



Comprehensive Plan

PAULDING COUNTY, GEORGIA

2022 Comprehensive Plan

"Charting a Course"

Cover photograph of the Silver Comet Trail



CITY OF
BRASWELL



PAULDING COUNTY, GEORGIA

2022 Comprehensive Plan

“Charting a Course”

BOOK ONE

THE PLAN



Original 2017 Comprehensive Plan prepared by:



ACKNOWLEDGMENTS

STEERING COMMITTEE

MULTI-JURISDICTIONAL WORKGROUP

Keith Dunn, *Paulding County Board of Commissioners*
Ann Lippmann, AICP, *Paulding County Community Development*
Chris Robinson, *Paulding County Community Development*
George Jones, PE, *Paulding County Dept. of Transportation*
Erica Parish, PE, *Paulding County Dept. of Transportation*
Kathy Stallard, PE, *Paulding County Dept. of Transportation*
Laurie Ashmore, PE, *Paulding County Water System*
Ray Wooten, *Paulding County Water System*
Michael Justice, *Paulding County Parks, Rec, & Cultural Affairs*
Kendall Smith, *City of Dallas*
Amber Whisner, *City of Dallas*
Jody Palmer, *City of Hiram*
Cliff McGrady, *City of Hiram*
Helen Waters, *City of Braswell*
Dan Nolan, *Paulding County Board of Education*
Steve Barnette, *School District*
Michael Hughes, AICP, *Paulding County Economic Development*
Tracy Hulse, *Paulding County Economic Development*
Mark Long, *Paulding County*
Ethan Calhoun, *Northwest Georgia Regional Commission*
Joseph Davidson, *Northwest Georgia Regional Commission*

CONSULTANT TEAM

Allison Stewart-Harris, AICP, *VHB*
Anna Baggett, AICP Candidate, *VHB*
Regan Hammond, AICP, *VHB*
Amanda Hatton, *Blue Cypress Consulting*
Ansley Jones, *Blue Cypress Consulting*
Dan Dobry, PE, PTOE, AICP, *Croy Engineering*
Kay B. Lee, *Church Street Services, LLC*
Nick Johnson, *Georgia Conservancy*

ACKNOWLEDGMENTS

ELECTED OFFICIALS

David L. Carmichael, *Commission Chairman*

Keith Dunn, *Post I Commissioner*

Sandy Kaecher, *Post II Commissioner*

Virginia Galloway, *Post III Commissioner*

Brian Stover, *Post IV Commissioner*

CITY OF DALLAS

Mayor James Kelly

Leah Alls

Nancy Arnold

Chris Carter

Michael Cason

Cooper Cochran

James Henson

CITY OF HIRAM

Mayor Frank Moran

Derrick Battle

Melissa Bayardelle

Kathy Bookout

Doris Devey

Teresa Philyaw

CITY OF BRASWELL

Mayor Richard Fennell

Sean Bagley

Jesse Hert

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BOOK TWO

REFERENCE DOCUMENTS

- Paulding County Land Use Study
- Paulding County Comprehensive Transportation Plan (CTP)
- Special Area Studies

BOOK THREE

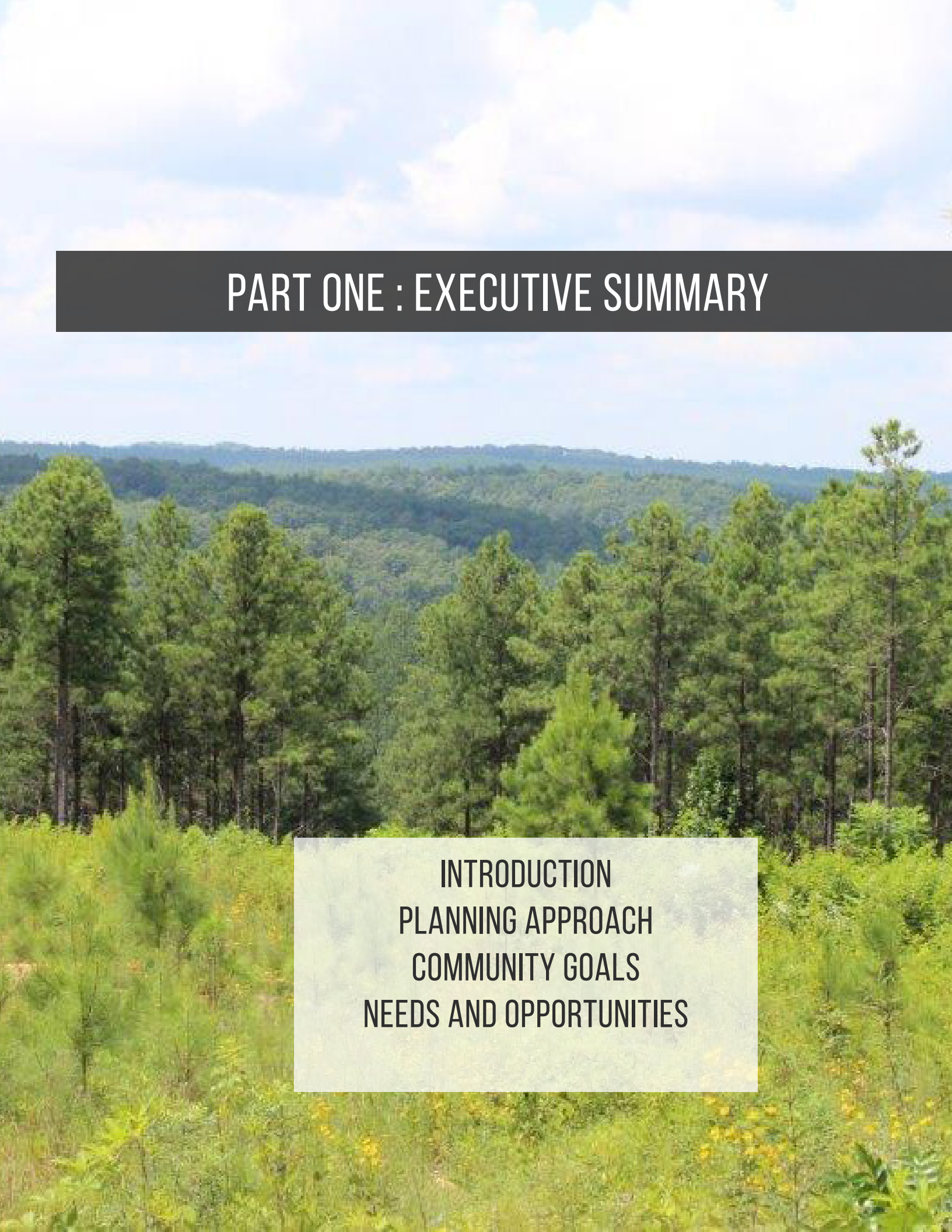
REQUIRED COMPONENTS

- Public Participation
- Procedural

OVERVIEW

This plan is an update of the 2017 - 2027 Comprehensive Plan for Paulding County. The Georgia Department of Community Affairs requires an update of the Comprehensive Plan every 10 years, and an update of the Work Programs every 5 years. It is also an appropriate time because of anticipated growth and future changes in Paulding County. This plan will guide future decision-making by the County and municipalities.

The 2022 Comprehensive Plan contains six required elements: Community Goals, Needs and Opportunities, Community Work Program, a Land Use Element, a Transportation Element, and a Broadband Element.



PART ONE : EXECUTIVE SUMMARY

INTRODUCTION
PLANNING APPROACH
COMMUNITY GOALS
NEEDS AND OPPORTUNITIES



INTRODUCTION

Paulding County embarked on the creation of the 2017 Comprehensive Plan in the fall of 2014. The Paulding County Board of Commissioners gave the responsibility for developing the plan to the Community Development Department. Staff members, Ann Lippmann and Chris Robinson, chose to proceed using a collaborative, fact based planning process, believing that the approach was most suited to delivering an inclusive, community-driven and implementable plan.

Decisions made and actions taken in the next five years will ensure or endanger the future of the county.

A Steering Committee, referred to as the Multi-Jurisdictional Workgroup (MJW), was set up in Spring 2015. The workgroup is comprised of representatives from the cities of Dallas, Hiram and Braswell, Paulding County School District, Chamber of Commerce, Economic Development Office, Northwest Georgia Regional Commission, and targeted outside experts. The workgroup's charge was to guide and complete the planning process in partnership with the community development staff. Workgroup members were responsible for research, assessment, analysis and development and agreed to maintain a collaborative environment as a process principle.

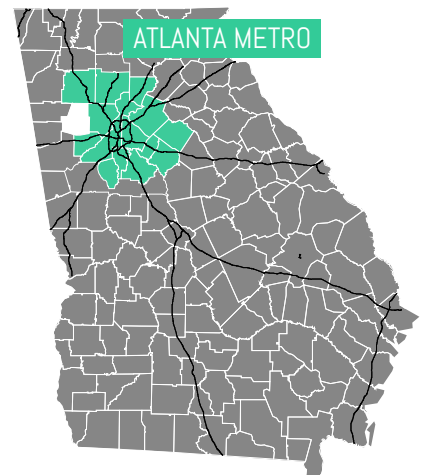
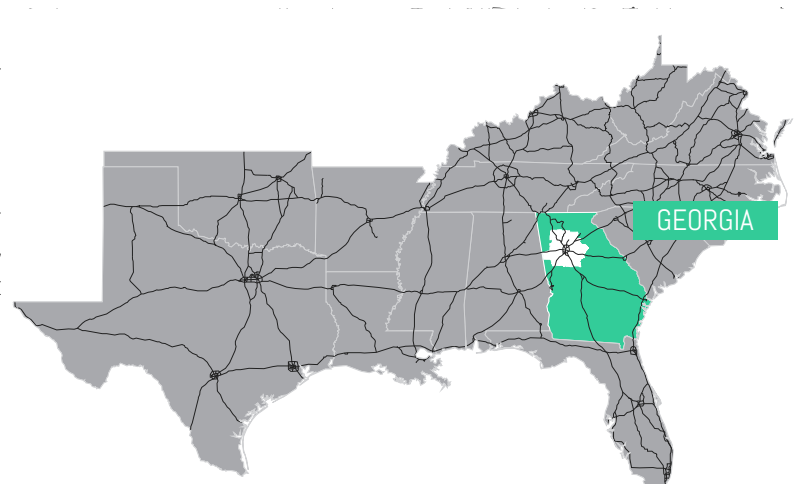
For this 2022 update, the County again convened the MJW with a focus on understanding the key changes in the past five years, validating needs and opportunities, and identifying priorities moving forward.

While certain aspects of the 2017 planning process were carried forward, there are significant changes of note. Primarily, the 2022 Comprehensive Plan update was developed in tandem with the County's Comprehensive Transportation Plan (CTP). This coordinated process enabled key transportation projects to be planned closely with land use and other

community considerations such as economic development. The Transportation Element in the 2022 Update is a high-level summary of the CTP, distilling that document into a series of goals, needs, opportunities, and priority projects.

Full text of the updated 2022 Needs and Opportunities, Community Goals and Work Programs can be found in BOOK ONE. Studies associated with the 2017 Plan are found in BOOK TWO. BOOK THREE contains details from each Steering Committee (MJW) work session, Stakeholder Meeting and Community Workshop along with pertinent procedural documentation.

Because decisions made and actions taken (or not) in the next five years will ensure or endanger the future of Paulding County, it is imperative leaders take ownership and act. The 2017 Comprehensive Plan and this 2022 Update were developed to serve as resources for that purpose.



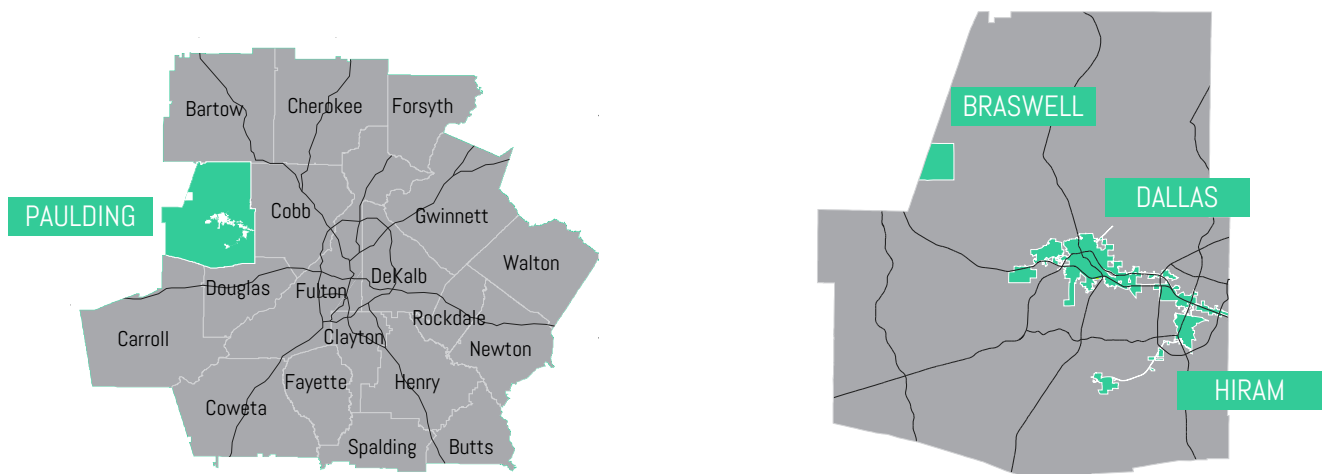
CONTEXT AND HISTORY

Paulding is a county located in the northwestern part of the State of Georgia near rapidly growing metro Atlanta. The County seat is in the historic City of Dallas, one of three incorporated cities along with Hiram and Braswell. There are eight small unincorporated communities.

Paulding County was created from Cherokee County by an act of the Georgia General Assembly on December 3, 1832, and named after John Paulding, famous for capturing the British spy Major John André as he carried secret papers for Benedict Arnold during the American Revolution.

According to the U.S. Census Bureau, the county has a 2021 population of 173,780 and ranks as the 13th largest Georgia county by population and 12th fastest growing at 18.5% change in population from 2010-2020. Paulding's land mass is 201,193 acres of which 199,905 is in land and 1,288 in water. Over 40,000 acres of Paulding's land mass is open greenspace with vast, pristine vistas and wildlife areas.

Paulding is known as a bedroom community, with over 70% of its workers commuting out each day. A significant number of visitors are drawn annually to Pickett's Mill Civil War Battlefield (7,500) and the Silver Comet Trail (700,000).





PLANNING APPROACH

WHAT IS A COMPREHENSIVE PLAN?

“THE COMPREHENSIVE PLAN IS THE LEADING POLICY DOCUMENT GUIDING THE LONG-RANGE DEVELOPMENT OF COUNTIES, CITIES, TOWNS, AND OTHER LOCAL JURISDICTIONS ACROSS THE UNITED STATES.”

- DAVID ROUSE “THE FUTURE OF THE COMPREHENSIVE PLAN”

Planning, one of the vital roles of local governments, is the term used to describe how a community shapes and guides growth and development. The results of planning are contained in documents known as Comprehensive Plans. Comprehensive Plans are used by local governments to guide quality growth, devise effective strategies, and develop implementation decisions.

STATE OF GEORGIA

A Comprehensive Plan is a long-range policy document that makes planning recommendations for the next 20 years. The Comprehensive Plan is a tool used by local governments to guide the decision-making process, particularly when it comes to land use planning.

In addition, the plan helps local governments to recognize and then implement important economic development and revitalization initiatives. For these reasons the state finds that well-planned communities are better prepared to attract new growth in a highly competitive global market.

WHY DOES A COUNTY WRITE A COMPREHENSIVE PLAN?

Paulding County is positioned to become one of the most livable places in metro Atlanta. Potential is greatest when necessary conditions for success exist and there is a plan designed to realize that potential.

The most effective process for creating a quality plan requires intergovernmental and community cooperation, working together to discover and name their community's strengths, weaknesses, opportunities and threats and ultimately creating realistic and implementable community goals and corresponding work programs to guide decision-making and government investment.

“Qualified Local Government” (QLG) status provides eligibility for a package of financial incentives from the GA Dept. of Community Affairs (DCA), the Dept. of Natural Resources (DNR), the Georgia Environmental Finance Authority (GEFA), and the OneGeorgia Authority.

#1

PAULDING NEEDS A PLAN FOR STATE FUNDING

Comprehensive Planning for local governments in Georgia - cities and counties - is facilitated by the Georgia DCA. In 2014, the DCA developed a simplified and more flexible process for local planning. The modified process encourages alignment of community needs, opportunities, goals and work programs. In addition, it stresses intergovernmental and community cooperation, recognizing that a collaborative approach to comprehensive planning enhances coordination at many levels. Since the 2017 Plan, DCA amended Comprehensive Plan requirements to include a Broadband element.

In Georgia, communities completing a Comprehensive Plan that meets DCA requirements are awarded QLG status – a prerequisite to receiving certain state funding. Over the last 20 years, Paulding has received over \$140,000,000 in QLG-related funds.

#2

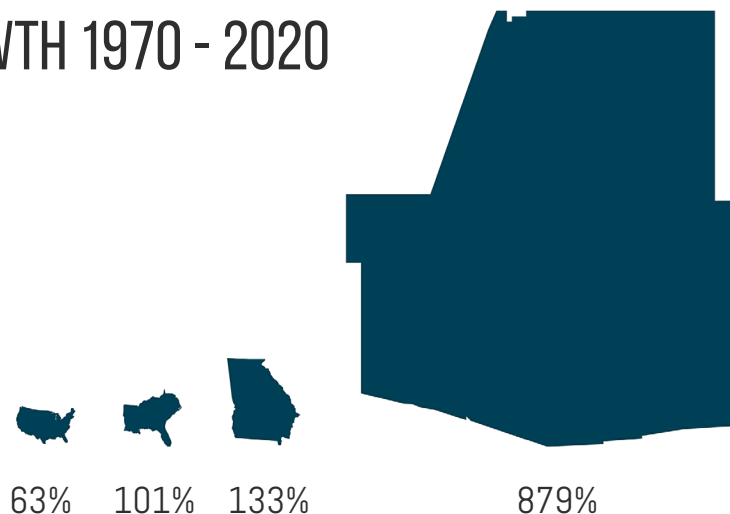
PAULDING NEEDS A PLAN TO PREPARE FOR THE FUTURE

*Paulding County
has experienced
significant growth,
and will continue
to grow more
rapidly among
other counties in
the metro Atlanta
region*

Paulding has assets that are unappreciated, unrealized and under-developed. As potential economic development engines, what must be done to develop these assets in order to realize the greatest contribution to an enriched quality of life and economy?

Paulding County's explosive growth presents significant challenges, as well as exciting opportunity. A key challenge is ensuring this growth is beneficial to all stakeholders in the Paulding community, rather than being concentrated amongst a few winners. The opportunity, then, is to get ahead of this growth proactively and help guide it's impact on the county. Creating policies, as supported by the comprehensive plan, provides a tool for the county to address growth pressures in the present, short term, and long term future.

GROWTH 1970 - 2020



#3

PAULDING NEEDS A PLAN TO COMPETE IN A REGIONAL MARKET

Communities with a quality comprehensive plan, inclusive of related stakeholders and integrated at all levels within those governments, can compete at the global level. Those communities also have an edge when competing for state and federal funding.

The county has unique assets that can be leveraged to participate – and compete – in the regional economy. Building on these assets, Paulding County’s Economic Development Department has identified five target industries for high growth potential in the county: Aerospace and Aviation, Automotive Supply, Machinery and Equipment, Medical Health, and Film and Television. Herein lies an opportunity to transform Paulding from a bedroom community, supplying people to the region, to one that supplies products and services that blend into the regional economy. This plan will help Paulding’s most vital asset – its people – to access quality jobs locally, rather than needing to travel outside the community to secure gainful employment.

*Well-planned
communities are
better prepared
to attract new
growth in a highly
competitive
regional market*



A COLLABORATIVE APPROACH

To develop an inclusive, fact based, community-driven and implementable comprehensive plan required strong collaboration. The Comprehensive Plan update was guided in large part by the Multi Jurisdictional Workgroup (MJW) which met twice during the planning process. At the first meeting, each member reported out on accomplishments from the past five years, current opportunities and challenges, and planned projects. Members also participated in discussions regarding County-wide needs and opportunities and land use changes. At the second MJW meeting, members focused on developing recommendations for the five special area studies (see BOOK TWO).

EXTERNAL EXPERTISE

The County hired a multi-disciplinary team of consultants to provide planning expertise. Led by VHB, the team included professionals from Blue Cypress Consulting, Croy Engineering, and Church Street Services. Work on this update was built on the strong foundation laid in 2017 by experts from the Georgia Conservancy.

PUBLIC ENGAGEMENT APPROACH

The public involvement process for the Comprehensive Plan update occurred over a five-month period, beginning with the public kickoff hearing before the Paulding County Planning Commission on January 25, 2022. Paulding County introduced the planning process and the brand for the joint Comprehensive Plan and Comprehensive Transportation Plan (CTP) updates – being carried out in tandem – as “Paulding Charting the Course.”

Integration of both planning efforts –the Paulding County CTP and Comprehensive Plan–ensured that the impacts of these plans are considered concurrently.

After the kickoff, the planning team conducted the following activities to raise awareness about Charting the Course and solicit stakeholder and public input to inform each plan.

1. Two Multi-Jurisdictional Work (MJW) group meetings, including representatives from each participating local government
2. Two rounds of public meetings, including online review and input periods
3. One community pop-up event, to raise awareness about the planning efforts
4. Stakeholder interviews, held with individuals and groups (focused mainly on gathering input for the CTP but lending insights for future land use goals)
5. A robust public communications strategy, including an interactive project website

MULTI-JURISDICTIONAL WORK GROUP
AND PUBLIC MEETINGS

Protect rural areas

During the last Comprehensive Plan update, the MJW served as the state-required Steering Committee. This group served as an effective leadership entity for steering the plan’s overall recommendations, so the County used the same MJW committee format during this update process. The MJW assembled for the 2022 plan update consisted of 25 members, including staff from various departments within Paulding County, City of Dallas, City of Hiram, and City of Braswell as well as the Northwest Georgia Regional Commission and the Paulding County Board of Education.

Preserve green space

Table 1.1 includes an overview of the 2022 MJW activities and the public meetings, which many MJW members attended. -secondary educational institutions ranked highest.

Utilize downtowns

COMMUNICATIONS AND INTERACTIVE WEBSITE

Slow the rate of housing construction

An interactive project website helped raise awareness for “Paulding Charting the Course.” Community members were able to sign up for project updates on the website’s “Get Involved” page. The outreach list grew to 278 people. The planning team broadcasted all project announcements, such as public meeting save-the-dates, to the outreach list through email campaigns. The County and its partners also promoted public input activities with social media, press releases, and print materials.

