete the development of a Future Development Map	X							
Complete major revisions to the Paulding County Future Land Use Map		X				County	2,000	County
Review and update Paulding County Zoning Ordinance.		X				County	Staff Time	County
Review and update Development Regulations.		X				County	Staff Time	County

Continue to cooperate with cities regarding rezoning of properties adjacent to city boundaries.	X	X	X	X	X	County	Staff Time	County
Continue to review and update the Short-Term Work Program of the Comprehensive Plan.	X				X	County	Staff Time	County
Continue to assess personnel needs for managing the County's growth and development.	X	X	X	X	X	County	Staff Time	County
Investigate additional cost recovery systems for off-setting the impacts of new development on County infrastructure including roads, schools, libraries, parks, water and sewer, and environment.		X	X			County	Staff Time	County
Review and assess the need for the development of "transition" guidelines for commercial and industrial developments adjacent to residential land uses.		X				County	Staff Time	County
Review and update sign and billboard regulations.		X				County	Staff Time	County
TRANSPORTATION								
Develop a Comprehensive Transportation Plan	X					County	35,000	County
Revise Development Regulations to address bike and pedestrian access.		X				County	Staff Time	County
Examine the possibility of creating a park and ride lots and other public transportation facilities in cooperation with the GA DOT.		X	X			State/County	Staff Time	County/State
Continue annual road and parking lot resurfacing projects.	X	X	X	X	X	State/County	1.5 million	County/State - LARP
Continue to explore ride-share and commuter bus possibilities		X			X	State/County	Staff	State/County
Continue to require inter-connectivity between all types of developments on a case by case basis.	X	X	X	X	X	State/County	1.3 million	State/County
					X	State/County	5.5 million	State/County
Design and ROW acquisition for East Hiram Parkway.	X	X				State/County	3.5 million	State/County
East Hiram Parkway construction		X	X					

SHORT TERM WORK PROGRAM

City of Dallas

2007-2012

City of Dallas – 2002-2006	SUMMARY OF STWP REPORT OF ACCOMPLISHMENTS				** (Currently underway or temporally postponed should appear in the new STWP)
Work Program	Completed	**Currently Underway	**Postponed*	Not Accomplished*	*Explanation for Postponed or Unaccomplished Program
HISTORIC & NATURAL RESOURCES					
Continue Flood Control Program		X			
Inspect Soil Erosion Permitted Sites			X		City began process in 2007
LAND USE					
Accept Wetlands for Green Space Designation		X			
Assist Planning Commission to encourage Smart Growth		X			
Update City Zoning Maps		X			In Process
HOUSING					
Support Affordable Housing		X			
Encourage Housing for Senior Citizens		X			
Water/Sewer - Housing - City will promote good housing		X			
Housing for elderly citizens				X	Lack of Private Sector interest
Brochure on affordable housing strategies				X	Lack of Private Sector interest and funding.
ECONOMIC DEVELOPMENT					
Contract with Paulding County	X				

chamber of Commerce for Economic Development					
Work with Downtown Development Authority		X			
COMMUNITY FACILITIES					
Renovation of Theater for Historical Cultural purposes	X				
Continue Sidewalk Expansion Program		X			
Establish separate water supply for City		X			
Continue Joint City - County Recycling Program		X			
Expand sewer system		X			
Construct Branch Trails to Silver Comet Trail				X	Lack of Funding
Construct City Hall Complex	X				
Construct Public Safety Complex		X			
Increase capacity of water pollution control plants		X			
City - County Solid Waste Management Program		X			
Replace cast iron water lines		X			
Create Downtown Park	X				
Continue to develop Coleman Camp Memorial Park		X			
Update City Sewer Maps		X			
GENERAL PLANNING					
Monitor compliance with Americans with Disability Act		X			Monitored during building inspection process

City of Dallas, Georgia SUMMARY OF SHORT TERM WORK PROGRAMS

Work Program	2007	2008	2009	2010	2011	Responsible Party	Cost Estimate	Funding Source
HOUSING								
Support Affordable Housing	X	X	X	X	X	City	Staff Time	City
Encourage Housing for Senior Citizens	X	X	X	X	X	City	Staff Time	City
Water/Sewer – Housing – City will promote good housing developments.	X	X	X	X	X	City	Staff Time	City
ECONOMIC DEVELOPMENT								
Continue to contract and participate with the Paulding County Industrial Building Authority (IBA) for economic development.	X	X	X	X	X	City / Chamber of Commerce / IBA	7,500	City / Chamber of Commerce / IBA
Continue to work with Downtown Development Authority.	X	X	X	X	X	City / DDA	Staff Time	City / DDA
NATURAL AND HISTORIC RESOURCES								
Continue Flood Control Program.	X	X	X	X	X	City/Private	Staff Time	City/Private
Inspection for erosion and sedimentation and post development stormwater.	X	X	X	X	X	County	27,000	City – General Fund