Bring more job opportunities

COMMUNITY INPUT HIGHLIGHTS

Maintain lower density-housing

During the MJW and public meetings, several themes arose throughout discussions about the county’s future. The following key takeaways informed the plan’s direction:

- Protect rural areas and encourage growth where infrastructure can support it
- Preserve green space (especially the area surrounding the Richland Creek Reservoir) and historic/cultural resources
- Utilize downtown areas (within Hiram and Dallas) for quality-of-life amenities, especially near the Silver Comet Trail
- Slow the rate of housing construction
- Bring more job opportunities
- Maintain lower density-housing throughout county

TABLE 1.1: 2022 MJW WORKSHOPS + MEETINGS

MEETING DATE	LOCATION	TOPICS COVERED
January 25, 2022 2:00 pm	Watson Government Complex Board of Commissioners Meeting Room	• 1st Public Hearing to kick-off 2017 Comprehensive Plan Update
January 26, 2022 9:00 am - 2:00 pm	City of Dallas Civic Center	• Department reports from Paulding County and municipal staff • Northwest Georgia Regional Commission plan requirements + regional trends • Needs and opportunities • Land use changes
February 15, 2022 5:00 pm - 7:00 pm (Online Input Period: February 17 - March 7, 2022)	The Events Place (Hiram)	• What makes Paulding great? What is your vision? • Goals, needs, and opportunities • Land use visioning for the crossroad communities • Transportation needs and opportunities
May 5, 2022 9:00 am - 12:00 pm	Paulding County Water System Conference Room (Hiram)	• Needs and opportunities - update on how these have evolved through what we heard from the public to date • Future development map and supporting policy • Special area plans
May 10, 2022 5:00 pm - 7:00 pm (Online Input Period: May 18 - June 19, 2022)	Chattahoochee Technical College (Dallas)	• Future development map and supporting policy • Community crossroads naming exercise • Special area plans • Transportation analysis and goals prioritization
July 26, 2022 2:00 pm	Watson Government Complex Board of Commissioners Meeting Room	• 2nd Public Hearing to provided an overview of changes to the 2017 Comprehensive Plan



Photos from February 15, 2022 public meeting
at The Events Place in Hiram, GA



SWOT ANALYSIS (FROM 2017)

STRENGTHS

- People / Workforce
- Proximity to Market (Atlanta)
- Schools
- Available Land
- Pro Growth
- Recreation + Silver Comet Trail
- Affordable Housing
- Hospital
- Airport
- Secondary Education & Vocational Training
- Revitalized Small Towns

WEAKNESSES / LIABILITIES

- Infrastructure
- Lack of Interstate / Highways
- Nothing to sell
- Traffic congestion
- Cost of scattered development
- Zoning and plan do not match
- No plan to protect natural resources

OPPORTUNITIES

- Upscale Planned Unit Developments
- 3rd Army Rd / Outer Perimeter
- Hospital / Health Care
- Airport
- Reservoir
- Recreation
- Film
- Acquire land / speculative building
- Protect rural character
- Commercial potential at crossroads
- Small town revitalization
- Coordinated planning

THREATS

- Infrastructure
- Airport issues
- Continued sprawl
- No sense of community



Photo from March 15, 2016 Stakeholder Committee meeting at the Dallas Civic Center in Dallas, GA

RANKED HIGHEST IN STRENGTHS

- Greenspace and Recreation
- Proximity to Atlanta
- Quality Workforce

RANKED HIGHEST IN WEAKNESSES

- Disconnected residential road network
- No plan to protect natural resources

RANKED HIGHEST IN OPPORTUNITIES

- Greenspace and Recreation
- Water supply imminent



COMMUNITY GOALS

The purpose of Community Goals is to chart a course for the future. Goals are developed through a public process involving community leaders and stakeholders. Community Goals are the most important part of the plan, for they identify the community's direction for the future, generating local pride and enthusiasm and motivating citizens and leaders to act to ensure that the plan is implemented.

PROTECT and PRESERVE COMMUNITY RESOURCES

Recognize the economic importance of natural resources, preserve and protect them. Ensure land use development policies protect drinking water resources and provide tools to conserve Paulding's distinct and extensive unspoiled land.

TARGET GROWTH

Align land use with infrastructure investments. Redevelop existing communities and undeveloped lots already linked to services. Design new development to minimize the impact on water resources.

LEVERAGE AND PROMOTE EXISTING AND NEW ASSETS

Leverage and promote existing natural, historic, cultural, recreational, educational and economic assets that influence quality of the life and offer a distinctive mix of economic development opportunities compared to neighboring counties.

CREATE CONNECTIONS

Develop multimodal mobility throughout the county in a manner that promotes safety, connection, economic vitality and healthy living choices.

MAINTAIN FISCAL VIABILITY

Structure a process of government agency coordination to implement the 2017 Comprehensive Plan and maintain fiscal viability by aligning infrastructure investments with land use, ensuring service obligations do not outstrip resources.

SUPPORT BROADBAND and TELECOMMUNICATIONS

Ensure that all Paulding County residents, workers, and businesses have access to broadband service.

**PAULDING COUNTY HAS A BEAUTIFUL,
VAST AND PRISTINE LANDSCAPE**

NEEDS AND OPPORTUNITIES

PROTECT AND PRESERVE COMMUNITY RESOURCES

NEEDS

01. **Protection of rural character.** Paulding County's character is predominantly rural, and highly prized by its residents. This character needs to be preserved in balance with accommodating compatible growth through the Conservation Character Area.
02. **Conservation of natural, historic, and cultural resources.** Growth pressures from Atlanta threaten important historic/cultural, environmental, and recreational resources. These resources need to be identified and proactively protected.

OPPORTUNITIES

03. **Enhancement of recreation and green space opportunities.** With the County's recent Parks and Recreation planning effort, there is an opportunity to build off the Silver Comet Trail and the County's extensive park system to further improve recreation options in Paulding.

“Among material resources, the greatest, unquestionably, is the land. Study how a society uses its land, and you can come to pretty reliable conclusions as to what its future will be.”

PAULDING COUNTY HAS GROWN RAPIDLY AND CONTINUES TO DO SO



NEEDS AND OPPORTUNITIES

TARGET GROWTH

NEEDS

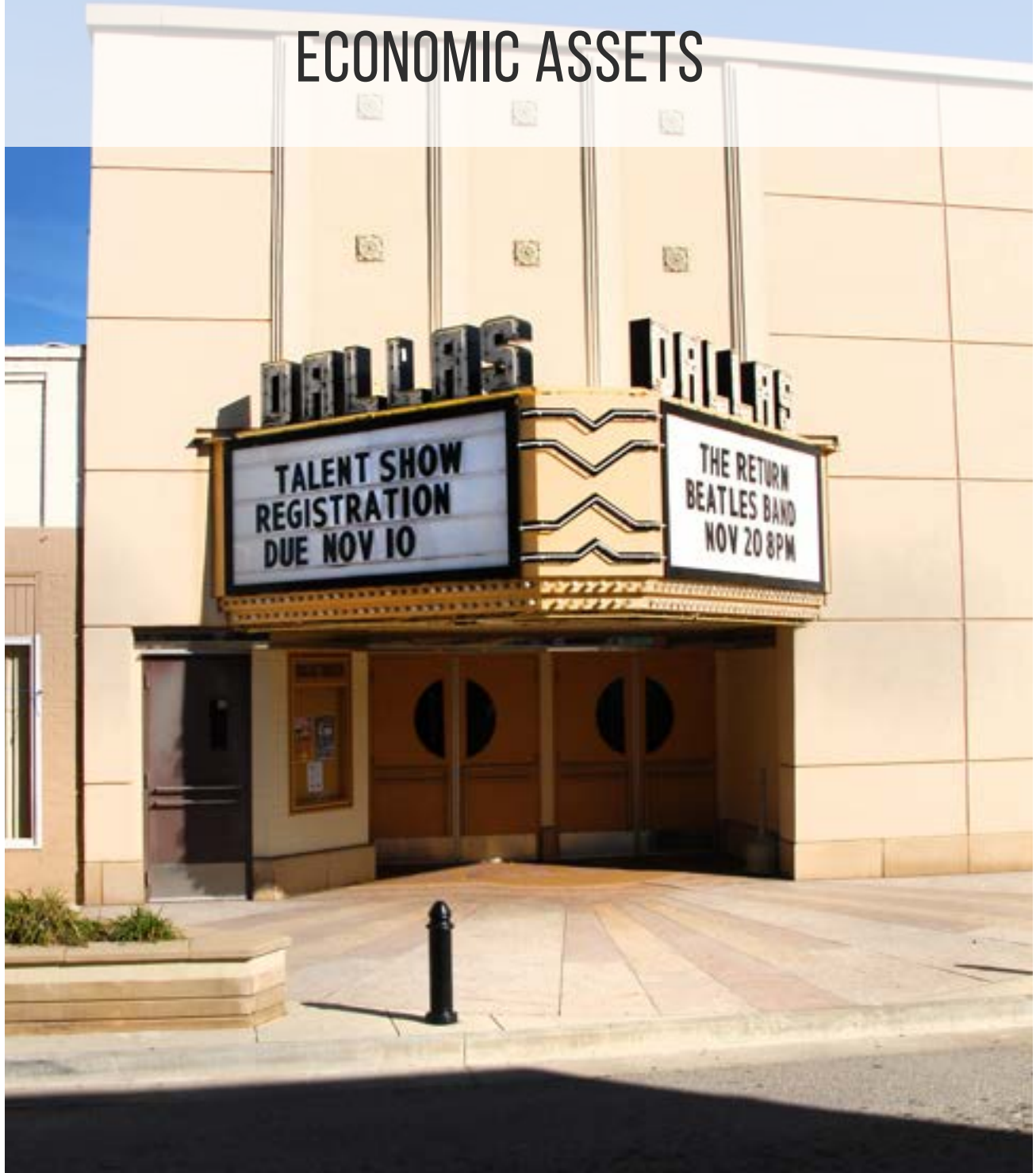
04. **Proactive planning for anticipated growth.** Atlanta Regional Commission population projections show significant growth for Paulding County, adding 100,935 new residents between 2015 and 2050 - a growth rate of 68 percent. With large amounts of undeveloped land, there is a need to proactively direct this growth into desired areas.
05. **Alignment of infrastructure, resources, and land use.** There is a need to coordinate transportation, schools, water, and sewer infrastructure improvements with land use. In particular, the land within the Richland Creek Reservoir watershed should be planned ahead of future growth influences which could minimize recreation potential and threaten water quality.
06. **Strategic growth in industrial and commercial development.** Paulding County is historically a bedroom community; as it continues to grow and diversify, there is a need for more job opportunities close to where residents live.
07. **Balance of housing opportunities.** Most new housing in Paulding County is single-family residential. There is a need for more types of housing to better accommodate a growing, diversifying population.

Focus commercial development where appropriate, and the county will become a more livable place.

OPPORTUNITIES

08. **Focused growth at Crossroads Communities.** To prevent suburban sprawl and improve quality of life, there is an opportunity to steer new commercial growth at key crossroads communities with appropriate infrastructure.
09. **Investment in historic downtowns.** The historic small town centers of Dallas, Hiram, and Braswell should be supported through infrastructure investments and infill development.
10. **Implementation of the new Unified Development Ordinance.** Paulding County's new zoning ordinance is a proactive, forward-thinking approach to managing development.

PAULDING COUNTY HAS A UNIQUE MIX OF ECONOMIC ASSETS



NEEDS AND OPPORTUNITIES

LEVERAGE AND PROMOTE EXISTING AND NEW ASSETS

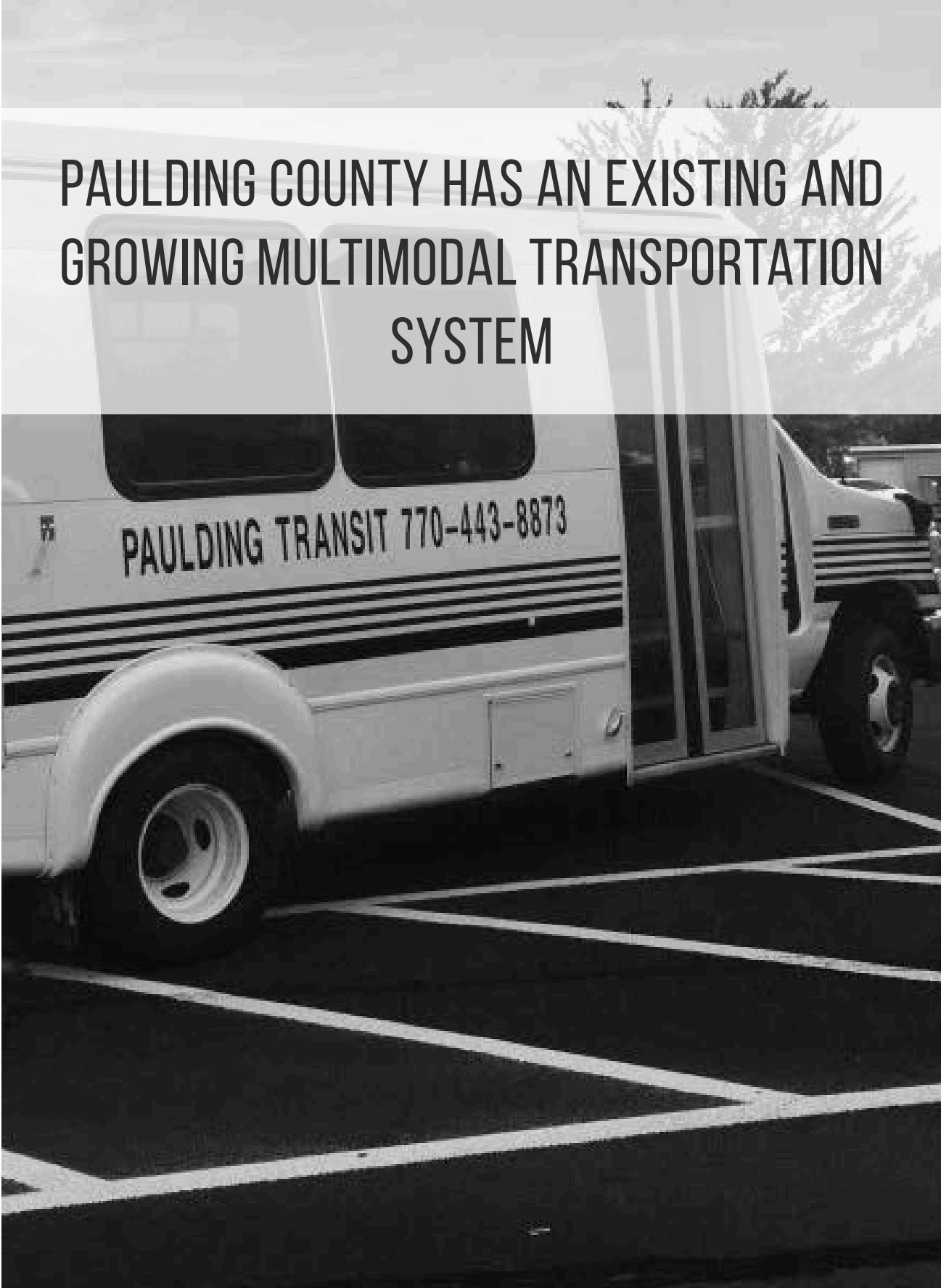
NEEDS

- 11. Promotion of assets and resources.** Many of the physical assets and special events in Paulding County are unknown to its residents and potential investors and visitors.

OPPORTUNITIES

- 12. Capitalizing on the Silver Comet Trail.** The Silver Comet Trail is a major economic and recreation asset that can be further leveraged to attract growth and improve quality of life throughout Paulding County. Its trailheads are the entry and exit points for residents and visitors, offering strategic locations for merchants.
- 13. Targeted investment in tourism.** In addition to the Silver Comet Trail, the County has many natural, historic, and cultural attractions that can be better promoted and elevated.
- 14. Marketing our skilled work force and available land.** Paulding County has two of the main ingredients for industrial and commercial growth: a skilled work force and available land. There is an opportunity to better market these assets to attract jobs to Paulding.
- 15. Leveraging the airport area.** The airport area presents unique opportunities to create an employment center while balancing the quality-of-life and recreation benefits of the nearby Wildlife Management Areas.

The historic cities of Dallas, Hiram and Braswell can grow their economic base through downtown revitalization.

A black and white photograph of a Paulding Transit bus. The bus is white with several black horizontal stripes along its side. The text "PAULDING TRANSIT 770-443-8873" is printed on the side of the bus. The bus is parked in a parking lot with white painted lines. The background shows some trees and a clear sky.

PAULDING COUNTY HAS AN EXISTING AND GROWING MULTIMODAL TRANSPORTATION SYSTEM

NEEDS AND OPPORTUNITIES

CREATE CONNECTIONS

NEEDS

16. **Reliable commutes to jobs along key corridors.** Most Paulding County workers depend on the roadway network to get to and from work. There's a need to make sure that corridors such as 278 are able to handle peak flows.
17. **Increase connectivity and access.** As the County grows, there is a need to add local roadways to the network and improve access to new and redeveloping land uses.

OPPORTUNITIES

18. **Enhance safe multimodal mobility.** With increased population and jobs, there may be opportunities in targeted areas for multi-modal corridors that serve pedestrians and bicyclists as well as cars.
19. **Connect to the Silver Comet Trail.** The Silver Comet Trail is an important transportation and economic asset; there is an opportunity to better connect downtown Dallas and Hiram to the trail, as well as consider new trailhead access elsewhere in Paulding County.
20. **Create walkable places.** In key areas of the County, such as downtown Dallas and Hiram and at crossroads communities, there is a desire for more walkability to serve shorter trips.
21. **Support balanced growth.** Development often follows transportation investments; new transportation infrastructure should be prioritized in areas where additional growth is desired.

Schools are community assets... and public infrastructure that impacts land and neighborhoods around them for decades.

PAULDING COUNTY CAN CONTINUE A COLLABORATIVE APPROACH IN PLANNING FOR THE FUTURE



NEEDS AND OPPORTUNITIES

MAINTAIN FISCAL VIABILITY

NEEDS

- 22. **Balanced tax base.** Paulding County is roughly 80 percent residential. A more balanced tax base is needed, and can be achieved through an increase in industrial and commercial development.
- 23. **Commitment to maintenance of infrastructure investments.** The cost of maintaining capital assets is often overlooked and under-budgeted, but earmarking funding for maintenance and upkeep is just as important.
- 24. **Dedicated funding sources.** Currently, the City of Hiram does not levy ad valorem taxes, limiting their ability to revitalize, redevelop and provide quality of life amenities

Inconsistent annexation practices could...lead to disconnected areas and difficult servicing issues.

OPPORTUNITIES

- 25. **Clean up annexations and jurisdictional boundaries.** Past annexation practices led to disconnected areas and difficult servicing issues. An annexation strategy to “clean-up” disconnected areas and make cities more cohesive should be considered.
- 26. **Continued coordination among local governments and partners.** Paulding County’s local governments and partners have made strides in inter-governmental coordination. Regular communication and coordination should continue into the future to ensure the best service to all County residents, workers, and visitors.

PAULDING COUNTY CAN FACILITATE THE EXPANSION OF BROADBAND SERVICES IN UN-SERVED & UNDER-SERVED AREAS



NEEDS AND OPPORTUNITIES

SUPPORT BROADBAND AND TELECOMMUNICATIONS

NEEDS

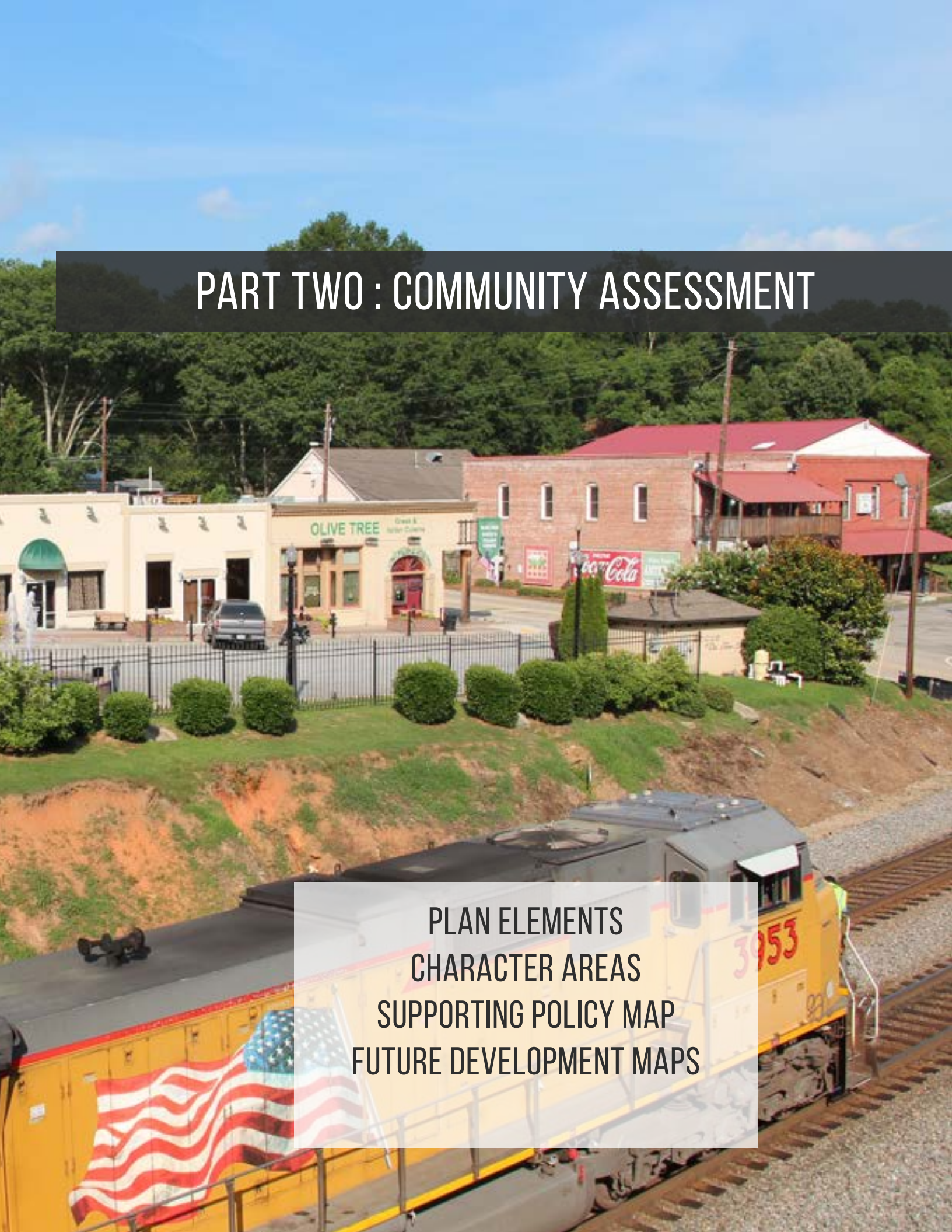
27. **Expansion of broadband service to all County residents and businesses.** According to the 2021 data from the Georgia Broadband Initiative, 3 percent of Paulding County residential and business locations are unserved.

OPPORTUNITIES

28. **Designation as a Broadband Ready Community.** This includes adoption of the Model Broadband Ordinance and application to the State of Georgia to be designated a Broadband Ready Community, and to maintain Broadband Ready status.

According to the current data from the Georgia Broadband Initiative, 3% (1,738) of Paulding County residential and business locations are unserved.

PART TWO : COMMUNITY ASSESSMENT



PLAN ELEMENTS
CHARACTER AREAS
SUPPORTING POLICY MAP
FUTURE DEVELOPMENT MAPS



PLAN ELEMENTS

COMPREHENSIVE PLAN ELEMENTS INCLUDE LAND USE, TRANSPORTATION, AND BROADBAND.

These elements support the Community Goals identified:

1. PROTECT AND PRESERVE COMMUNITY RESOURCES
2. TARGET GROWTH
3. LEVERAGE and PROMOTE EXISTING and NEW ASSETS
4. CREATE CONNECTIONS
5. MAINTAIN FISCAL VIABILITY
6. BROADBAND and TELECOMMUNICATIONS

LAND USE ELEMENT

Pressures on Paulding County's natural resources, communities, infrastructure and quality of life are continual as the county's population continues growing, markets and lifestyles naturally evolve, and infrastructure ages daily. Planning for Paulding County's future is not only required through the Georgia Department of Community Affairs but is also a pragmatic exercise in good governance, as the county looks to maintain its assets, competitiveness as an affordable community, and quality character as one the Metro Atlanta area's green counties.

Planning for a county's future necessitates an initial step of evaluating current conditions and then considering the future pressures anticipated by best data on population growth, economic development, and water impacts, among other factors. By understanding the fundamental position of the county in providing basic services to its current residents, it can then be better understood how population change impacts those service demands. Layered onto these considerations are responsibilities of maintaining aspects of the county which



are valued by current residents and will be in demand by future residents. A way forward in managing resources, both natural and man-made, to accommodate change while investing in treasured community characteristics becomes evident.

This land use study, while complex in its detail and scope, followed a simple, logical process of identifying natural and man made features, understanding why the county has developed in the manner that it has, and then considering how county leadership might best address future development and economic demands with an eye towards good natural resource stewardship. Good natural resource stewardship is both a pragmatic, cost-conscious consideration — access to quality drinking water can become a cost burden of immense proportion and an economic development killer, for example — but is also a leadership commitment the county has clearly established through its role in preserving the Sheffield and Paulding Forest Wildlife Management Areas, among other investments in quality of life assets.

Thus, this land use study relied heavily on GIS to identify and map current conditions, with a base map of the county's watersheds. It was critical to not only understand current conditions in order to evaluate accommodation of future change, but to also



understand where current conditions existed within a drainage basin context. Development of land and provision of services via infrastructure are heavily influenced by the contour of the land. Wastewater and drinking water systems optimize downslope flow; land development is less expensive on flat land; and central travel corridors often follow ridge lines. Arguably, the most significant challenge for Paulding County's future –not unlike state and global challenges – is the management of water. As previously stated, access to drinking water will be a limiting factor on the county's growth while obligations to manage wastewater and stormwater can easily become crippling government costs, passed along to businesses, residents, and tourists therefore making the county an expensive place to live and conduct business.

The methodology undertaken to perform this land use study is discussed in greater detail in the following Analysis section. However, it is important to note that the process involved consideration of existing natural and built environment/ infrastructure conditions; involved the review of previous, relevant plans and studies; and included interviews with representatives of authorities and entities having various responsibilities related to Paulding County's natural and built environment, environmental compliance, and service provision to the county's

citizens and businesses. This approach was undertaken in order to identify common goals and opportunities, to arrive at multi-benefit investments of time and effort through land use recommendations, and to uncover any conflicts among the previous plans and responsibilities in order to address those conflicts within the land use plan. The study team found common goals and critical leverage opportunities among the various plans and relevant authorities, adding further merit and importance to the recommendations documented in this report.

This land use plan continues to direct future growth to areas already supplied with water and wastewater services, while encouraging future development to be impact-conscious in its footprint and connections. In prioritizing new development on vacant lots already served by water and sewer and prioritizing redevelopment in both established residential and commercial centers, both county government and future residents benefit from cost savings while natural resource impacts are minimized. This plan furthers strategies which leverage existing infrastructure and established neighborhoods while accommodating growth in more natural or rural expanses through moderation and character-sensitive approaches.

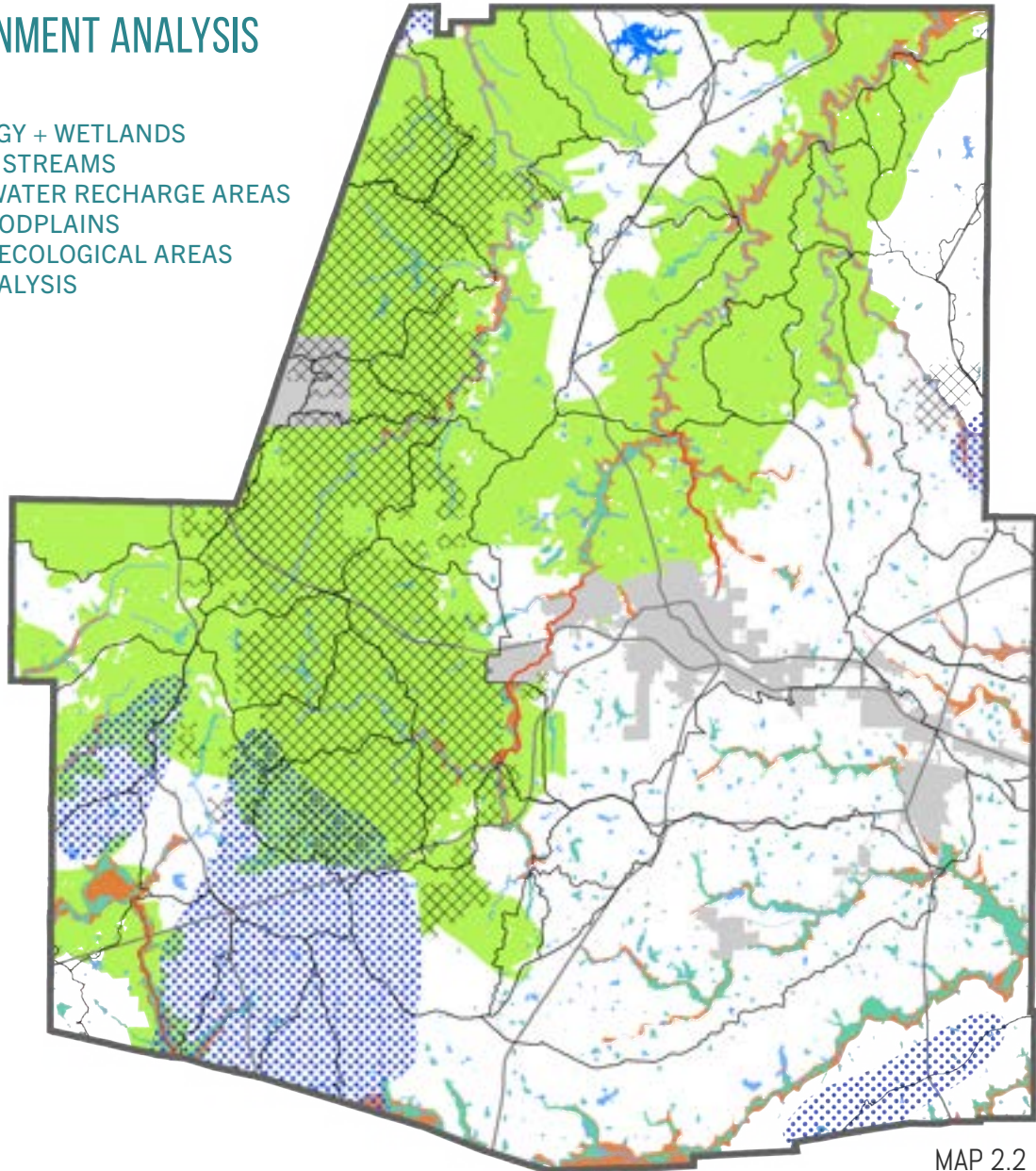
WATERSHEDS AND DRAINAGE BASINS



MAP 2.1

ENVIRONMENT ANALYSIS

HYDROLOGY + WETLANDS
IMPAIRED STREAMS
GROUNDWATER RECHARGE AREAS
FEMA FLOODPLAINS
PRIORITY ECOLOGICAL AREAS
SLOPE ANALYSIS



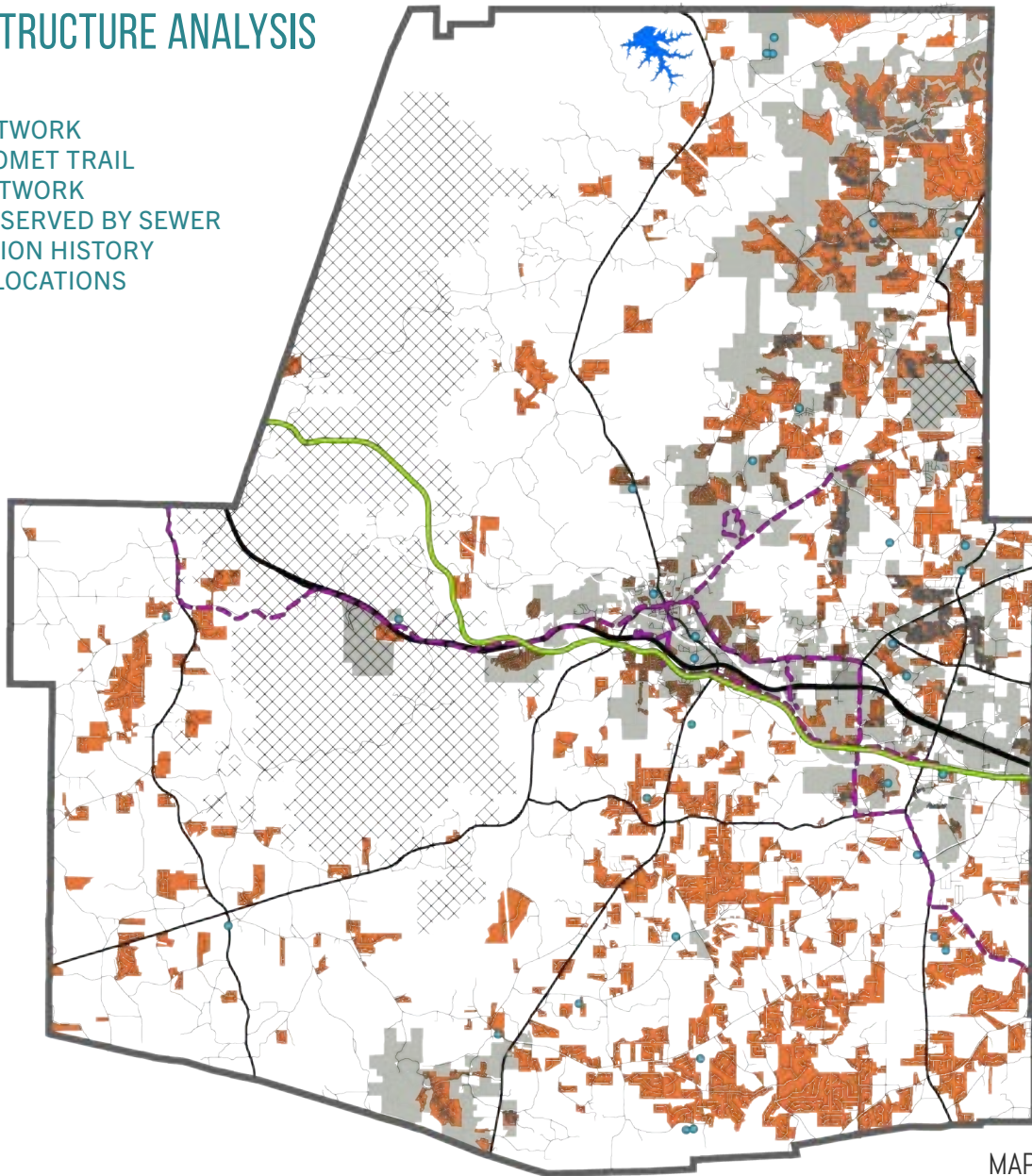
MAP 2.2

When the infrastructure data is layered, concentration of these systems within the eastern portion of the county is revealed. This suggests that about a quarter of the county is already served by sewer, and the southern half of that is an area that is primarily on septic.

The development in these areas should be appropriately controlled so that sewer system expansion is planned in a logical and effective way, and new septic opportunities are carefully considered in light of their location.

INFRASTRUCTURE ANALYSIS

ROAD NETWORK
SILVER COMET TRAIL
FIBER NETWORK
PARCELS SERVED BY SEWER
SUBDIVISION HISTORY
SCHOOL LOCATIONS



The environmental and infrastructure analysis suggest that the western half the county should remain in a conservation area with limited development, and the other eastern half of the county is the more logical location for future development, as services, most significantly sewer, have already been invested in here and the capacity to absorb development still exists in those systems.



TRANSPORTATION ELEMENT

Transportation is a long term investment in a community, and is an essential element to plan for in any high growth area. In anticipation of this growth, Paulding County is updating its Comprehensive Transportation Plan (CTP) alongside the comprehensive plan. Together, these two plans will play a vital role in moving forward the community's vision for the future and facilitating growth that is well managed, sustainable, supports economic development and enhances quality of life. This section is a summary of findings from the CTP, particularly as it relates to land use and anticipated growth.

EXISTING TRANSPORTATION SYSTEM

The transportation system consists of a myriad of infrastructure and services, which when combined are greater than the sum of its parts. Below is an overview of the elements that make up the transportation system, which is dominated by roadways but contains limited amounts of pedestrian/bike facilities and transit.

ROADWAYS

The main artery of Paulding County is US-278, which travels roughly east-west. There is a series of smaller roads that also provide east-west connectivity towards the Atlanta region, such as the GA-120 connector. North-south connections are fewer and farther between, though these include GA-61 and SR 92 (Dallas Acworth Highway). Notably, there is no interstate in the county. Paulding County has 83 roadway bridges, which were evaluated in 2017 and found to be in satisfactory condition.

Driving is the primary mode of travel in Paulding County. About 65 percent of daily trips are made through driving alone, whereas an additional 33 percent are via shared ride. Despite this dependence on driving, the majority of road network in the county has light and stable traffic flow during both morning and evening rush hours. Notable exceptions are several segments in the Cities of Dallas and Hiram and northeast Paulding, which experience longer delays during peak traffic times.



By 2050 congestion is projected to spread throughout the eastern side of the county, mainly north of Hiram and Dallas. Cobb County is the top location for trips that leave the county, and this is expected to remain the case as the county continues its rapid growth. In addition, the back and forth between north Paulding and east Paulding is the most popular internal origin-destination pair. The roads with the highest projected delays, congestion, and reduced speeds in 2050 include:

1. GA-61 (Confederate Highway) from Memorial Drive to Old Cartersville Road
2. Dallas-Acworth Highway from Bobo Road to E. Paulding Drive
3. GA-120 (Hiram Sudie Road) from McClung Road to Bill Carruth Parkway
4. US 278/GA 6 (Jimmee Lee Smith Parkway) from S. Main Street to Nathan Dean Blvd

PEDESTRIAN + BIKE FACILITIES

The Silver Comet Trail is a prime asset in the county providing active transportation opportunities including running, walking, cycling, and skating. Of the 61.5-mile designated bike trail spanning from the Atlanta suburbs in Smyrna to the Alabama border, approximately



18 miles traverse through Hiram, Dallas and remote areas in the Paulding Wildlife Management Area.

The Silver Comet Trail is the number one attraction for visitors to Paulding County and attracts an estimated 1.9 million users each year. A 2016 study of the trail's economic impact estimated that each user of the trail spends an average of \$49 in the local economy. Currently, there are four trailheads in Paulding County to access the trail.

Two new trailheads are planned in the county, which will be at Villa Rica Highway and Winndale Road and Brushy Mountain Tunnel off of Brushy Mountain Road. In addition, Paulding County has 4 designated bicycle routes creating a 46-mile network complete with bicycle route signage.

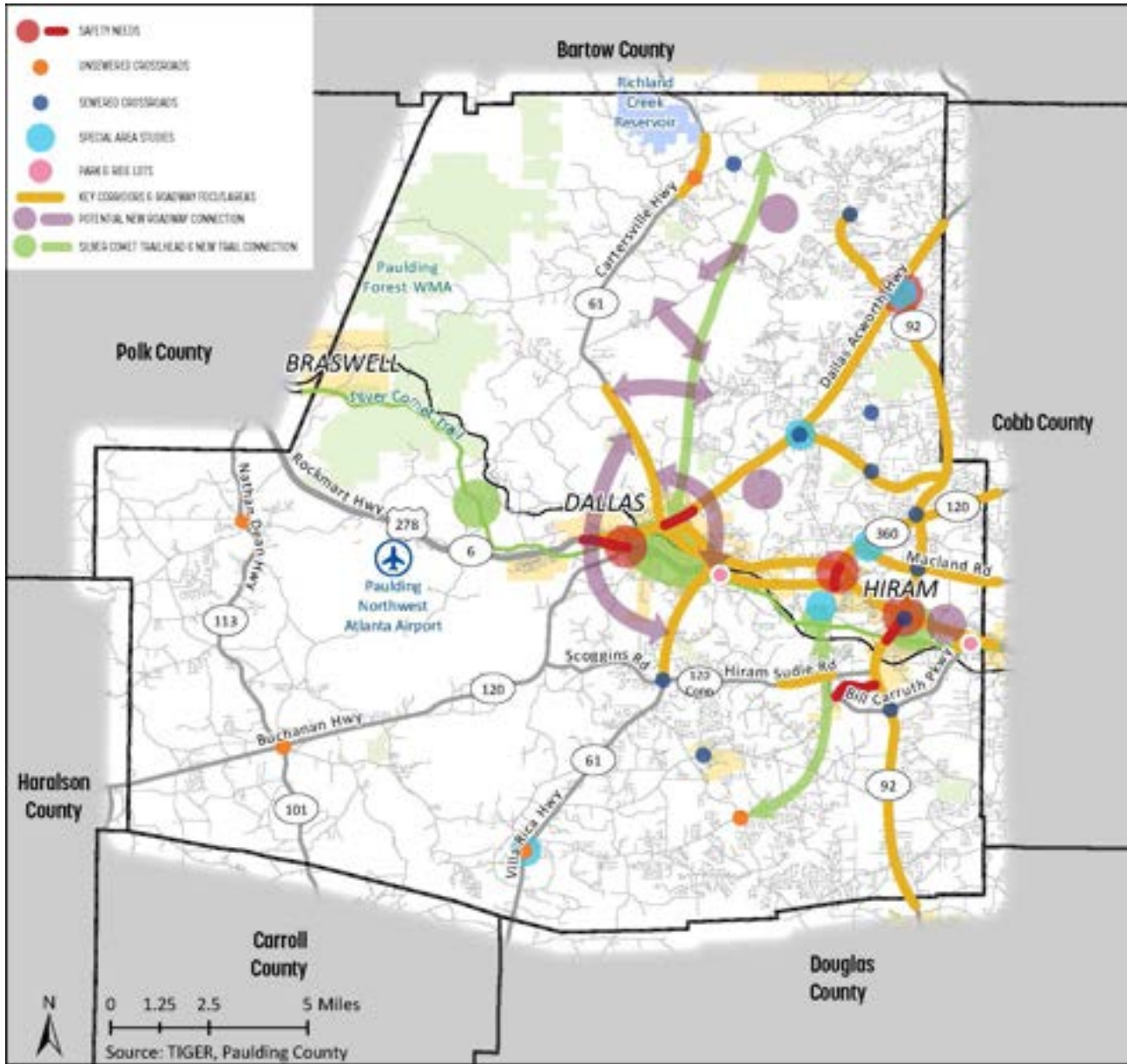
Beyond the Silver Comet Trail, the sidewalk network is limited, and characterized by disconnected segments throughout the county. Bike facilities are also limited and similarly disconnected to one another.

TRANSIT

Existing transit services in Paulding County are provided through two operators: Paulding Transit and the Atlanta-Region Transit Link Authority (ATL). Currently, Paulding Transit operates a county-wide Dial-a-Ride demand response service. This service is free to all Paulding County residents, who can schedule rides in advance to access things like medical appointments, shopping, employment, senior centers, and social events. There are 16 shuttle busses available throughout the county for this service. The COVID-19 pandemic had a significant impact on transit ridership nationwide. In Paulding County, ridership declined by over 50% between February 2020 and April 2020. As social services have been restored, ridership has returned to approximately 80% of pre-pandemic levels.

The ATL operates one Xpress commuter bus route in Paulding County that provides service from the Hiram Park-and-Ride to multiple locations in downtown and Midtown Atlanta. This route also stops in Powder springs and Thornton Road in Douglas County. Ridership for the Xpress has declined 81% from pre-pandemic levels. ATL service planners do not expect Xpress service to return to pre-COVID levels of ridership and service for at least three to five years.

COMPOSITE TRANSPORTATION MAP



MAP 2.4



Recent COVID-19 challenges have underscored the need for Broadband, as residents with school-aged children suffered lack of access or insufficient bandwidth to meet the needs of virtual learning.

BROADBAND ELEMENT

Improved broadband availability and service is an identified need throughout Paulding County and each municipality. In 2015, the Federal Communications Commission defined High-Speed Internet as 25 megabits per second (MBPS) download speed and 3 MBPS upload speed via fixed, terrestrial broadband. Georgia's 2018 Achieving Connectivity Everywhere (ACE) act for promotion and deployment of broadband service codified the statewide effort to bring this standard of internet availability to its residents.

As part of these efforts, the Georgia Broadband Deployment Initiative, a five-agency collaborative team, developed the Broadband Ready Community program in which communities making a commitment to improve broadband deployment would adopt the state's model broadband ordinance and formalize this commitment in their comprehensive plan.

The Broadband Deployment Initiative also worked with providers to map unserved areas that do not receive broadband at these speeds. Paulding County, Braswell, Dallas, and Hiram have assessed these needs and have developed a plan of action to facilitate the expansion of broadband services in underserved and unserved areas, by working with EMCs, providers, utilities, and state and federal agencies, to identify potential funding sources, to prepare service plans and cost estimates, and to implement the range of activities and projects needed to improve broadband access to unserved areas.

Recent COVID-19 challenges have underscored these needs, as residents with school-aged children suffered lack of access or insufficient bandwidth to meet the needs of virtual learning. Because Paulding County is a largely residential county, the vast majority of its citizens were shifted almost overnight from a daily commute into

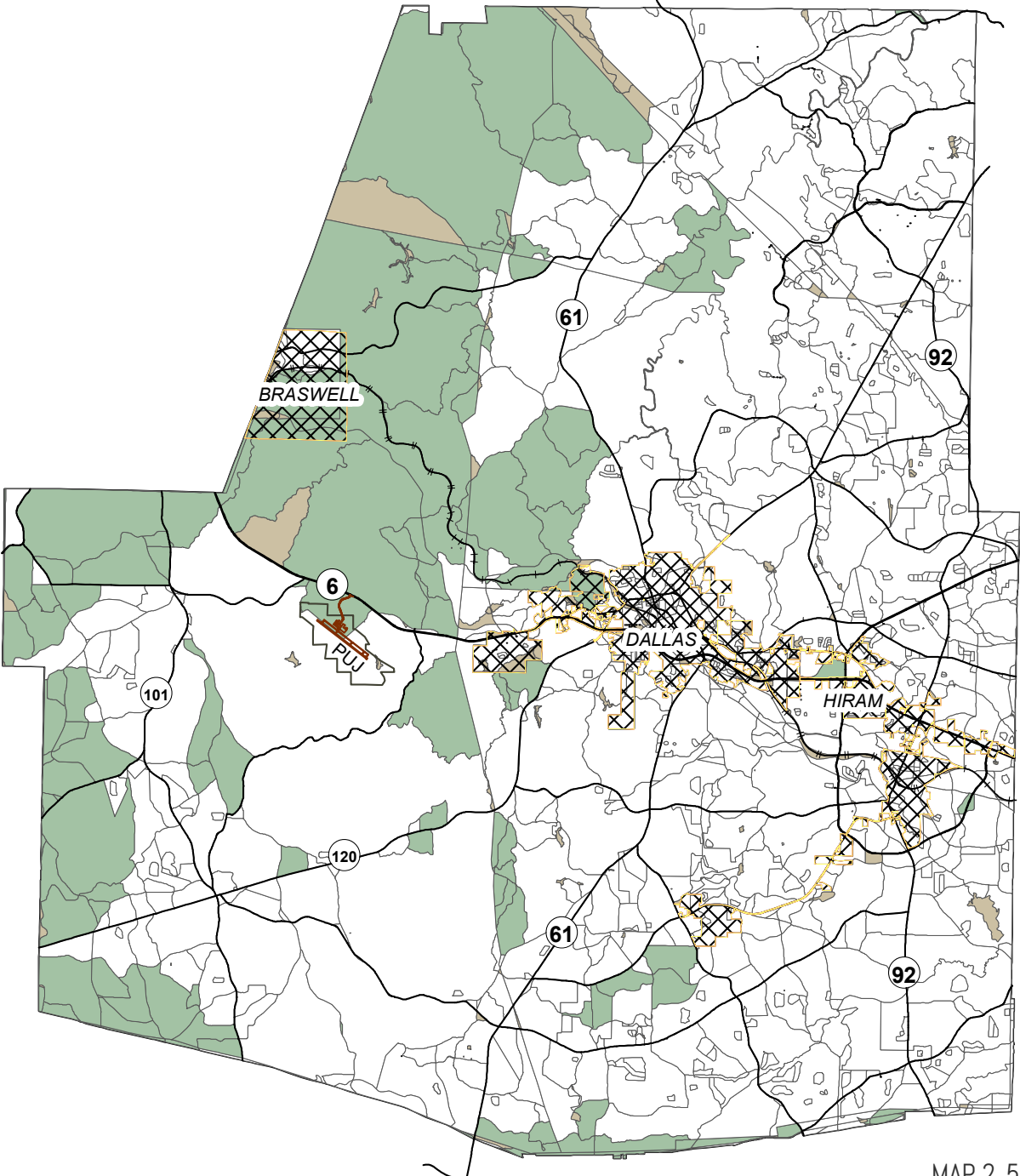
the metro Atlanta area to a virtual office environment, creating a steep upward demand for capacity and bandwidth from providers and a call for additional service areas. Downtown businesses and industries saw increased demand for bandwidth and capacity as customer orders, hiring, supply and logistics chains shifted online. Local governments, educators and public safety and health providers were challenged to operate both virtually and in hybrid mode to provide services, meet requirements, follow public procedures, and ensure safety for citizens and employees. Broadband is a vital service necessary to provide information and serve as a link between the residents of Paulding County, their current needs, and future opportunities.