Assist Dallas Historic Preservation Commission with establishing a Historic District in downtown, and adopt design guidelines.	X	X	X	X	X	City	500	City – General Fund
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COMMUNITY FACILITIES

Continue Sidewalk Expansion Program.	X	X	X	X	X	City	700,000	City – Grants - Private
Establish separate Water Supply System for the City (Wells).		X	X			City	2.5 million	City-Grants-Private
Expand City Sewer Collection System	X	X	X			City	500,000	City – Grants-Private
Continue Joint City/County Recycling Program	X	X	X	X	X	City/County	25,000	City/County
Construct connecting trails to the silver comet Trail (especially downtown)		X	X	X	X	City- Private	700,000	SPLOST, Grants and General Fund
Increase capacity of the wastewater plant		X	X	X	X	City	3.5 million	GEFA Loan, water revenues, Grants
City – County Solid Waste Management		X	X			City/County	50,000	Private / General Fund / Grants
Replace cast iron water lines	X	X	X	X	X	City	500,000	GEFA Funds and Water Revenues
Continue to develop Coleman Camp Memorial Park and Sara Babb Parks	X	X	X	X	X	City	25,000	City / Donations / Grants
Update City Sewer Maps	X					City	10,000	Water Revenues

LAND USE

Complete major revision to the Paulding County (Cities of Dallas, Hiram and Braswell) Comprehensive Plan (2007-2017).	X					City/County	Staff Time	City/County
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Complete major revisions to the Dallas Future Land Use Map		X					City	Staff Time	City/ CVRDC
Accept Wetlands for Greenspace Designation	X	X	X	X	X	X	City	Staff Time	City / Private
Assist Planning Commission to encourage Smart Growth.	X	X	X	X	X	X	City	Staff Time	City / Private
Update City zoning Maps.	X	X					City	1,000	City – General Fund

GENERAL PLANNING

Monitor compliance with Americans with Disability Act.	X	X	X	X	X	X	City – thru building codes	Staff Time	City
Design and ROW acquisition for East Hiram Parkway.		X					State/County	3.5 million	State/County

SHORT TERM WORK PROGRAM

City of Hiram

2007-2012

City of Hiram – 2002-2006	SUMMARY OF STWP REPORT OF ACCOMPLISHMENTS				**(Currently underway or temporally postponed should appear in the new STWP)
Work Program	Completed	**Currently Underway	**Postponed*	Not Accomplished*	*Explanation for Postponed or Unaccomplished Program
ECONOMIC DEVELOPMENT					
Continue to market industries for limited emissions				X	Lack of local interest and lack of staffing
LAND USE					
Adopt Future Land Use Plans & Maps	X				
Increase City Police Force to meet population growth.	X				
Yearly training for Police Officers		X			In Process (City plans to continue this item each year)
Ensure adequate roadways and traffic lights to meet population growth		X			In Process (City plans to continue this item each year)
Continue to use inmate labor for general trash pick-up		X			City plans to continue this item each year and possible acquire detail
Continue to use skilled persons that doing community service time.		X			City plans to continue this item each year and seek the service as needed and when available.
Continue to enhance the Ben Hill Strickland Park		X			Full renovation is in process and will be complete in 2007
Replace City water lines		X			City continues to replace water lines
Continue Phase-in of back flows for city water systems	X			X	Lack of Private Sector interest and funding.
Look into acquiring more land for additional parking at the Hiram Community Center.				X	Lack of interest and funding.

City of Hiram, Georgia SUMMARY OF SHORT TERM WORK PROGRAMS

Work Program	2007	2008	2009	2010	2011	Responsible Party	Cost Estimate	Funding Source
ECONOMIC DEVELOPMENT								
Continue to participate with the Paulding County Industrial Building Authority (IBA) for economic development.	X	X	X	X	X	City / Chamber of Commerce / IBA	Staff Time	City / Chamber of Commerce / IBA
Promote Hiram through Chamber of Commerce for economic development opportunities.	X	X	X	X	X	City / Chamber of Commerce	Staff Time	City / Chamber of Commerce
COMMUNITY FACILITIES								
Construct connecting trails to the silver comet Trail (especially downtown and Ben Hill Park)		X	X	X	X	City- Private	3C00,000	SPLOST, Grants and General Fund
Continue sidewalk expansion		X	X	X	X	City - Private	50,000	Private, Grants and General Fund
Construct bike/pedestrian connector from downtown to Ben Hill Strickland Park		X	X			City/Private	50,000	Private / General Fund / Grants
LAND USE								
Complete major revision to the Paulding County (Cities of Dallas, Hiram and Braswell) Comprehensive Plan (2007-2017).	X					City/County	Staff Time	City/County
Complete development of the Hiram Future Development Map	X					City/County	Staff Time	City/County
Complete major revisions to the Hiram Future Land Use Map		X				City	Staff Time	City/ CVRDC