According to the current data from the Georgia Broadband Initiative, 3% of Paulding County residential and business locations, or 1,738 locations, are unserved, primarily in southwest Paulding County and western Paulding County. County statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a Census block. Census blocks not meeting this definition, in which this speed is not available to 20% or more of the locations, are shown as Unserved (light green). The map depicts access to broadband, not subscription to broadband. Broadband data is provided by the various Internet Service Providers of Georgia. Location data are from commercially available sources.

The county and municipalities have also identified parks, library facilities, fire stations, downtown business cores of Dallas and Hiram, and other locations, as underserved areas where broadband deployment or improvement of service is necessary to support economic vitality. The local governments may identify other areas that are underserved where access, technology, speeds, or other factors should be improved.

BROADBAND MAP

PAULDING COUNTY BROADBAND AVAILABILITY



MAP 2.5



CHARACTER AREAS

FUTURE DEVELOPMENT

Analysis of the environmental and infrastructural conditions informs where growth and development should occur.

The vision for the future of Paulding County creates a pattern of development and growth that builds upon existing services and infrastructure. This focus furthers the County's other goals, including greater protection of natural resources, better connectivity for all transportation modes, and maintaining fiscal viability. The vision is based on the needs demonstrated in the residential population forecasts and economic development potentials. The Comprehensive Plan's Character Areas and new Supporting Policy Map create a framework for the future for Paulding County to be a vibrant live, work, and play community – highlighting its existing assets and improving the quality of future developments.

The Paulding County Character Areas are based on four critical concerns. First is existing infrastructure – roads, sewer and water – and the need to infill new development where infrastructure now exists and the necessity to wisely manage any future extensions. Second are environmental and ecological issues which help to define where future development should or should not occur. Third is to provide for economic development in ways that are fiscally and environmentally appropriate for Paulding County.



The Character Areas are as follows:

- Conservation
- Rural
- Community Residential
- Crossroad Communities

In addition, the Supporting Policy Map and narrative provides greater detail about areas where different development intensities and uses should be focused.



This emphasis on fiscal and environmental stewardship for Paulding County's future must be accompanied by sound regulations for subdivisions of land, land-uses, and infrastructure planning. Of particular importance is the Unified Development Ordinance (UDO) because of its role in binding land use regulations and provisions of infrastructure. Character Areas and the Supportive Policy Map work together with the UDO to envision and implement thoughtful planning and development. This is an innovation in the county's land use controls, but will be essential for a fiscally and environmentally sustainable future.

**SPECIFIC LAND USES
ALLOWED IN THE
CONSERVATION
CHARACTER AREA:**

Agriculture;
Conservation;
Municipal or public use;
Bicycles / Pedestrian
trails; Passive recreation;
Wildlife and fisheries
management

**COMPATIBLE
ACTIVE ZONING
CLASSIFICATIONS:**

A-1: Agricultural
ER: Estate Residential
R-1: Rural Residential
R-2: Suburban
Residential
AB: Agricultural
Business

CHARACTER AREAS

CONSERVATION

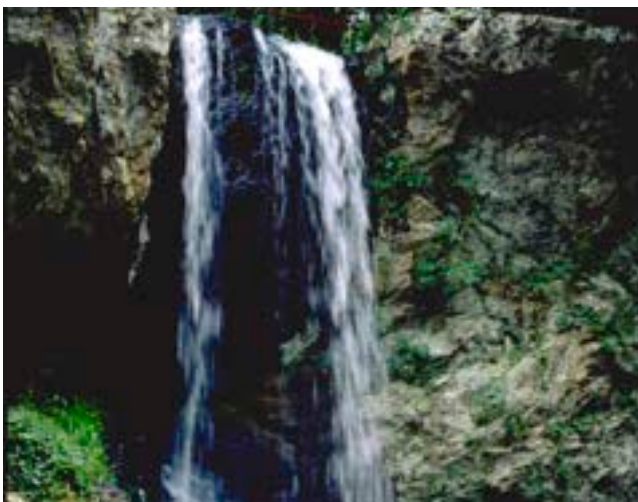
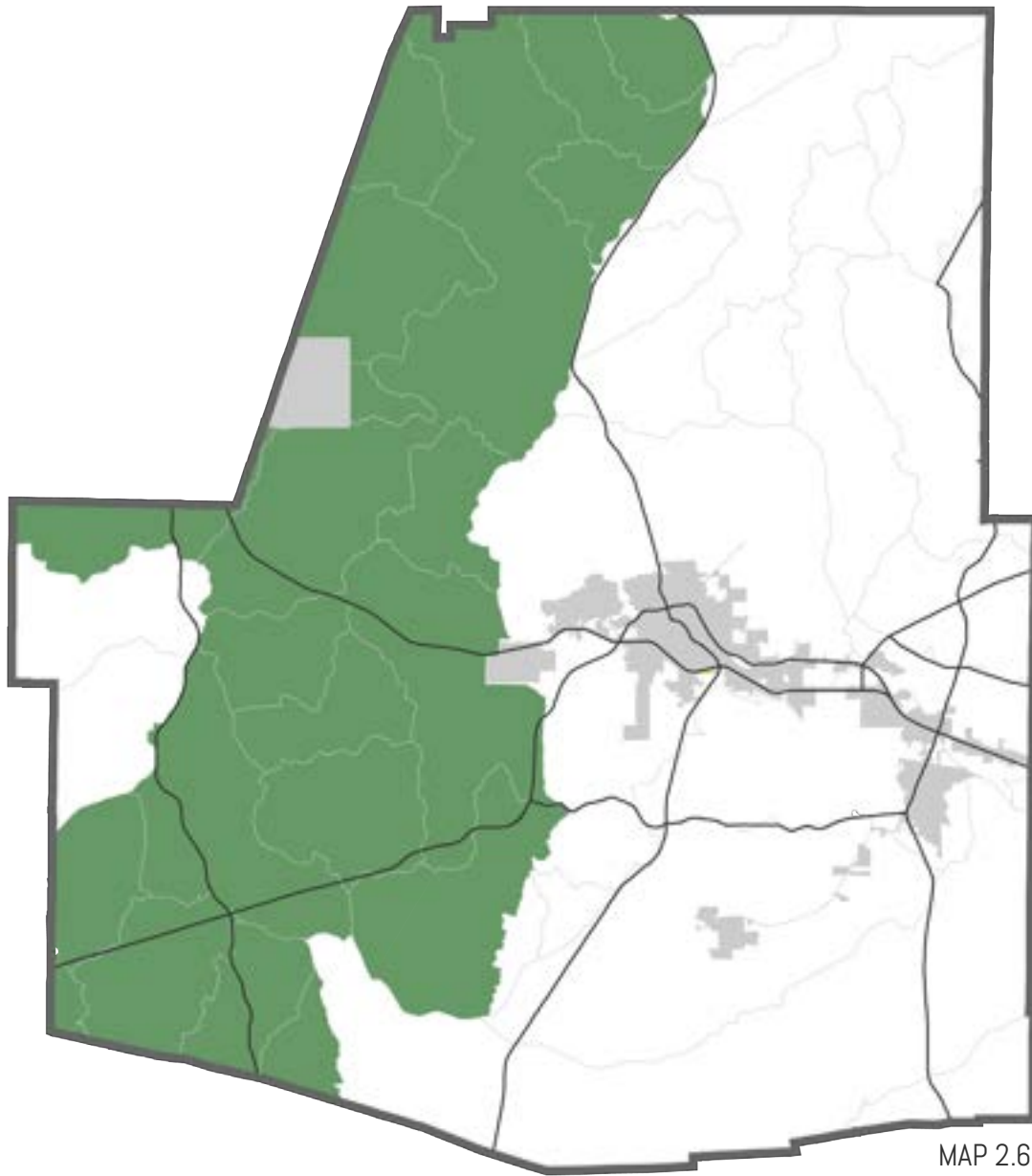
CONSERVATION VISION STATEMENT:

Maintain natural, rural character and protect and enhance environmentally sensitive areas.

The Conservation Character Area is defined by the specific boundaries of hydrologic drainage basins that have significant environmental or hydraulic importance and are not currently served by sewer. Driven by the environmental analysis described in the previous section, the Conservation Character Area covers the majority of the western portion of Paulding County and includes groundwater recharge areas, existing WMA and preserved lands, priority ecological areas, and the future reservoir. Environmental Planning Criteria developed by the Department of Natural Resources and enforced by DCA require local governments to protect groundwater recharge areas within their jurisdictions. If followed, the proposed subdivision regulations for this Character Area would ensure the County is complying with this aspect of the criteria.

SUBDIVISION REGULATIONS / KEY DEVELOPMENT PATTERNS

- Prepare and adopt a district-based subdivision ordinance for this specific Character Area.
- Very large minimum lot size requirements (10+ acres) to limit development density and protect, environmental resources, farmland and rural character.
- Preservation of environmentally sensitive areas by setting them aside as public parks, trails, or greenbelts or various means of land conservation and protection.
- Establish a policy to prohibit sewer and water extensions “on demand” by developers and coordinate with new subdivision district regulations and zoning amendments.



SPECIFIC LAND USES ALLOWED IN THE RURAL CHARACTER AREA:

Agricultural
Conservation
Residential
1 Unit or Less per 2 acres
Bicycles / Pedestrian
trails; Passive recreation;
Wildlife and fisheries
management

COMPATIBLE ACTIVE ZONING CLASSIFICATIONS:

A-1: Agricultural
ER: Estate Residential
R-1: Rural Residential
R-2: Suburban
Residential
LRO: Low Rise Office
O-I: Office-Institutional
NB: Neighborhood
Business
B-1: General Business
ECR: E-Commerce Retail
I-1: Light Industrial
I-2: Heavy Industrial
AB: Agricultural
Business

CHARACTER AREAS

RURAL

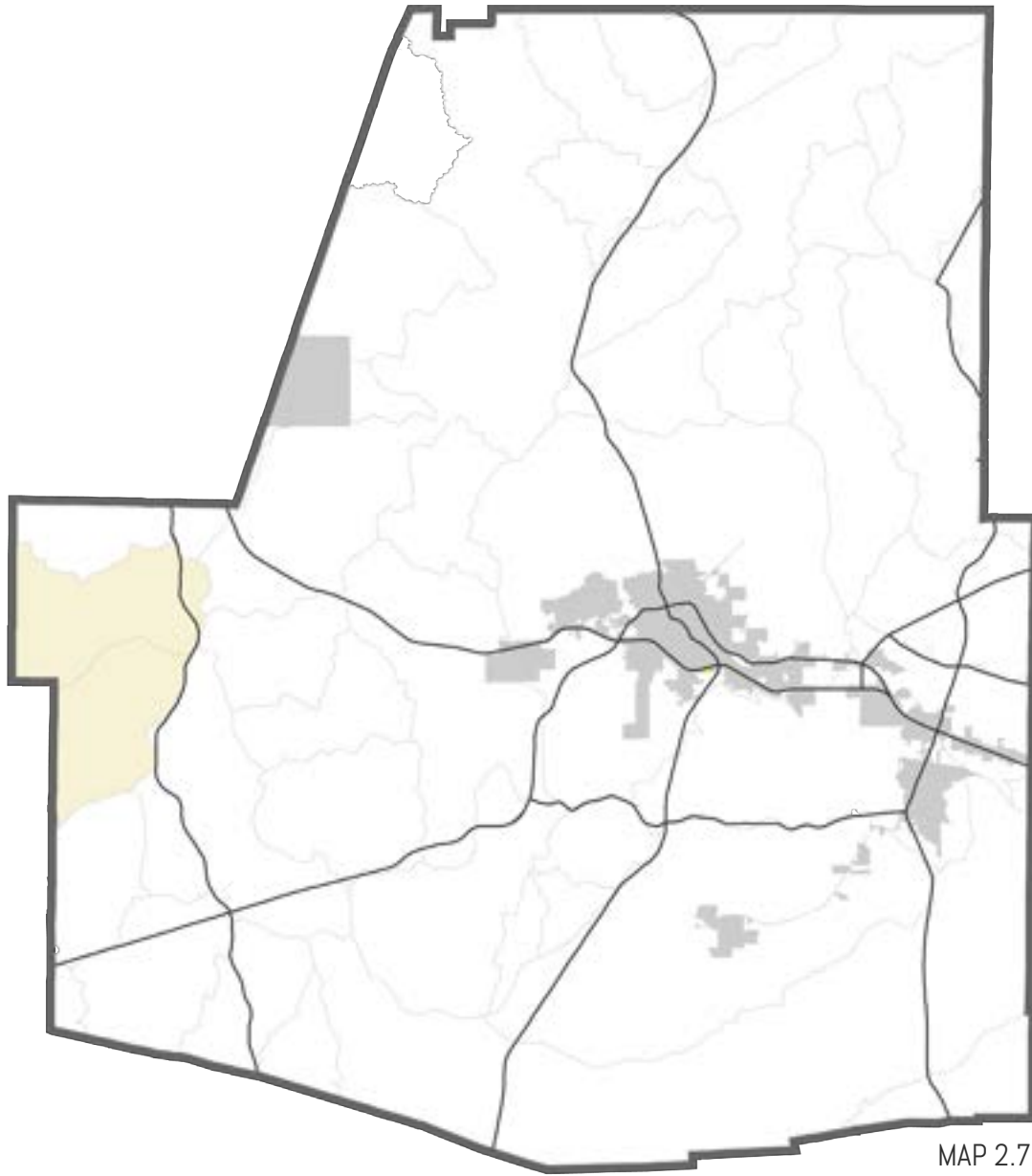
RURAL VISION STATEMENT:

Maintain rural character while allowing for residential development on septic tank.

The Rural Character Area is defined by drainage basins that have neither significant environmental nor hydraulic importance and are not currently served by sewer. However, the location is disconnected from major infrastructure networks. Any future development must limit demand on county resources, specifically avoiding the need for sewer or water extensions.

SUBDIVISION REGULATIONS / KEY DEVELOPMENT PATTERNS

- Prepare and adopt a district-based subdivision ordinance for this specific Character Area.
- Large minimum lot size requirements (2+ acres) or cluster development specifically designed for septic tank development. The aim is to limit development density and protect farmland and rural character, while prohibiting sewer and water extensions.
- Enlisting significant site features (view corridors, water features, farmland, wetlands, etc.) as amenities that shape the identity and character of new development.
- Septic use should be carefully monitored based on State regulations and annual inspections.
- Hamlet type developments with buildings clustered at center, clearly defined edges surrounded by open space, as defined in a new district in the Paulding County Subdivision Regulations.



**SPECIFIC LAND USES
ALLOWED IN THE
COMMUNITY
RESIDENTIAL
CHARACTER AREA:**

Residential,
Public, Semi-Public,
Institutional

**COMPATIBLE ACTIVE
ZONING
CLASSIFICATIONS:**

R-2: Suburban
Residential
R-3: Sewered Suburban
Residential
MHP: Manufactured
Home Park
R-55: Active Adult
Residential
LRO: Low Rise Office
O-I: Office-Institutional

CHARACTER AREAS

COMMUNITY RESIDENTIAL

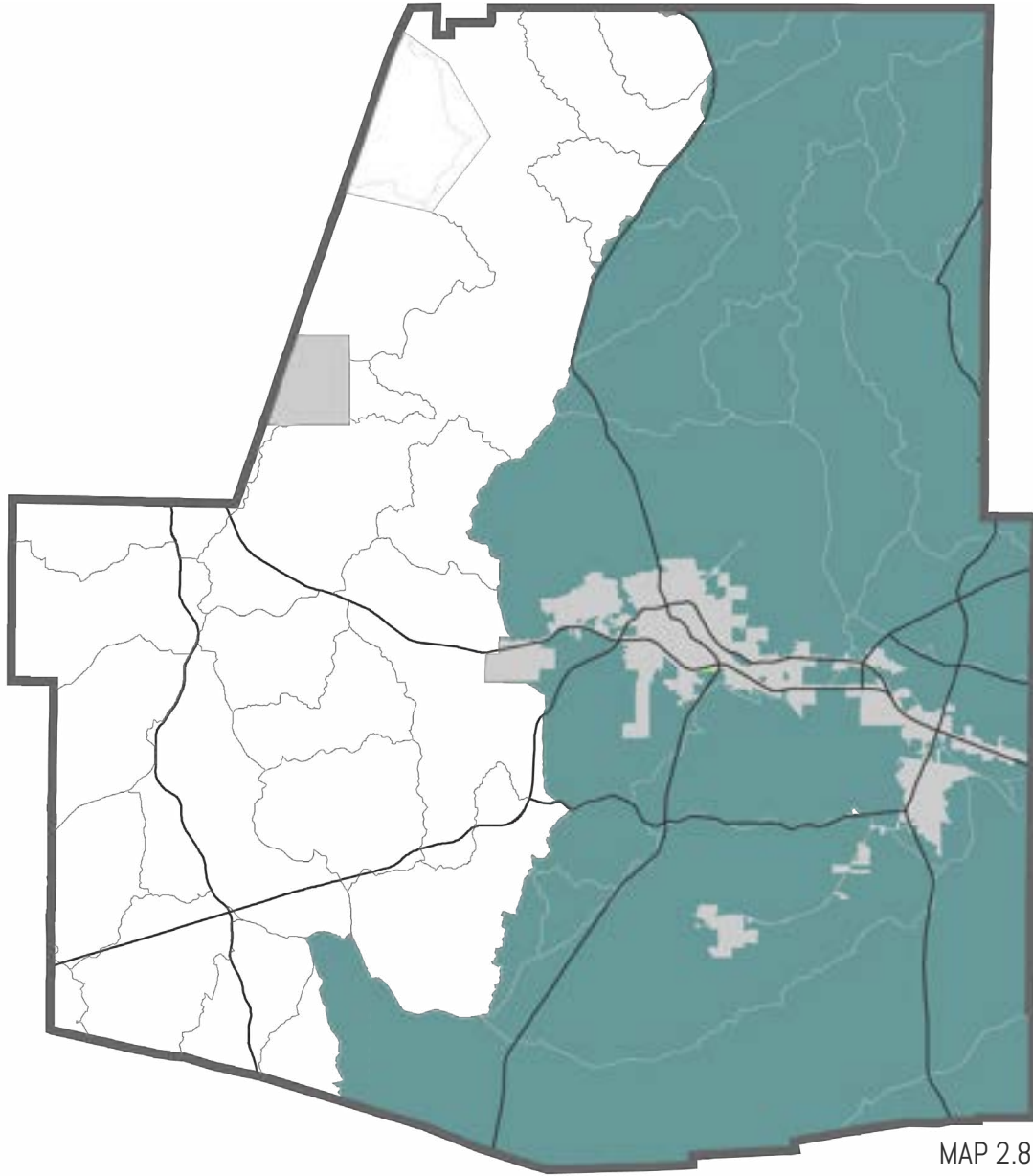
COMMUNITY RESIDENTIAL VISION STATEMENT:

Encourage walkable and interconnected residential developments that highlight the natural environment.

The Community Residential Character Area is defined by specific hydrologic drainage basins that are currently served or expected to be served by sewer. Driven by the existing infrastructure and development mapped in the previous section, the Community Residential Character Area includes the majority of eastern Paulding County. Development should be concentrated around sewer access and the existing undeveloped subdivisions. Any future developments must protect floodplains, stream buffers and any other environmental concerns. This Character Area currently includes two impaired streams, resulting from nonpoint source pollution impacts. Following recommended subdivision regulations/key development patterns for this Character Area is consistent with efforts to manage the Total Maximum Daily Loads (TMDLs) in these streams and, ultimately, remove them from impaired status. The recommendations also contemplate future nonpoint source pressures from additional development and the need to keep other streams from being listed as impaired.

SUBDIVISION REGULATIONS / KEY DEVELOPMENT PATTERNS

- Prepare and adopt a district-based subdivision ordinance for this specific Character Area.
- Encourage clustered developments where appropriate.
- Support infill development by creating new subdivision regulation.
- New developments should contain a mix of residential, commercial uses and community facilities at a small enough scale and proximity to encourage walking between destinations.
- New developments should have smaller lots, orientation to the street, a mix of housing types, and pedestrian access to neighborhood amenities.
- New developments should contemplate every opportunity for green infrastructure and/or low impact design (LID) elements aspects of stormwater management to reduce the potential for Character Area streams to become impaired.



MAP 2.8



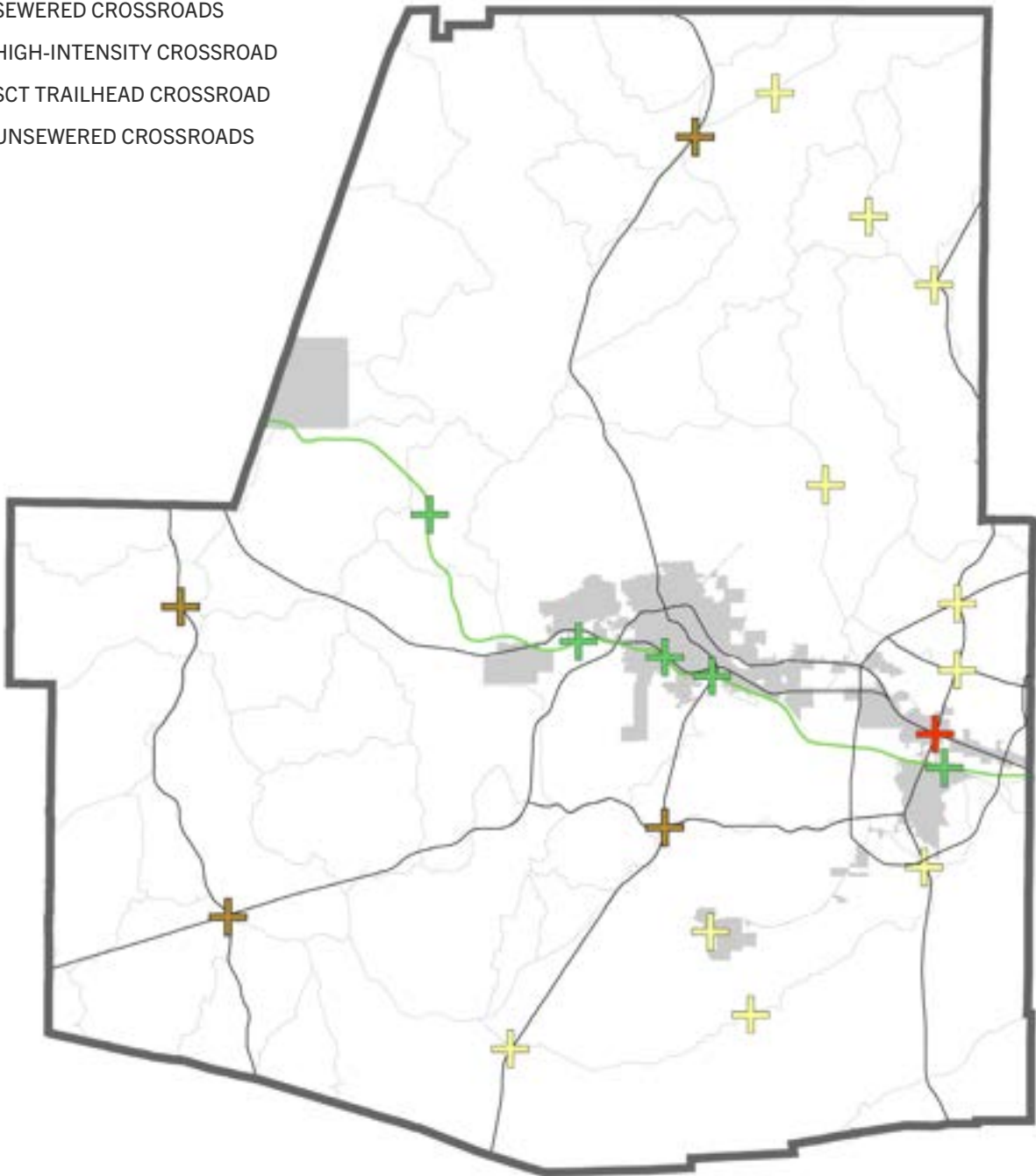
CROSSROAD COMMUNITIES

The Crossroads Character Areas define appropriate locations of current or future nodal-based commercial development to serve surrounding residential communities. Some of these locations already have small commercial areas developed present. By adding more Crossroads locations and clustering slightly higher-density development at these nodes, citizens can drive less and meet their needs closer to home.

DEVELOPMENT GUIDANCE

- Develop village-like crossroads shopping + commercial service nodes.
- Promote well-designed development that blends into existing neighborhoods by disguising its density.
- Require safe and efficient access points for pedestrians and vehicles.
- Consider limiting driveway access points when access is available from a side street or rear street adjacent to a property.
- For new development, require vegetated buffers between the property and the roadway. Buffers should be designed in accordance with best management practices provided in the Georgia Stormwater Management Manual.
- Encourage park-once operations of commercial businesses by requiring shared parking to reduce or eliminate mid-block curb cuts.
- Redevelop older strip commercial centers.
- Consider urban design principles such as nodal development, shared parking, and integration of green infrastructure and low impact development to combat potential large areas of impervious surface.
- Provide clear, walkable connections between different uses.
- Provide bike lanes or wide curb lanes to encourage bicycling and provide additional safety, provide conveniently located, preferably sheltered bicycle parking at retail and office destinations and in multi-family dwellings.
- Incorporate design features that encourage safe, accessible streets should be employed - such as narrower streets, on-street parking, sidewalks, street trees, and landscaped medians for minor collectors and wider streets.
- Consider signage regulations to prevent visual clutter but encourage way-finding signage at an appropriate scale.

-  SEWERED CROSSROADS
-  HIGH-INTENSITY CROSSROAD
-  SCT TRAILHEAD CROSSROAD
-  UNSEWERED CROSSROADS



MAP 2.9

CROSSROAD CATEGORIES

The County's crossroad communities are delineated by four different colors based on the type of crossroad community. The following bullets provide additional explanation about the crossroad areas.

- The red area is the "High-Intensity Sewered Crossroad," which falls entirely within the city of Hiram.
- The yellow areas are "Sewered Crossroads," which are located in areas that are currently served by the Paulding wastewater system.
- The brown areas are "Unsewered Crossroads," which currently do not have sewer service. Some of these crossroads are within the county's planned sewer service area, so their designation should be reclassified when sewer extensions eventually occur.
- The green areas are "Silver Comet Trailhead Crossroads," which are located in areas that either have an existing trailhead on the Silver Comet or a trailhead is planned.

Paulding County's Supporting Policy Map delineates aqua blue buffers around the Crossroad Communities, defined as "areas of influence." These are half-mile buffers around the crossroads located within the county's sewer service area.

While all types of crossroads have their own unique character, there are commonalities across all types. The key initiative and development guidance provided below applies to all crossroad types.

CROSSROADS AREAS OF INFLUENCE

The Crossroads Areas of Influence are half-mile buffers surrounding Crossroad Communities Character Areas identified on the Future Development Map. To promote greater walkability to commercial crossroads areas, the Supporting Policy Map identifies an "area of influence" defined by a half-mile buffer around the crossroad boundaries. Within these areas, the County and municipalities should regulate or strongly incentivize the provision of sidewalks and bicycle facilities, as well as allow slightly denser residential uses such as townhouses and duplexes.

TABLE 2.1: CROSSROAD COMMUNITIES		
FUTURE DEV. MAP DESIGNATION	LOCATIONS	CROSSROAD NAME
High-Intensity Sewered Crossroad	US Highway 278 + Hiram-Douglasville Highway	Gateway
Sewered Crossroad	Harmony Grove + Dabbs Bridge Road	Harmony Grove
	Cedarcrest Road + Seven Hills Boulevard	Seven Hills*
	Dallas-Acworth Highway + Cedarcrest Road	Crossroads*
	State Route 92 + Mount Tabor Church Road	New Hope*
	State Route 120 + Hiram-Douglasville Highway	Gold Creek
	Macland Road + Hiram-Douglasville Highway	Powder Creek*
	Bill Carruth Pkwy + State Route 92	Bill Carruth
	Dallas Nebo Road + Nebo Road	Weddington
	Dalls Nebo Road + Ridge Road	Baker's Bridge
	Villa Rica Highway + Ridge Road	New Georgia*
Unsewered Crossroads	Dabbs Bridge Road + Cartersville Highway	Huntsville
	Crossroads Church Road + State Route 101	Yorkville
	Hiram-Sudie Road + State Route 61	Sudie
	Buchanan Highway + State Route 101	Union
Silver Comet Trailhead Crossroads	Seaboard Avenue + Seaboard Street	Hiram
	Paulding Chamber + US Highway 278	Chamber of Commerce
	Old Villa Rica Road + US Highway 278	Tara Drummond
	Tucker Boulevard + US Highway 278	Rambo
	McPherson Church Road + Silver Comet Trail	McPherson

*Crossroads with an asterisk are part of a Special Area Study; please see Book 2.

DEVELOPMENT GUIDANCE FOR AREAS OF INFLUENCE:

- Community design near crossroads should be very pedestrian oriented, with clear, walkable connections between different uses
- Design features that encourage safe, accessible streets should be employed in area around crossroads — such as narrower streets, on-street parking, sidewalks, street trees, and landscaped medians for minor collectors and wider streets.
- New developments in area around crossroads should have smaller lots, orientation to the street, a mix of housing types, and pedestrian access to neighborhood amenities

CROSSROAD COMMUNITIES

HIGH-INTENSITY SEWERED

HIGH-INTENSITY SEWERED CROSSROADS VISION STATEMENT:

High-intensity sewered crossroads will serve as activity and employment centers with a mix of uses catered to Paulding residents, workers, and regional tourists. As investment and redevelopment occur, Paulding County will improve road function and multi-modal facilities through access management best practices.

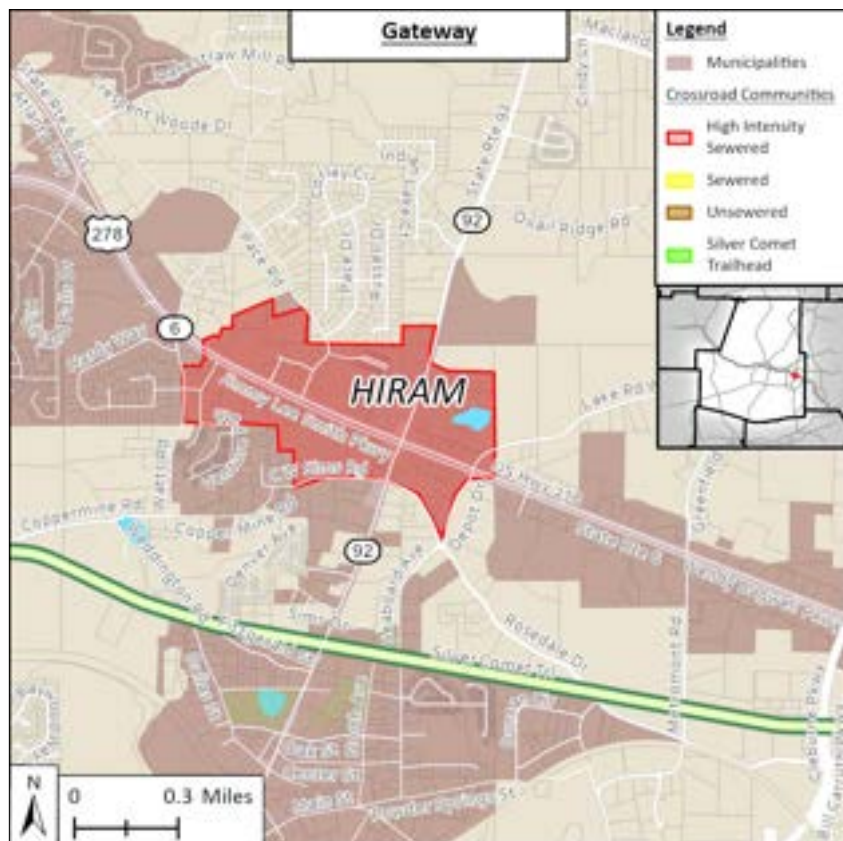
SPECIFIC LAND USES ALLOWED AT HIGH- INTENSITY SEWERED CROSSROADS:

Bicycles / Pedestrian
trails; Active + passive
recreation; Public Use
Semi-Public Use
Institutional
Commercial

COMPATIBLE ACTIVE ZONING CLASSIFICATIONS:

LRO: Low Rise Office
O-I: Office-Institutional
NB: Neighborhood
Business
B-1: General Business
PSC: Planned Shopping
Center
B-2: Highway Business
ECR: E-Commerce Retail
ECBP: E-Commerce
Business Park
B2CL: Business to
Consumer Logistics
AML: Advanced
Manufacturing Logistics

MAP 2.10
GATEWAY
US Highway 278 + Hiram-
Douglasville Highway





SEWERED

SPECIFIC LAND USES ALLOWED AT SEWERED CROSSROADS:

Bicycles / Pedestrian
trails; Active + passive
recreation; Public Use
Semi-Public Use
Institutional
Commercial

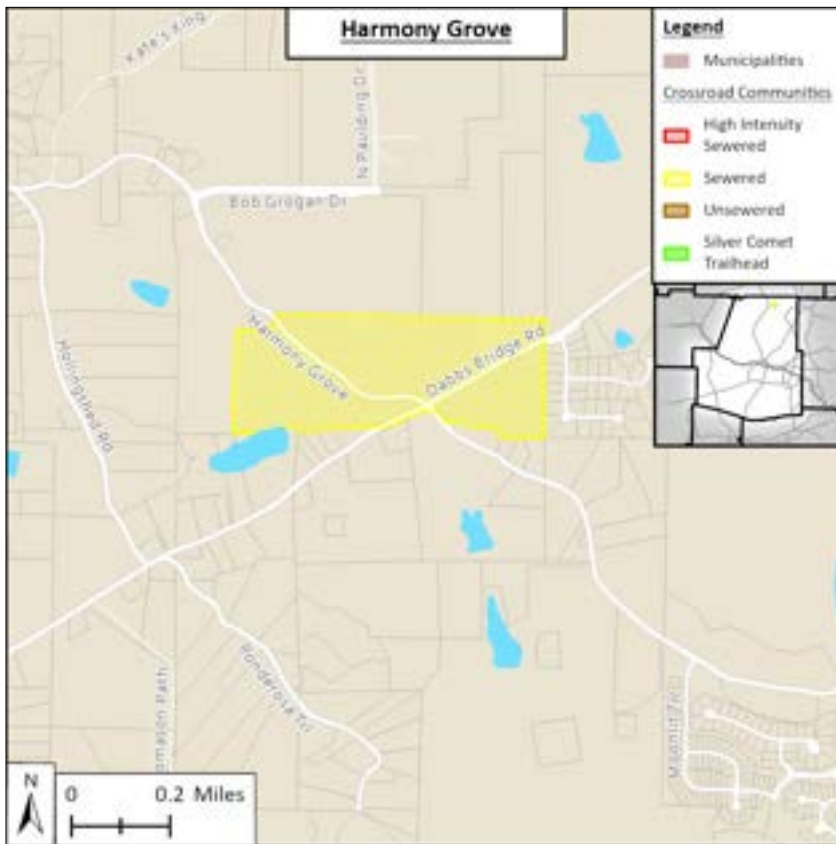
COMPATIBLE ACTIVE ZONING CLASSIFICATIONS:

LRO: Low Rise Office
O-I: Office-Institutional
NB: Neighborhood
Business
B-1: General Business
PSC: Planned Shopping
Center
B-2: Highway Business
ECR: E-Commerce Retail
ECBP: E-Commerce
Business Park
B2CL: Business to
Consumer Logistics
AML: Advanced
Manufacturing Logistics

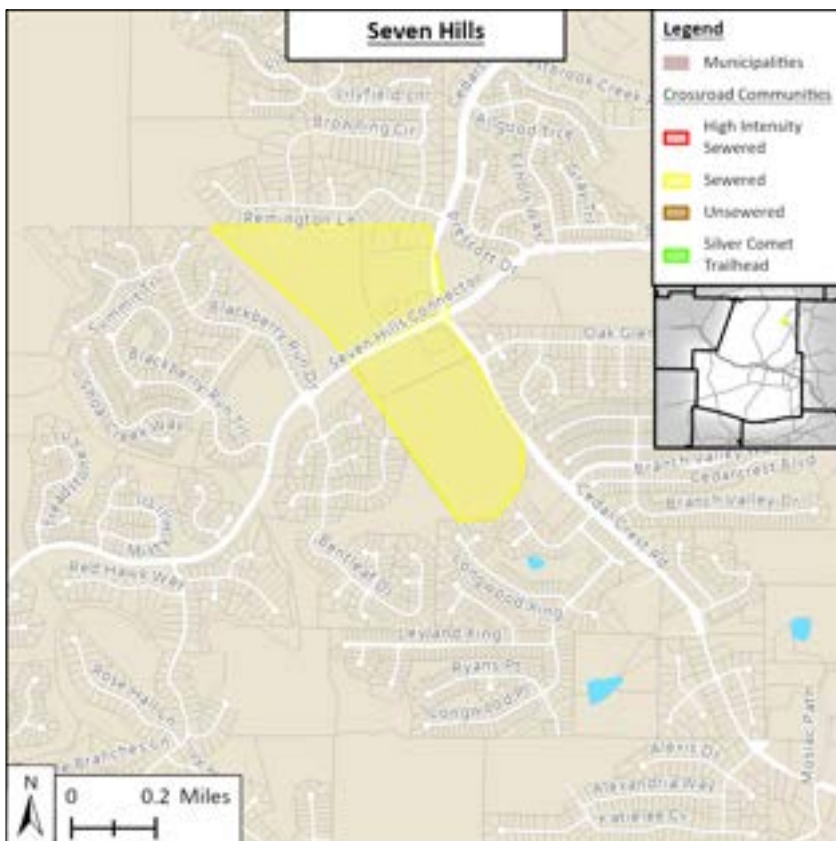
SEWERED CROSSROADS VISION STATEMENT:

At sewered crossroads, Paulding County will promote community-oriented retail and service, with strong design guidelines to encourage pedestrian-scale development and appropriate transition techniques for compatibility with the surrounding neighborhood fabric.





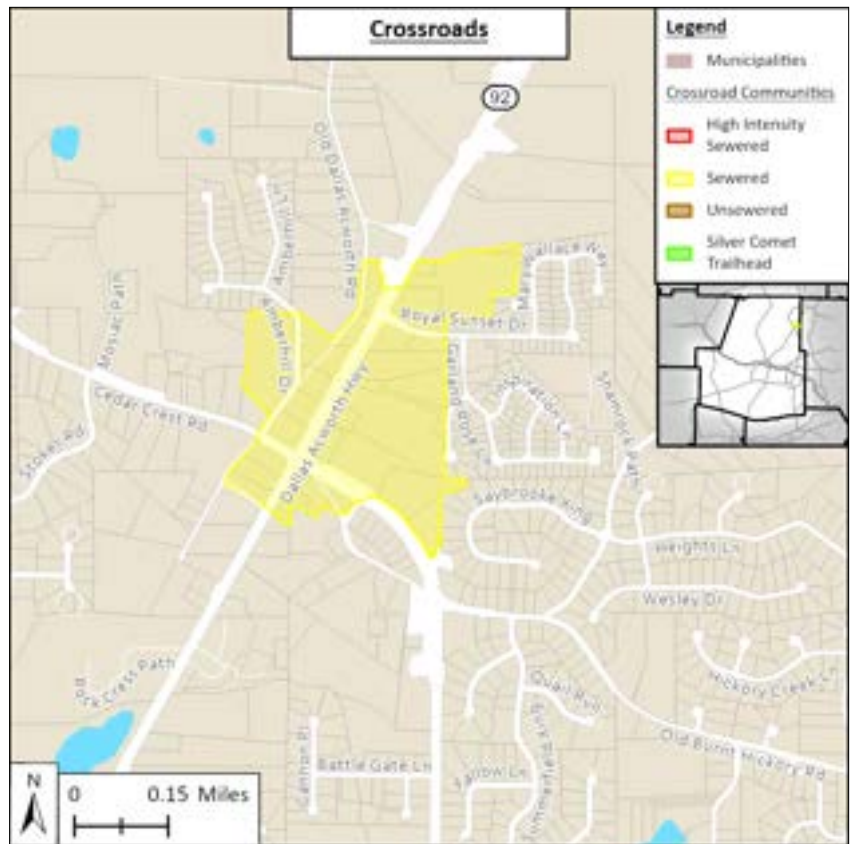
MAP 2.11
HARMONY GROVE
Harmony Grove + Dabbs
Bridge Road



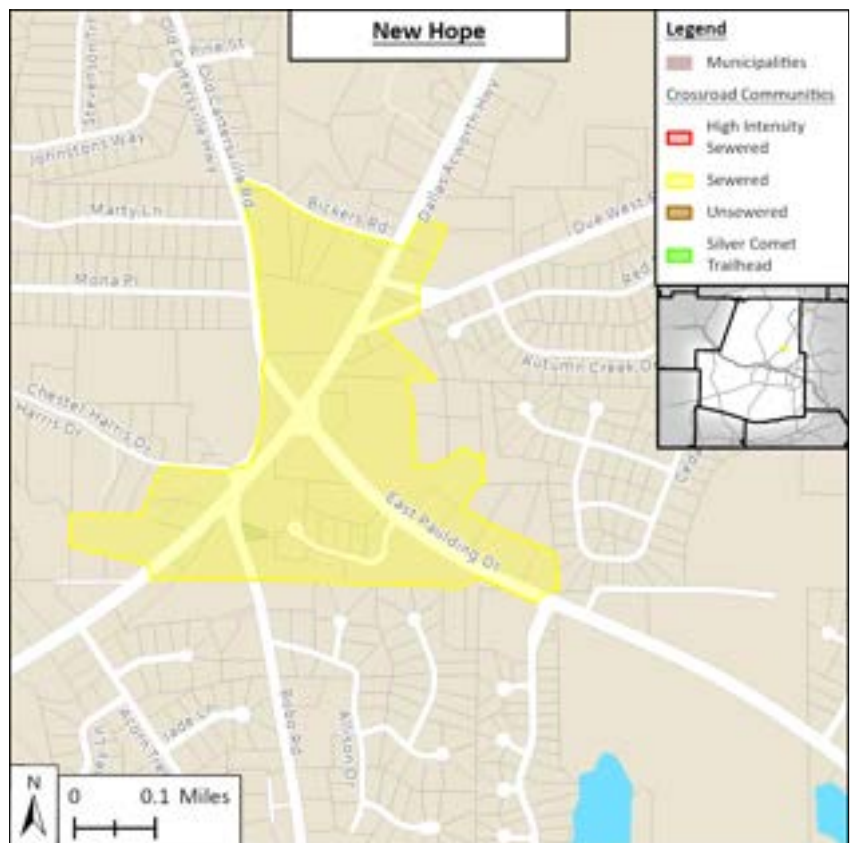
MAP 2.12
SEVEN HILLS
Cedarcrest Road + Seven Hills
Boulevard

CROSSROAD COMMUNITIES

**MAP 2.13
CROSSROADS**
Dallas-Acworth Highway +
Cedarcrest Road

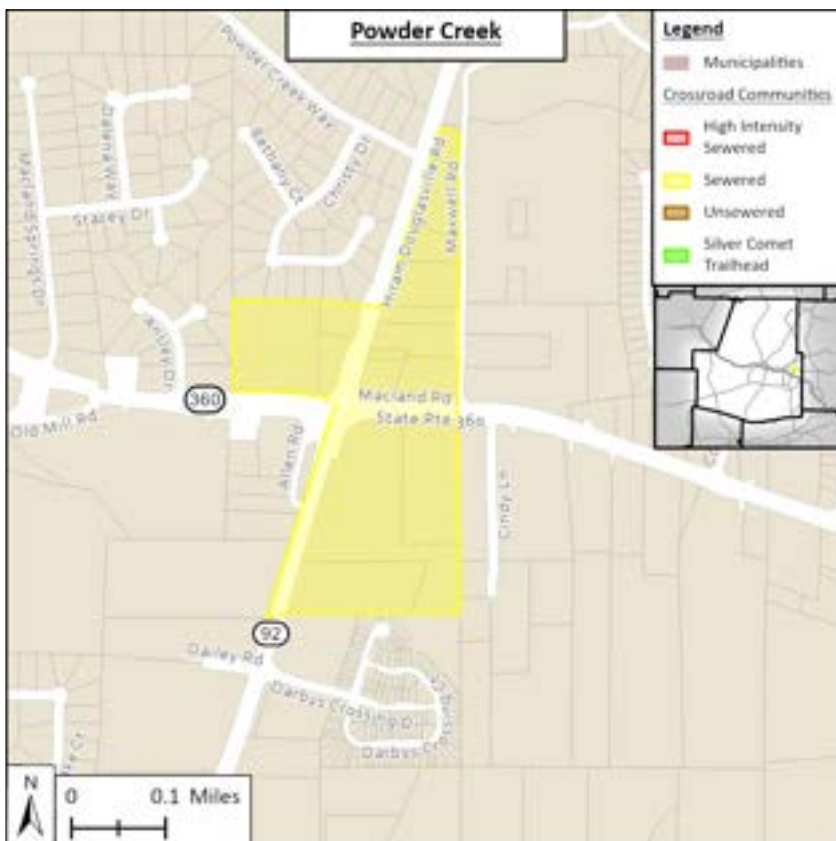


**MAP 2.14
NEW HOPE**
State Route 92 + Mount Tabor
Church Road





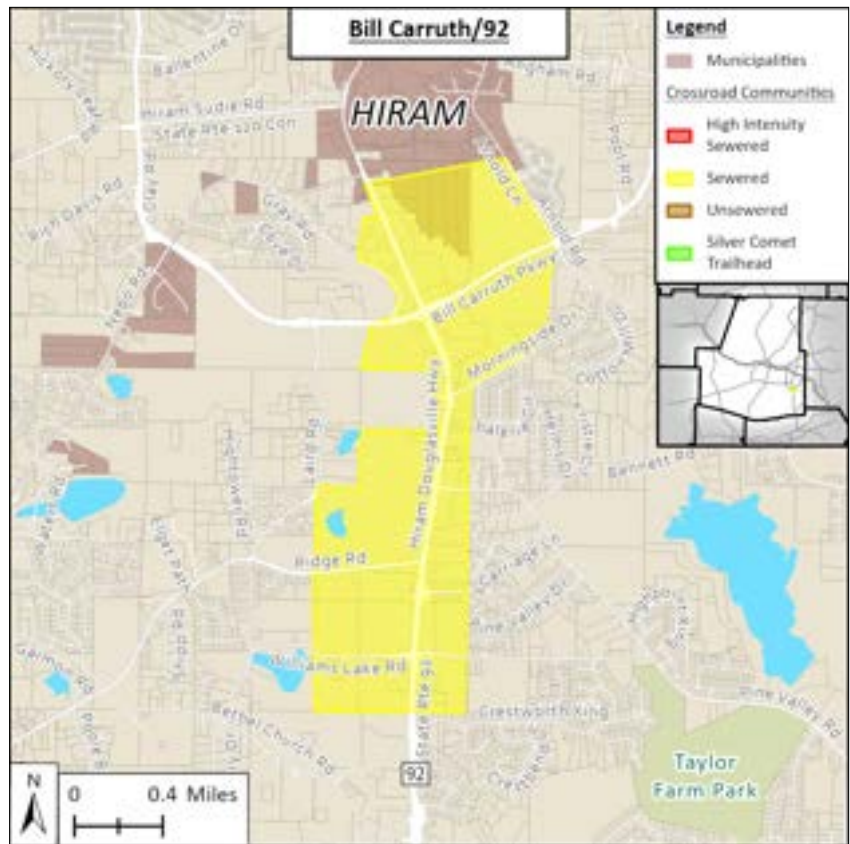
MAP 2.15
GOLD CREEK
State Route 120 + Hiram-
Douglasville Highway



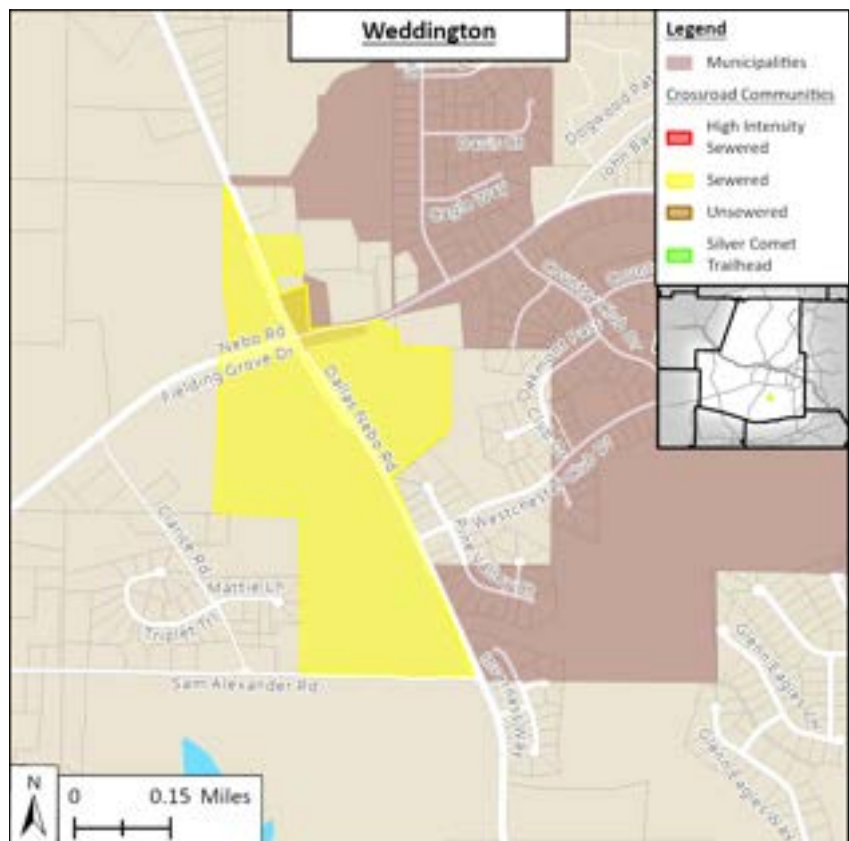
MAP 2.16
POWDER CREEK
MacLand Road + Hiram-
Douglasville Highway

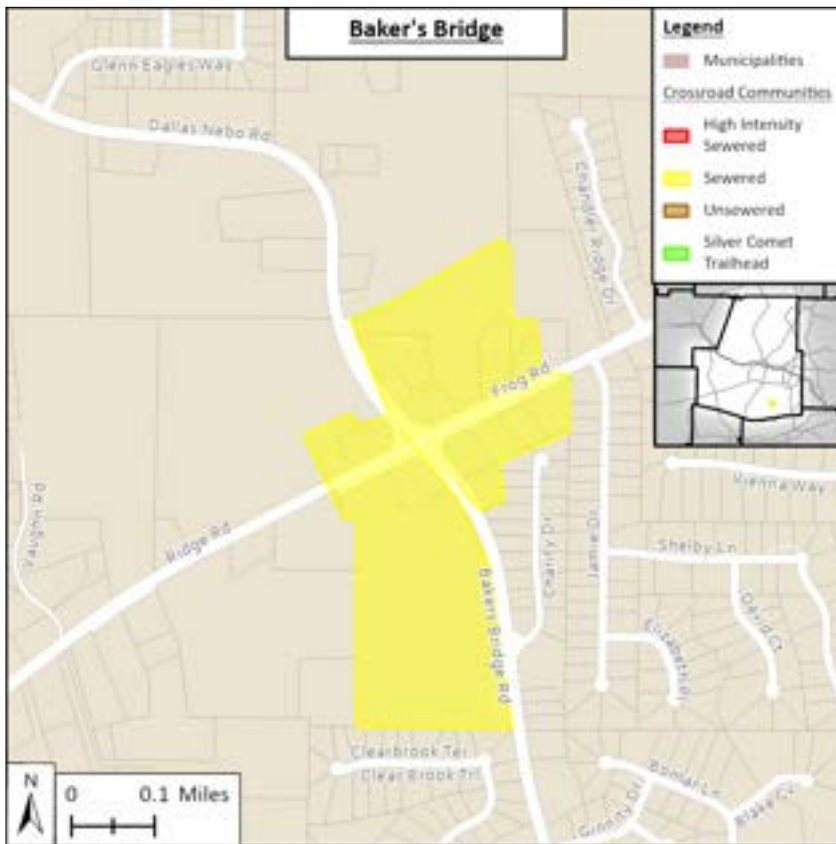
CROSSROAD COMMUNITIES

MAP 2.17
BILL CARRUTH/92
Bill Carruth Parkway +
State Route 92



MAP 2.18
WEDDINGTON
Dallas Nebo Road +
Nebo Road





MAP 2.19
BAKER'S BRIDGE
Dallas Nebo Road +
Ridge Road



MAP 2.20
NEW GEORGIA
Villa Rica Highway +
Ridge Road

CROSSROAD COMMUNITIES

UNSEWERED

SPECIFIC LAND USES ALLOWED AT UNSEWERED CROSSROADS:

Conservation
Bicycles / Pedestrian
trails; Active + passive
recreation; Public Use
Semi-Public Use
Institutional
Commercial

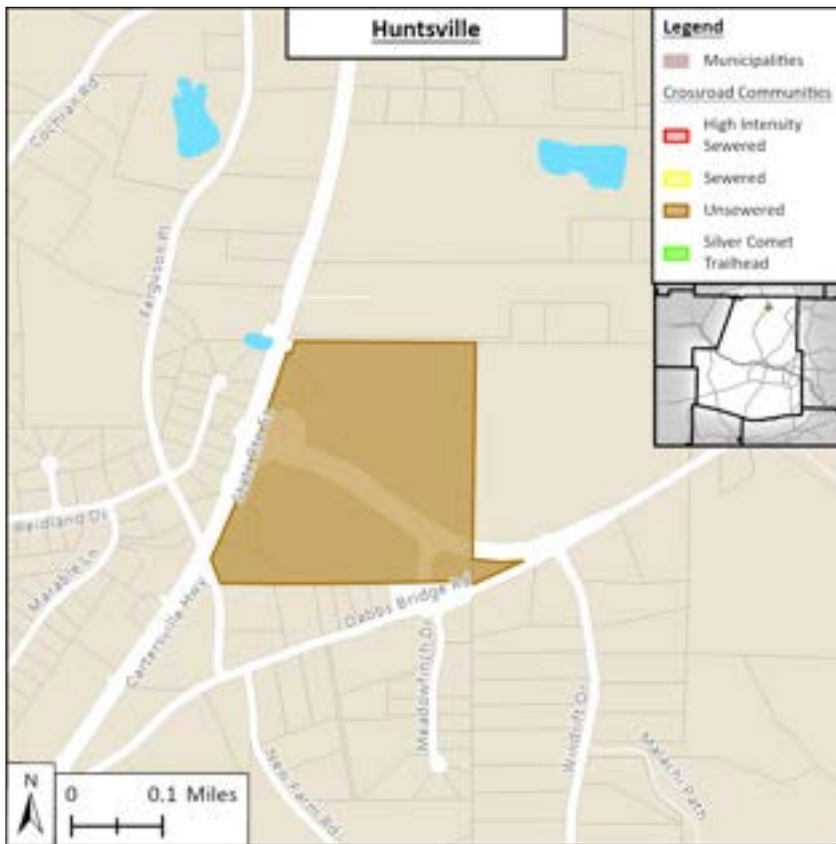
COMPATIBLE ACTIVE ZONING CLASSIFICATIONS:

LRO: Low Rise Office
O-I: Office-Institutional
NB: Neighborhood
Business
B-1: General Business
PSC: Planned Shopping
Center
B-2: Highway Business
ECR: E-Commerce Retail
ECBP: E-Commerce
Business Park

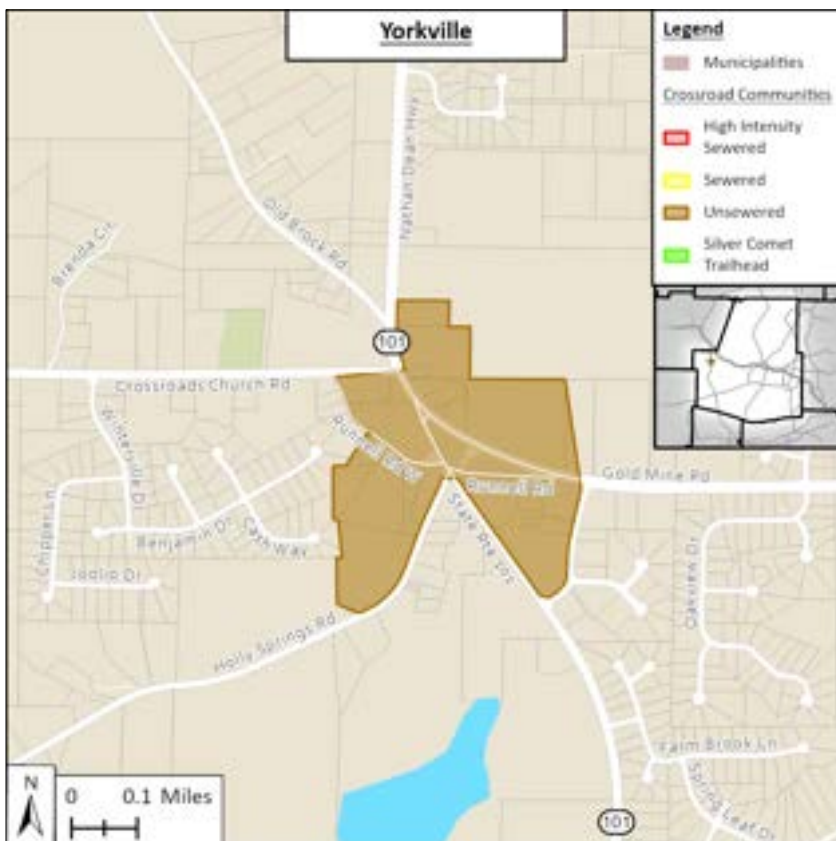
UNSEWERED CROSSROADS VISION STATEMENT:

Paulding County's unsewered crossroads will have neighborhood-scale retail and services, as well as recreation-supportive businesses. They will enhance rural areas through trail and greenway/blueway connections to parks and facilities.





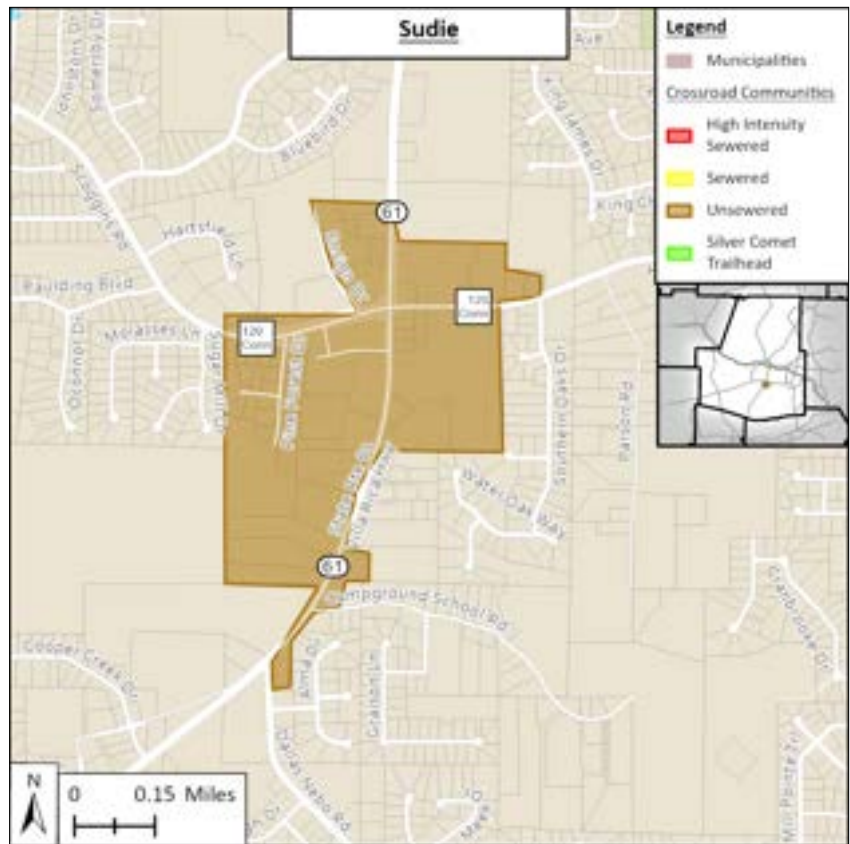
MAP 2.21
HUNTSVILLE
Dabbs Bridge Road +
Cartersville Highway



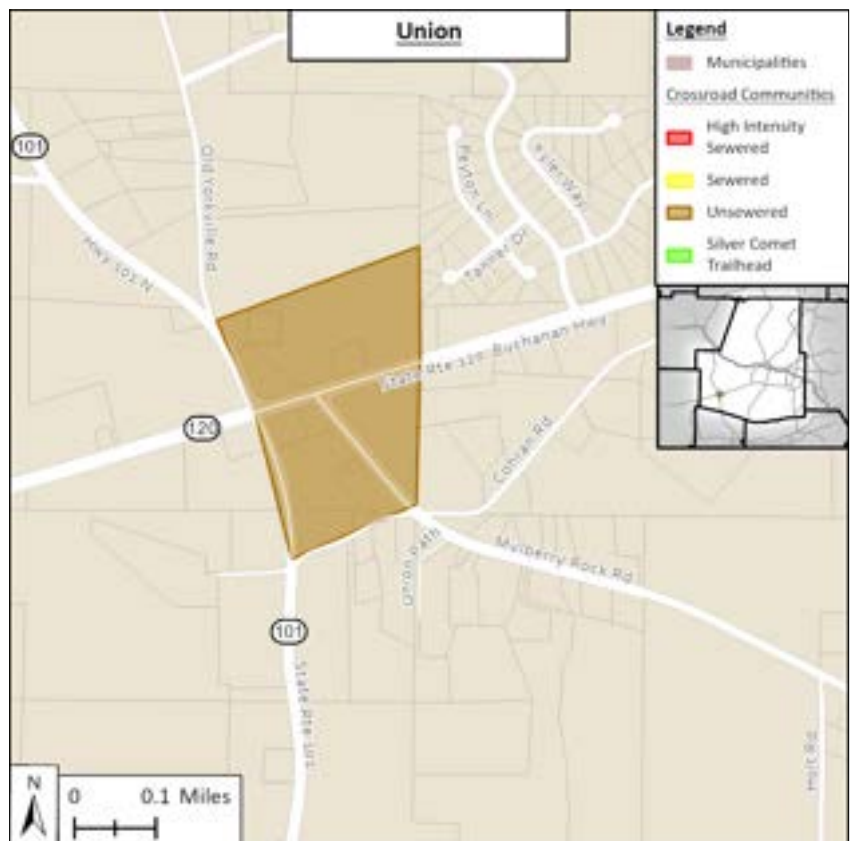
MAP 2.22
YORKVILLE
Crossroads Church Road +
State Route 101

CROSSROAD COMMUNITIES

MAP 2.23
SUDIE
Hiram-Suide Road + State
Route 61



MAP 2.24
UNION
Buchanan Highway + State
Route 101





CROSSROAD COMMUNITIES

SILVER COMET TRAILHEAD

SPECIFIC LAND USES ALLOWED AT TRAILHEAD CROSSROADS:

Commercial
Residential (multi-family)
Bicycles / Pedestrian
trails; Active + passive
recreation; Public Use
Semi-Public Use
Institutional
Commercial

COMPATIBLE ACTIVE ZONING CLASSIFICATIONS:

LRO: Low Rise Office
O-I: Office-Institutional
NB: Neighborhood
Business
B-1: General Business
ECR: E-Commerce Retail

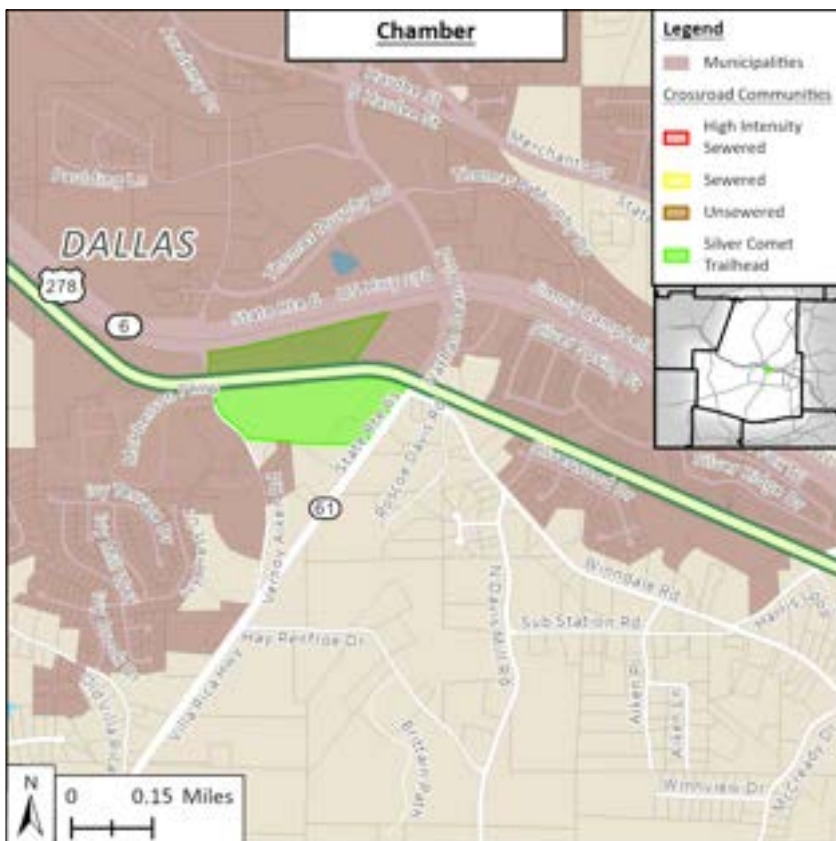
SILVER COMET TRAILHEAD VISION STATEMENT:

Silver Comet trailhead crossroads will drive reinvestment, sustainable growth, and bike and pedestrian access to activity hubs. These crossroads will support a greater intensity of uses, including multifamily housing, to ensure that all who work in the community have access to housing choices that fit their needs.





MAP 2.25
HIRAM
Seaboard Avenue + Seaboard Street



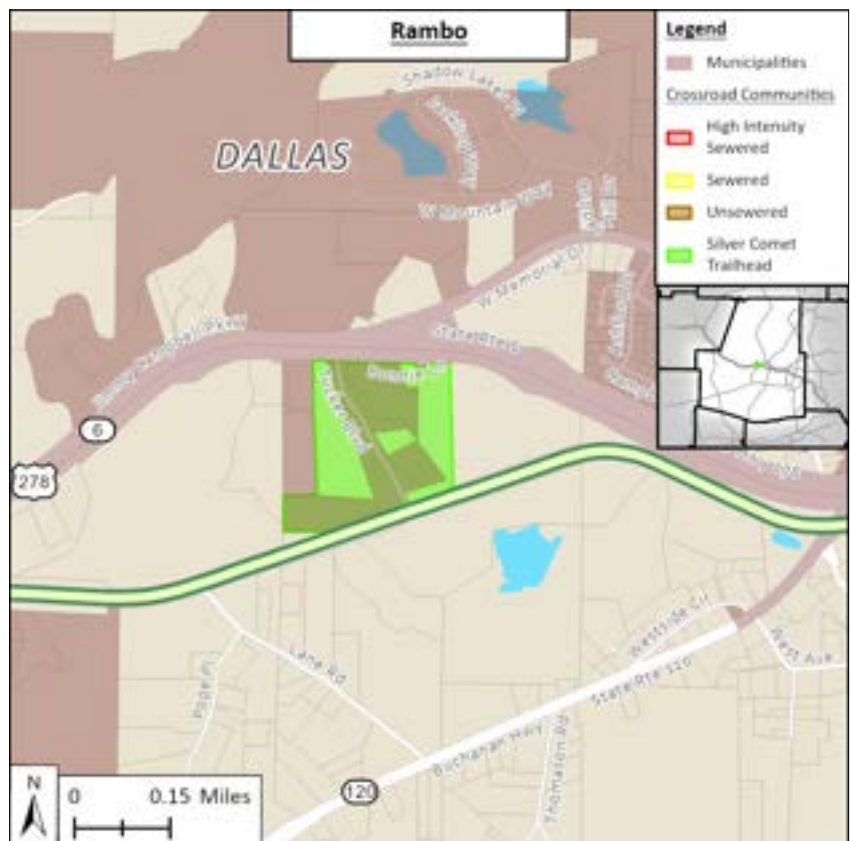
MAP 2.26
CHAMBER OF COMMERCE
Paulding Chamber + US Highway 278

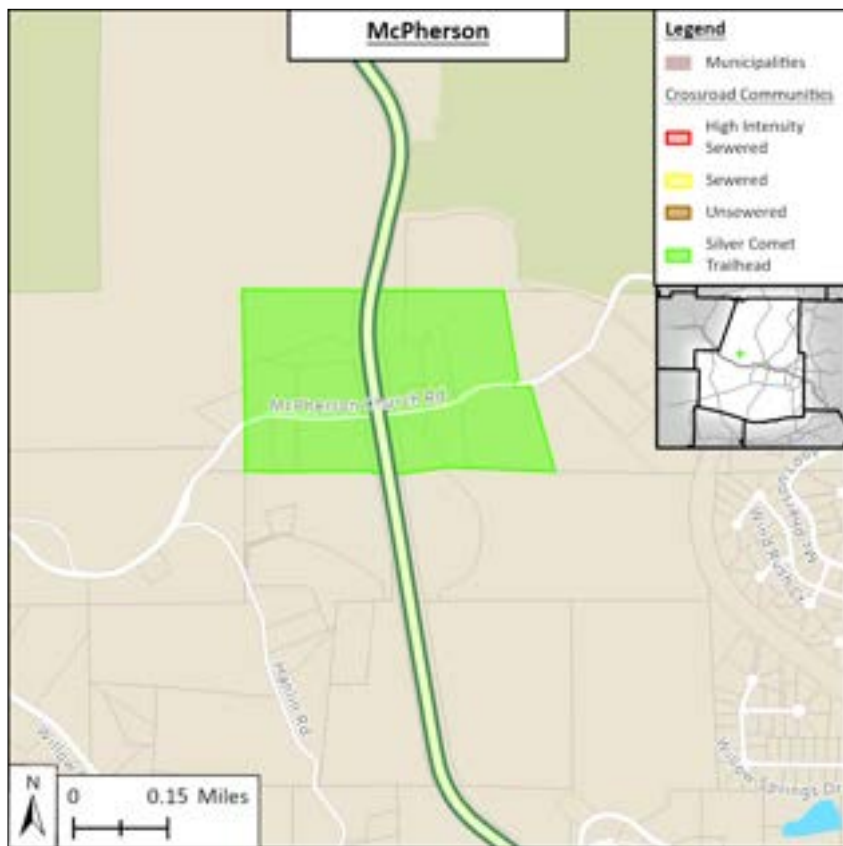
CROSSROAD COMMUNITIES

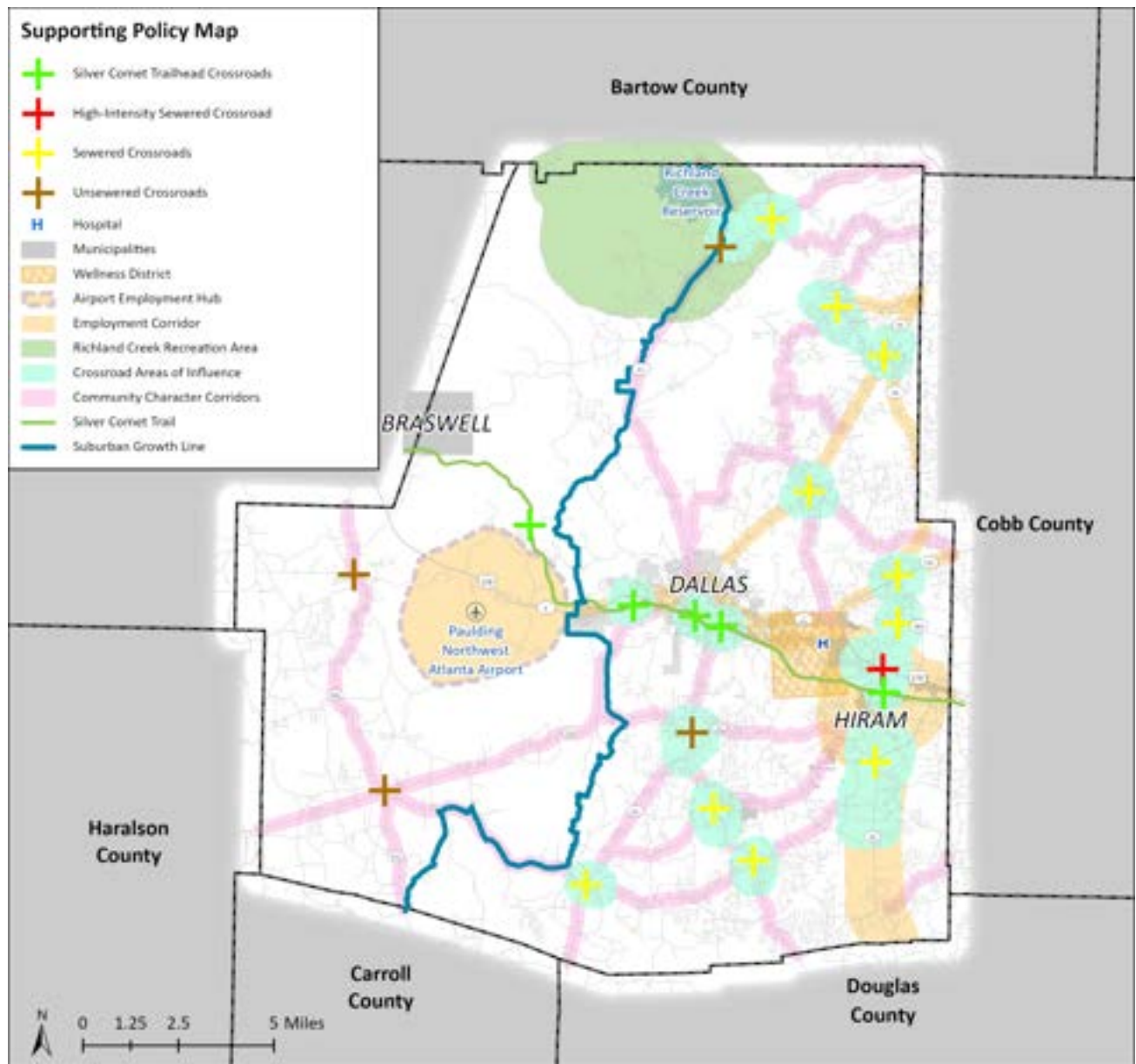
MAP 2.27
TARA DRUMMOND
Old Villa Rica Road + US
Highway 278



MAP 2.28
RAMBO
Tucker Boulevard + US
Highway 278







MAP 2.30

SUPPORTING POLICY MAP

OVERVIEW

The Supporting Policy Map provides an additional layer of policy to the Future Development Map. The map includes specific guidance for key locations around the county and supersedes policies identified for underlying character areas demarked on the Future Development Map.

- The Airport Employment Hub, Wellness District, and Employment Corridors are considered appropriate areas to target commercial and industrial growth.
- Along the Silver Comet Trail (which runs east-west throughout the Employment Corridor), denser housing options integrated with other uses will contribute to a more walkable, live/work/play destination.
- The Wellness District represents an opportunity for health-oriented uses with multigenerational housing options, including long-term care facilities.
- The Richland Creek Recreation Area (RCRA) and the Conservation Corridors are geared toward lower-density development. The Richland Creek Reservoir must be protected to ensure a healthy water supply source, so the uses in its proximity should be low-impact and encourage passive recreation.

EMPLOYMENT AREAS

Employment areas are focused around key drivers of economic growth: the Paulding Airport, the US Highway 278 and key state routes, the Wellstar Paulding Hospital, and the Silver Comet Trail. Throughout the planning process, key stakeholders and community members advocated for bringing more job opportunities to the county and preserving land to accommodate targeted employment growth. The Supporting Policy Map and associated policy guidance will help drive desired employment growth to appropriate areas of the county.

EMPLOYMENT AREAS

SPECIFIC LAND USES ALLOWED AT AIRPORT EMPLOYMENT HUB:

Public Use
Semi-Public Use
Institutional
Commercial
Industrial

COMPATIBLE ACTIVE ZONING CLASSIFICATIONS:

LRO: Low Rise Office
O-I: Office-Institutional
NB: Neighborhood
Business
B-1: General Business
PSC: Planned Shopping
Center
B-2: Highway Business
ECR: E-Commerce Retail
ECBP: E-Commerce
Business Park
B2CL: Business to
Consumer Logistics
AML: Advanced
Manufacturing Logistics
I-1: Light Industrial
I-2: Heavy Industrial

AIRPORT EMPLOYMENT HUB

The Paulding Airport is located in the western middle part of the county, surrounded by greenspace (including the protected Wildlife Management Area) and other lands not served by public sewer (though the City of Dallas provides sewer to the airport). A special area study should be prepared for the Airport Employment Hub to analyze the area's potential in terms of infrastructure and land development constraints and opportunities. The special area planning effort would also allow greater dialogue between the County, City of Dallas, and the public regarding hopes and concerns about future development around the airport.

KEY INITIATIVE:

- Prepare a special area study for the Airport Employment Hub

DEVELOPMENT GUIDANCE:

- New developments should be clustered or otherwise sited thoughtfully to minimize disturbed areas and resulting impervious surfaces.
- Require safe and efficient access points for vehicles.
- Promote connectivity internally within the Airport Employment Hub and externally to connect the area's employers with key destinations.



WELLNESS DISTRICT

The WellStar Hospital is a key amenity within Paulding County, providing jobs as well as hospital services for a wide-ranging area. The Atlanta Regional Commission defines this area as one of only several Wellness Districts in metro Atlanta. Growth has already been seen around the hospital, and the county should be proactive about this growth to maintain a quality district that is accessible and attractive for all users and creates a resilient employment center.

The Wellness District is envisioned to be the County's premier employment hub, with a focus on medical jobs and related industries; please see Book 2 for a more detailed study of this area.

KEY INITIATIVE:

- Study the feasibility of starting a Community Improvement District (CID) for the area.

DEVELOPMENT GUIDANCE:

- Create a plan for an employment hub, with a focus on connecting office and industrial land uses in a park-like setting with quality campus-like amenities.
- Consider allowing multi-family housing to provide options for growing future workforce.
- Limit additional single-family housing - focus on employment



SPECIFIC LAND USES ALLOWED AT WELLNESS DISTRICT:

Residential (multi-family)
Bicycles / Pedestrian
trails; Active + passive
recreation; Public Use
Semi-Public Use
Institutional
Commercial

COMPATIBLE ACTIVE ZONING CLASSIFICATIONS:

RD: Duplex
R-55: Active Adult
Residential
LRO: Low Rise Office
O-I: Office-Institutional
NB: Neighborhood
Business
B-1: General Business
PSC: Planned Shopping
Center
B-2: Highway Business

SPECIFIC LAND USES ALLOWED ALONG EMPLOYMENT CORRIDORS:

Bicycles / Pedestrian
trails; Active + passive
recreation; Public Use
Semi-Public Use
Institutional
Commercial
Industrial

COMPATIBLE ACTIVE ZONING CLASSIFICATIONS:

LRO: Low Rise Office
O-I: Office-Institutional
NB: Neighborhood
Business
B-1: General Business
PSC: Planned Shopping
Center
B-2: Highway Business
ECR: E-Commerce Retail
ECBP: E-Commerce
Business Park
B2CL: Business to
Consumer Logistics
AML: Advanced
Manufacturing Logistics
I-1: Light Industrial
I-2: Heavy Industrial

EMPLOYMENT AREAS

EMPLOYMENT CORRIDORS

Employment Corridors are major roadways where new investment and redevelopment should be targeted for commercial and industrial development. By focusing the locations of future employment activity to these major corridors, the movement of people and goods can be optimized through transportation improvements. This approach also supports cost-effective infrastructure provision and management. The Employment Corridors include:

- U.S. Highway 278
- State Route 6/State Route 6 Business
- State Route 120
- State Route 92
- Bill Carruth Parkway
- E. Memorial Drive/Dallas-Acworth Highway
- Seven Hills Connector

DEVELOPMENT GUIDANCE:

- Promote high-quality commercial developments through placemaking and streetscape elements, open space provisions, and inter-parcel connectivity requirements.
- Require safe and efficient access points for pedestrians and vehicles.
- Consider limiting driveway access points when access is available from a side street or rear street adjacent to a property.
- For new development, require vegetated buffers between the property and the roadway. Buffers should be designed in accordance with best management practices provided in the Georgia Stormwater Management Manual.
- Enhance pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to other neighborhood amenities, such as libraries, neighborhood centers, health facilities, parks, schools, etc.
- Urban design considerations of nodal development, shared parking, and integrating green infrastructure and/or LID should be employed to combat potential for large areas of impervious surface.

COMMUNITY CHARACTER CORRIDORS

The Community Character Corridors are locations to preserve the natural and agricultural character of Paulding County. These Corridors will limit commercial sprawl and encroachment in residential and rural area of the county; rather, commercial growth is targeted along the Employment Corridors and within designated crossroad communities.

DEVELOPMENT GUIDANCE:

- Commercial and industrial rezonings should be avoided to mitigate commercial sprawl.
- For new development, require vegetated buffers between properties and the roadway, where feasible, and in keeping with subdivision regulations
- Buffers should be designed in accordance with best management practices provided in the Georgia Stormwater Management Manual to help minimize impacts of development to the natural environment.
- Prioritize development that is compatible in size, scale, and character of surrounding buildings.
- Encourage clustered developments where appropriate to preserve meaningful open space.
- Preserve viewsheds, tree canopy, and elements of cultural and natural history where possible.

SPECIFIC LAND USES ALLOWED ALONG COMMUNITY CHARACTER CORRIDORS:

Conservation
Residential (multi-family)
Agricultural
Bicycles / Pedestrian
trails; Active + passive
recreation

COMPATIBLE ACTIVE ZONING CLASSIFICATIONS:

*(w/in Conservation or
Rural character areas)*
ER: Estate Residential
R-1: Rural Residential
R-2: Suburban
Residential
OSRD: Open Space
Residential Development
District
A-1: Agricultural
AB: Agricultural Business

*(w/in Community
Residential areas)*
ER: Estate Residential
R-2: Suburban
Residential
R-3: Sewered Suburban
Residential
OSRD: Open Space
Residential District

SPECIFIC LAND USES ALLOWED IN THE RICHLAND CREEK RECREATION AREA:

Conservation
Residential
Bicycles / Pedestrian
trails; Passive recreation;
Wildlife + fisheries
management; Public Use
Semi-Public Use
Institutional
Commercial
Industrial

COMPATIBLE ACTIVE ZONING CLASSIFICATIONS:

R-1: Rural Residential
ER: Estate Residential
NB: Neighborhood
Business
OSRD: Open Space
Residential Development
District

RICHLAND CREEK RECREATION

The Richland Creek Reservoir is arguably the most significant development in Paulding County's recent history. This water supply project was jointly funded by the state of Georgia and Paulding County, and it is over two decades in the making. Paulding County's water system has long relied on Cobb County-Marietta Water Authority through a wholesale water purchase agreement, but now Paulding County can independently provide water to its residents. The 305-acre reservoir stores over three billion gallons of drinking water.

The reservoir is not only critical in terms of water supply but also an important catalyst for new investment and opportunities. It presents a great opportunity for recreation, eco-tourism, and sustainable development. When the reservoir opens for recreational water activities, it will allow fishing and non-motorized boating.

Because this water source is vital to future populations in the county, its water quality and quantity must be protected through careful surrounding development. A master plan for this recreation area should be pursued to protect the water source. Environmental Planning Criteria developed by the Department of Natural Resources and enforced by the Georgia Department of Community Affairs require local governments to protect water supply watersheds within their jurisdictions.

KEY INITIATIVE:

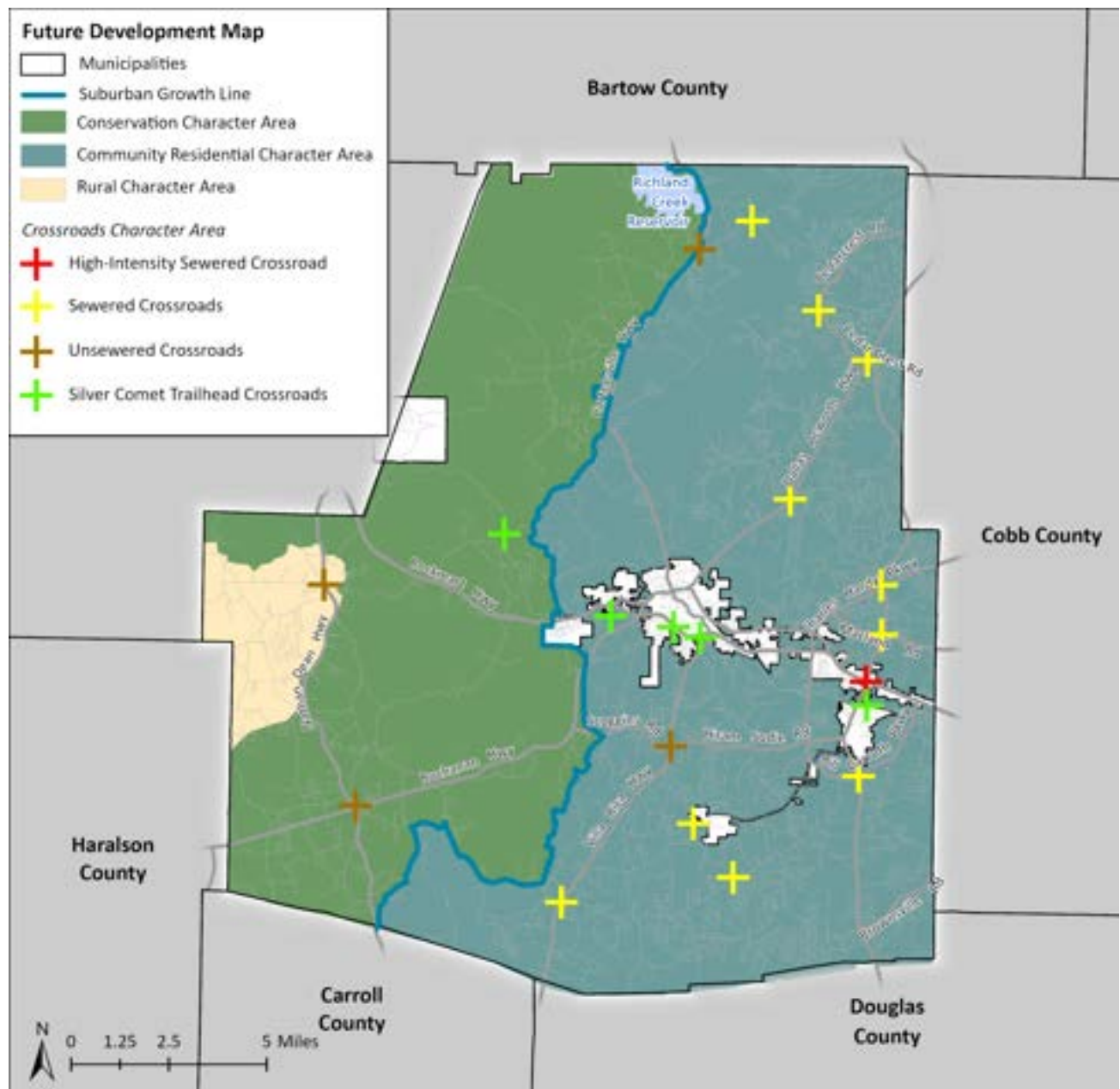
- Prepare a special area study for the Richland Creek Recreation Area
- Ensure adoption of drinking water supply watershed buffers in applicable ordinances (Environmental Planning Criteria, Part V)

DEVELOPMENT GUIDANCE:

- Promote use of conservation easements by landowners
- Residential subdivisions should be severely limited, but if minor exceptions are made, they should be required to follow a rural cluster zoning or conservation subdivision design
- Promote this area for passive-use tourism and recreation destination
- Protect land and open land by maintaining large lot sizes (at least 5 acres)
- Ensure regular coordination throughout the year of the County's community development, zoning, and stormwater management personnel in relation to the Reservoir Target Area on priorities for watershed protection and any challenges to protection (recommendation of the Metro Water District)



FUTURE DEVELOPMENT MAPS



MAP 2.11

SUMMARY

The plan alignment shows overlaps in recommendation areas, meaning that project implementation can satisfy several of the plans and coordination of these efforts will be more efficient with both time and cost factors. In a quality planning process, the land use pieces defines future growth, and this drives transportation and economic development projects.

LAND USE

-  Conservation Character Area
-  Community Residential Character Area
-  Rural Character Area
-  Municipalities
-  Crossroads Character Area

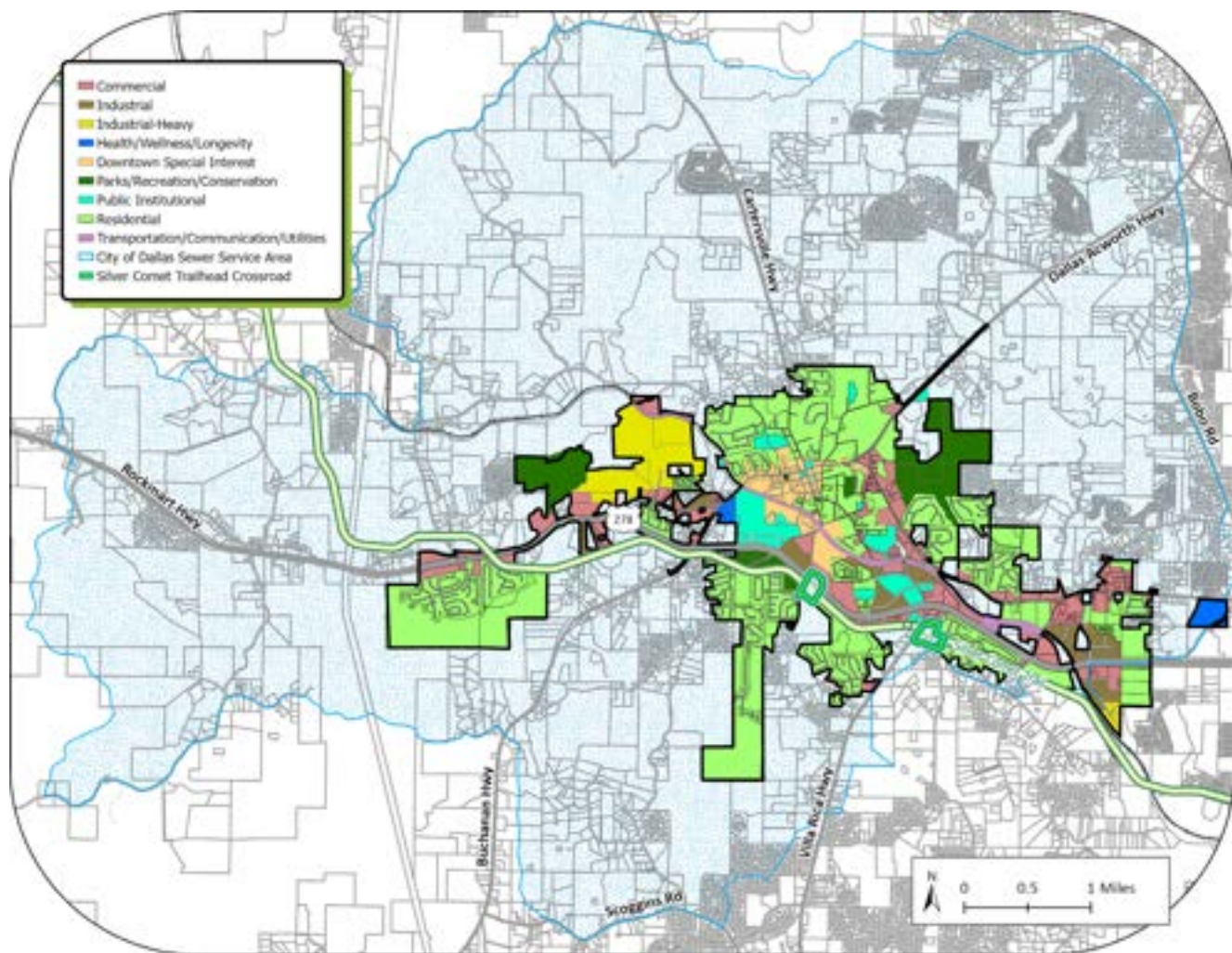


THE CITY OF DALLAS

These historic municipalities are character-defining amenities within the county and should be considered as key assets to highlight and enhance. The Land Use Narrative for Dallas, Hiram, and Braswell can be found on page 105. In addition to the Key Development Patterns listed for the Community Residential Character Area, these downtown areas should also consider:

KEY DEVELOPMENT PATTERNS

- Enhance pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to other neighborhood amenities, such as libraries, neighborhood centers, health facilities, parks, schools, etc.
- Prioritize development in size, scale, and character of existing historic buildings.
- Parking lots should not be visible from the street and shared parking opportunities should be available and encouraged.
- Street furniture should be implemented at appropriate locations downtown as well as nearing the Silver Comet Trail trailheads.
- Design features that encourage safe, accessible streets should be employed — such as narrower streets, on-street parking, sidewalks, street trees, and landscaped medians for minor collectors and wider streets.
- The downtown areas should include a mix of retail, services, offices, and housing as appropriate to serve neighborhood residents' daily needs.



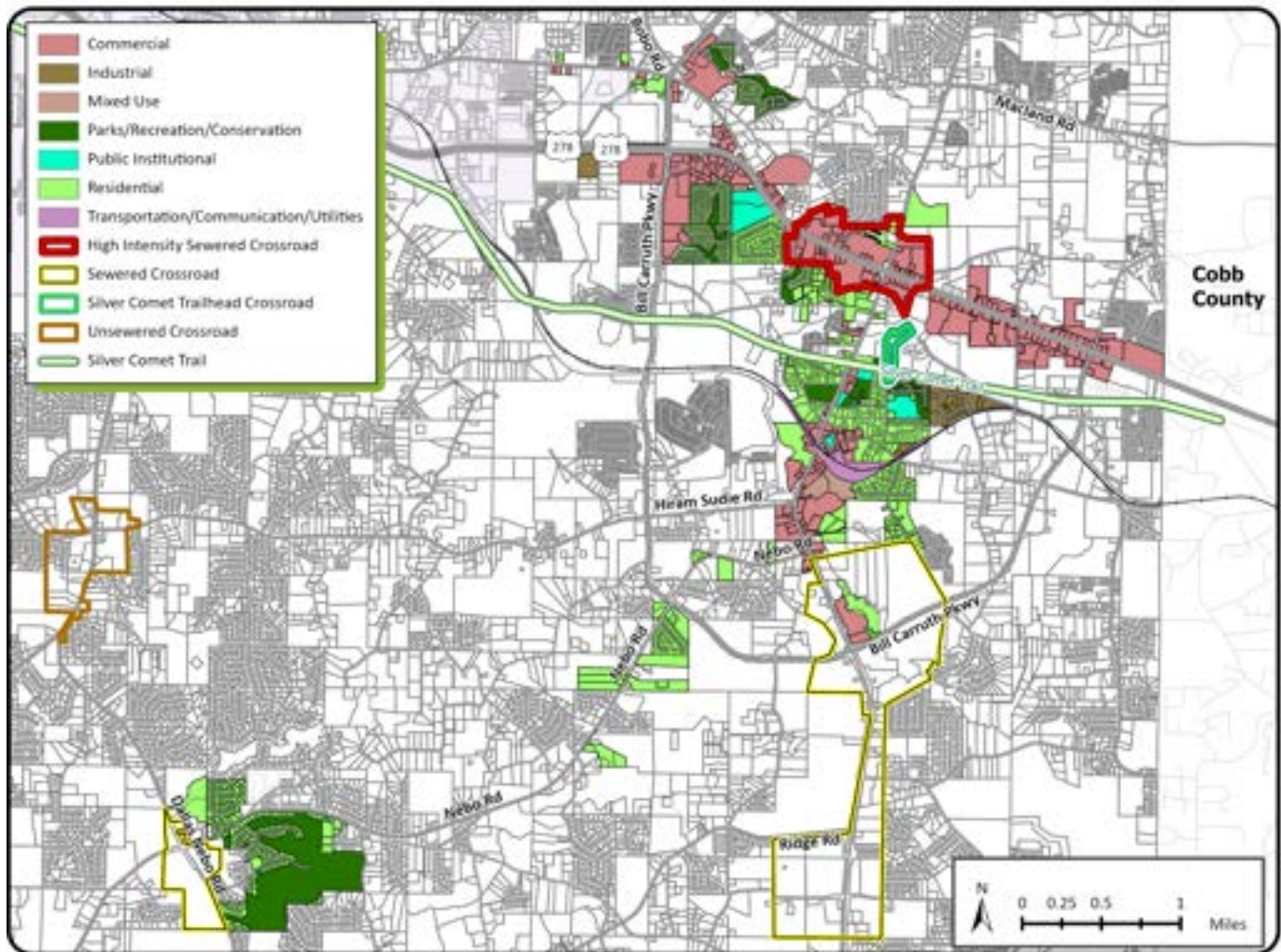


THE CITY OF HIRAM

These historic municipalities are character-defining amenities within the county and should be considered as key assets to highlight and enhance. The Land Use Narrative for Dallas, Hiram, and Braswell can be found on page 105. In addition to the Key Development Patterns listed for the Community Residential Character Area, these downtown areas should also consider:

KEY DEVELOPMENT PATTERNS

- Enhance pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to other neighborhood amenities, such as libraries, neighborhood centers, health facilities, parks, schools, etc.
- Prioritize development in size, scale, and character of existing historic buildings.
- Parking lots should not be visible from the street and shared parking opportunities should be available and encouraged.
- Street furniture should be implemented at appropriate locations downtown as well as nearing the Silver Comet Trail trailheads.
- Design features that encourage safe, accessible streets should be employed — such as narrower streets, on-street parking, sidewalks, street trees, and landscaped medians for minor collectors and wider streets.
- The downtown areas should include a mix of retail, services, offices, and housing as appropriate to serve neighborhood residents' daily needs.



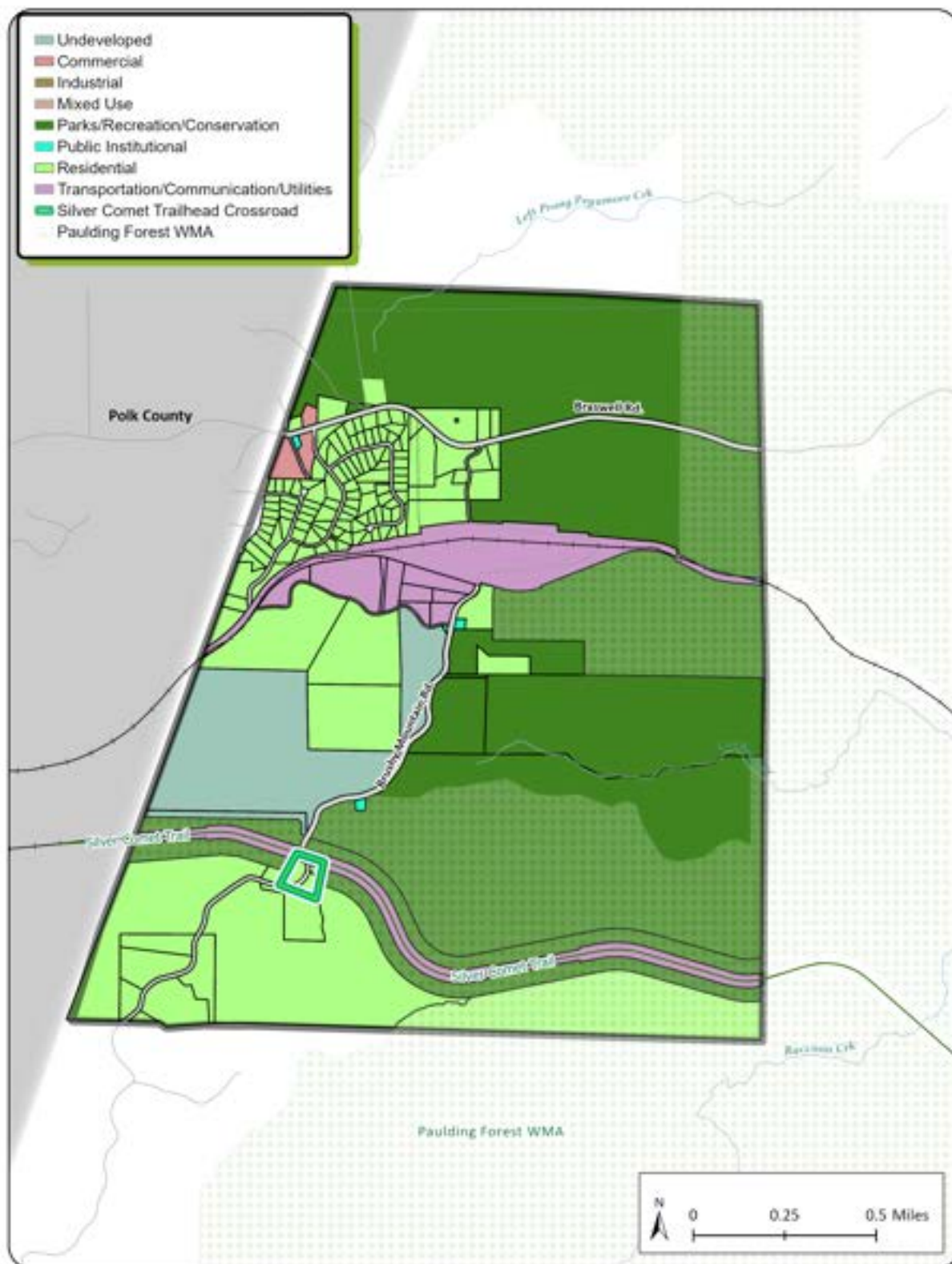


THE CITY OF BRASWELL

These historic municipalities are character-defining amenities within the county and should be addressed as key assets to highlight and enhance. The Land Use Narrative for Dallas, Hiram, and Braswell can be found on page 105. In addition to the Key Development Patterns listed for the Community Residential Character Area, these downtown areas should also consider:

KEY DEVELOPMENT PATTERNS

- Enhance pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to other neighborhood amenities, such as libraries, neighborhood centers, health facilities, parks, schools, etc.
- Prioritize development in size, scale, and character of existing historic buildings.
- Parking lots should not be visible from the street and shared parking opportunities should be available and encouraged.
- Design features that encourage safe, accessible streets should be employed — such as narrower streets, on-street parking, sidewalks, street trees, and landscaped medians for minor collectors and wider streets.
- The downtown areas should include a mix of retail, services, offices, and housing as appropriate to serve neighborhood residents' daily needs.



LAND USE NARRATIVE

For each identified character area, carefully define a specific vision or plan that includes the following information:

- Written description and pictures or illustrations that make it clear what types, forms, styles, and patterns of development are to be encouraged in the area. Refer to recommended development patterns listed in the Supplemental Planning Recommendations for suggestions.
- Listing of specific land uses and/or (if appropriate for the jurisdiction) zoning categories to be allowed in the area.
- Identification of implementation measures to achieve the desired development patterns for the area, including more detailed sub-area planning, new or revised local development regulations, incentives, public investments, and infrastructure improvements. Refer to recommended plan implementation measures listed in the Short Term Work Programs for recommendations.

LAND USE LEGEND

 **Commercial.** This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Communities may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities.

 **Industrial.** This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

 **Industrial-Heavy (Dallas Only).** This category is for land dedicated to major manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses. Land in this category should have access to major streets, utilities, discourage uses that are incompatible and all “special provisions” require prior approval of the governing authority as referenced in Section 44-171(2) of the City of Dallas Zoning Ordinance.

 **Mixed-Use (Hiram Only).** For a detailed, fine-grained mixed land use, or one in which land uses are more evenly balanced, mixed land use categories may be created and applied at the discretion of the community. If used, mixed land use categories must be clearly defined, including the types of land uses allowed, the percentage distribution among the mix of uses (or other objective measure of the combination), and the allowable density of each use.

-  **Parks/Recreation/Conservation.** This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.
-  **Public Institutional.** This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Publicly owned parks and/or recreational facilities in the park/recreation/conservation category; landfills are included in the industrial category; and general office buildings containing government offices are included in the commercial category.
-  **Residential.** The predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities.
-  **Transportation/Communication/Utilities.** This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses.
-  **Undeveloped.** This category is for lots or tracts of land that are served by typical urban public services (water, sewer, etc...) but have not been developed for a specific use or were developed for a specific use that has since been abandoned.
-  **Unincorporated.** This category denotes land that is regulated by the Paulding County zoning ordinance.
-  **Downtown Special Interest (Dallas only).** This category includes retail, office, and residential uses as well as a mix of government buildings, public spaces, and mixed-use multipurpose projects. Development should complement this historic downtown buildings and make more amenities available for serving the community's daily needs.
-  **Health/Wellness/Longevity (Dallas only)** This category includes health facilities, office, retail, residential, and public/semi-public uses. This FLU category is intended to facilitate high-quality development with walkable connections between housing and jobs. Housing types that serve the needs of an aging population are encouraged.



PART THREE : IMPLEMENTATION

IMPLEMENTING THE PLAN WORK PROGRAMS SUMMARY



IMPLEMENTING THE PLAN

Implementation is not a given.

Plans are made every day that are never carried out. As individuals, we plan to lose weight, beautify our yard or listen more than we talk, yet take little action to do so. Communities are no different. Comprehensive plans are routinely completed and placed on a shelf, never to see the light of day and certainly not used to guide decisions related to growth and change.

“The secret of getting ahead is getting started.”
- Mark Twain

There is much at stake in Paulding County — it is at a crossroads. Growth is inevitable, but the way of growth is not. Decisions made and actions taken by Paulding County in the next five years will shape the community for generations to come.

STRUCTURE FOR IMPLEMENTATION

A group of people from local and regional government agencies, along with representatives from the business community, convened to consider how best to work together to develop a comprehensive plan that was representative of each of their communities and the citizens living there. They worked as a cohesive study team, seeking, learning and infusing knowledge into their decision making, growing a strong commitment to producing an implementable, integrated community plan. A Multi-Jurisdictional Workgroup, with the knowledge of and commitment to what must be done, emerged. Their understanding of what makes a quality community plan is clear in the alignments that are present between the Needs and Opportunities, Community Goals and individual, yet coordinated, government Community Work Programs they developed.

RECOMMENDATION

A Multi-Jurisdictional Workgroup, with the Board of Commissioners, convened by the Paulding County Community Development Department in 2015, as the authoritative backbone for implementing the 2022 Comprehensive Plan with the Community Development Department staff serving as the facilitating body.

The Multi-Jurisdictional Workgroup adds other county staff members, responsible for transportation and water resources, to the team.

Agencies in the Multi-Jurisdictional Workgroup, including the Board of Commissioners, commit resources to the process in the upcoming fiscal year budget.

The Board of Commissioners sets up a schedule for regular updates from the implementation workgroup on priority projects.

Structure, resources, commitment to collaboration, support and acknowledgment

These, along with achievable goals and work programs, aligned and agreed to by participating agencies will achieve a quick start to implementation, gaining traction for continued success that leads to Paulding County being one of the most livable communities in the metropolitan Atlanta region.

Commit resources in the process in the upcoming budget to the implementation process and set a schedule for regular updates.



SHORT TERM WORK PROGRAMS

WORK PROGRAMS

Each government agency work program

contains:

*1) projects / actions specific to them, and
2) projects / actions requiring coordination between agencies.*

Paulding has assets that are key components to quality of life and have potential as economic development engines. What must be done to develop these assets in order to realize the greatest contribution to an enriched quality of life and economy?

Potential is greatest when necessary conditions for success exist and there are a number of Paulding assets in that position.

What assets have the greatest potential to return value to the county and its citizens? What enhancements and investment will yield the desired outcome? Short term? Long term?

Answers to these questions can be found in Work Programs, developed by each agency, aligned with other agencies and submitted as the strategy for implementation.

Work Programs are developed to meet community Needs and Opportunities. They are designed to be easily understood, thus offering transparency. And, they are aligned between government agencies, ensuring increased government efficiency.

PAULDING COUNTY SHORT TERM WORK PROGRAM 2023 - 2027											
CG-1: PROTECT and PRESERVE COMMUNITY RESOURCES											
CG-2: TARGET GROWTH											
CG-3: LEVERAGE AND PROMOTE EXISTING AND NEW ASSETS											
CG-4: CREATE CONNECTION											
CG-5: MAINTAIN FISCAL VIABILITY											
CG-6: BROADBAND and TELECOMMUNICATIONS											
Project / Activity Description	Timeframe					Responsible Agency/ Dept.	Cost Estimate	Funding Source	Status	Needs / Opp Reference #	Notes
	2023	2024	2025	2026	2027						
EXAMPLE ONE	X	X				Dept. Name	\$\$	Local	under-way	NO-#	

Short Term Work Programs are required for all local governments, updates required every five years.

This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address the priority Needs and Opportunities, identified Target Areas (if applicable), or to achieve portions of the Community Goals. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. (Note that general policy statements should not be included in the Short Term Work Program, but instead should be included in the Policies section of the Community Goals.) The Community Work Program must include the following information for each listed activity:

- Brief description of the activity;
- Legal authorization for the activity, if applicable;
- Timeframe for initiating and completing the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and
- Funding source(s), if applicable.
- Projects noted as “P” in the Status column are considered a Priority
- The Notes column lists the cross-referenced project number for the CTP

SHORT TERM WORK PROGRAM, 2023 - 2027

PAULDING COUNTY

	PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					Responsible Agency / Dept.	Cost Estimate	Funding Source	Status	Need / Opp Reference #	Notes
		2023	2024	2025	2026	2027						
CG-1: PROTECT and PRESERVE COMMUNITY RESOURCES												
PCWP-01	Implement clear and user-friendly Zoning Ordinance and Development Regulations for Character Areas consistent with the 2017 Comprehensive Plan land use recommendations including: 1) Incentives for use of green infrastructure in stormwater management 2) Land use plan for the reservoir watershed area in advance of growth influences	X					PC Community Development	\$200,000	General Fund		N/O - 01, 02, 03, 04, 08, 10, 11, 21	
PCWP-02	In partnership with the DNR, develop a process to: 1) Identify WMA encroachment issues, 2) Minimize the impact of growth on the WMA, 3) Evaluate potential of WMA (educational and economic), 4) Monitor land use along WMA border and 5) Collaborate on WMA-related issues long term	X	X	X	X	X	PC + GA DNR	Staff Time	Fixed Labor		N/O -01, 02, 03, 11, 12, 15	
PCWP-03	In partnership with other jurisdictions, property owners, Trust for Public Land, conservancy groups, WMA, State of Georgia and others, 1) inventory conserved land, rural open space, agricultural lands, parks, targeted greenspace, natural resources, and historical property/structures of significance and 2) consider how to improve access to Wildlife Management Areas and Silver Comet Trail.	X	X	X	X	X	PC Comm, Parks/Rec/CA, DOT Cities of Dallas, Hiram, Braswell, GA DNR Trust for Public Land	\$5,000 Staff Time	General Fund		N/O - 01, 02	
PCWP-04	Contact the Coosa River Soil & Water Conservation District when future projects impinging on or upstream of 11 identified PL 566 dam structures	X	X	X	X	X	PC	Staff Time	General Fund		N/O - 01, 02	
PCWP-05	Support Sweetwater Creek Cleanup + Restoration project from Taylor Farm Park to Co. line	X	X	X	X	X	PC	Staff Time	General Fund		N/O - 01, 02, 03, 11, 13	
CG-2: TARGET GROWTH												
PCWP-06	Prepare assessment of need/inventory for walkable neighborhood-scale parks, retail, restaurants to serve existing crossroad communities, neighborhoods, subdivision developments, and intown neighborhoods	X	X	X	X	X	PC Community Development	Staff Time	General Fund		N/O -04, 05, 06, 07, 08, 09, 10, 19, 20, 21	

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	PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					Responsible Agency / Dept.	Cost Estimate	Funding Source	Status	Need / Opp Reference #	Notes
		2023	2024	2025	2026	2027						
CG-2: TARGET GROWTH continued												
PCWP-07	Complete, implement and revise clear and user-friendly Zoning Ordinance and Development Regulations consistent with the updated Comprehensive Plan land use recommendations to include: 1) Incentives for use of green infrastructure in stormwater management, 2) Special area plan for the reservoir watershed area in advance of growth influences, 3) District planning where growth in different areas of the county matches the character area and does not overcommit sewer capacity, 4) Broadly communicate changes, 5) Cluster commercial development at targeted crossroads and 6) Develop ordinance and Development Regulations regarding water and sewer	X	X	X	X	X	PC Community Development, Water System, DOT	\$200,000	General Fund		N/O - 01, 02, 03, 04, 05, 06, 07, 08, 10, 11, 21	
PCWP-08	Develop design guidelines or overlay districts for targeted retail nodes to keep scale and appearance compatible with neighborhood or rural character.	X	X	X	X	X	PC Community Development	Staff Time	General Fund		N/O - 08, 10, 20, 21	
PCWP-09	Conduct a Sewer System Master Plan as part of the Water System Master Plan (Complete a Master Plan, including water and wastewater)	X		X			PC Water System	\$600,000	Water Enterprise Fund		N/O - 04, 05, 06, 22, 23	
PCWP-10	Expand Wastewater Capacity to meet current and projected growth demand at Coppermine Plant	X					PC Water System	\$14,000,000	ARPA		N/O - 04, 05, 06, 23	
PCWP-11	Undertake projects as outlined in the results of the 2023 Wastewater Master Plan		X	X	X	X	PC Water System	TBD	Water Enterprise Fund		N/O - 04, 05, 06, 23	
PCWP-12	Include in the water and wastewater master plans the results of the 5 "SPECIAL AREAS" studies developed as part of the 2022 Comp Plan Update.		X	X	X		PC Water System	TBD	TBD		N/O - 04, 05, 06, 08, 23	
CG-3: LEVERAGE and PROMOTE EXISTING and NEW ASSETS												
PCWP-13	Promote Silver Comet Trail in county printed and on-line material	X	X	X	X	X	PC All Departments	Staff Time	Local		N/O - 11, 12, 13, 19	
PCWP-14	Continue National Stabilization Program (NSP 3)	X	X	X	X	X	PC Community Development and Finance	Staff Time	Local		N/O - 07	

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		2023	2024	2025	2026	2027						
CG-3: LEVERAGE and PROMOTE EXISTING and NEW ASSETS continued												
PCWP-15	Within the 5 Special Study Areas , identify infrastructure needed within Cities and County to support infill commercial and industrial development within existing infrastructure boundaries.	X	X	X	X	X	PC IBA, EDO, Comm Dev Cities of Dallas and Hiram	Staff Time	Local		N/O - 05, 06, 08, 09, 22, 23	
PCWP-16	Partner with PC to expand on airport infrastructure to provide a regional hub for business-class flights, small-scale deliveries, and emergency connectivity and flight support.	X	X	X	X	X	PC, FAA, Chamber	Staff Time	Local		N/O - 15, 21, 22, 23	
PCWP-17	Review and update if necessary the airport area master development plan to encourage development of a business/technology park and continue to promote the airport's new, clean and safe facilities				X		PC Comm Dev, EDO and PC Airport Authority	\$150,000	General Fund		N/O - 11, 14, 15, 22, 23	
PCWP-18	Determine the feasibility of creating Community Improvement Districts/ Tax Allocation