Yearly training for Police Officers	X	X	X	X	X	City	10,000	City
Ensure adequate roadways and traffic lights to meet population growth.	X	X	X	X	X	City/GDOT	Staff Time	City / GDOT
Continue to use inmate labor for general trash pick-up and possibly acquire a State detail or dedicated crew.		X				City/GDOC	30,000	City – State
Continue to use skilled persons that are doing community service (when available)	X	X	X	X	X	City/County	Staff Time	City / County
Continue to enhance Ben Hill Strickland Park.	X					City	50,000	City
Replacement of City water lines.	X	X	X			City	2.0million	City

SHORT TERM WORK PROGRAM

City of Braswell

2007-2012

(Please Note:

Braswell does not have a prior STWP)

City of Braswell, Georgia SUMMARY OF SHORT TERM WORK PROGRAMS

Work Program	2007	2008	2009	2010	2011	Responsible Party	Cost Estimate	Funding Source
ECONOMIC DEVELOPMENT								
Continue to participate with the Paulding County Industrial Building Authority (IBA) for economic development.	X	X	X	X	X	City / Chamber of Commerce / IBA	Staff Time	City / Chamber of Commerce / IBA
COMMUNITY FACILITIES								
Continue to work with Paulding County on Service Delivery Agreements.	X				X	City- County	Staff Time	City/County
LAND USE								
Complete major revision to the Paulding County (Cities of Dallas, Hiram and Braswell) Comprehensive Plan (2007-2017).	X					City/County	Staff Time	City/County
Complete development of the Braswell Future Development Map	X					City/County	Staff Time	City/County
Complete major revisions to the Hiram Future Land Use Map			X			City	Staff Time	City/ CVRDC
Examine need for additional Police Officers				X	X	City	Staff Time	City
Examine possible city park development				X	X	City	Staff Time	City

Policies

The following are policies that the local government may adopt to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community vision or addressing Community Issues and Opportunities.

1. Update the Zoning Ordinance to create new zoning categories that promote residential and non-residential development as suggested by this Comprehensive Plan and Future Development Map.
2. Update the Zoning Ordinance to create overlay districts to ensure building and design standards as well as greenspace and/or environmentally sensitive area protection.
3. Update Development Regulations to promote building and design standards as suggested by this Comprehensive Plan.

Supplemental Plan

As Paulding County and the Cities of Dallas, Hiram, and Braswell continue to experience tremendous growth, local officials have prepared specific plans relating to transportation, waste water, and recreations. Paulding County has also prepared a Capital Improvement Program for implementing identified capital projects.

The following plans are incorporated as part of this Comprehensive Plan:

1. Paulding County comprehensive Transportation Plan
2. Paulding County Master Sewer Plan
3. Paulding County Parks and Recreation Plan
4. Paulding County Capital Improvement Plan

Paulding County Comprehensive Plan List of Sources

List of Sources

ARCADIS Geraghty and Miller, Inc.
Atlanta Regional Commission (ARC)
City of Braswell
City of Dallas
City of Hiram
Coosa Valley Regional Development Center (RDC)
COOPER – ROSS SV
Day Wilburn and Associates
Federal Emergency Management Agency (FEMA)
Federal Highway Administration
Georgia Department of Community Affairs (DCA)
Georgia Department of Community Affairs (DCA) – Resource Team
Georgia Department of Education
Georgia Department of Human Resources (DHR)
Georgia Department of Labor
Georgia Department of Industry, Trade, and Tourism
Georgia Department of Natural Resources (DNR)
Georgia Department of Technical and Adult Education
Georgia Department of Transportation (DOT)
Georgia Forestry Commission
Georgia Regional Transportation Authority (GRTA)
Georgia Office of Planning and Budget (OPB)
Metropolitan North Georgia Water Planning District
Michael Beecham Paulding County Planning & Zoning
Paulding County Attorney's Office
Paulding County Board Of Education
Paulding County Cemetery Preservation Commission
Paulding County Chamber of Commerce
Paulding County Citizens
Paulding County Community Development Department
Paulding County Planning and Zoning Division
Paulding County Comprehensive Plan (1991)
Paulding County Comprehensive Plan (2003)
Paulding County Department of Transportation
Paulding County Parks and Recreation Department
Paulding County Public Library System
Paulding County Public Safety Department
Paulding County Sheriff's Office
Paulding County Stakeholders
Paulding County Water and Sewer Department
U.S. Army Corps of Engineers
U.S. Bureau of Economic Analysis
U.S. Census Bureau (1980, 1990, 2000 Census Data and estimates)
U.S. Environmental Protection Agency (EPA)
U.S. Natural Resources Conservation Service (NRCS)
University of Georgia – Georgia County Guide 1998 and 1999
WellStar Hospitals (Paulding County)
Woods and Poole Economics, Inc.

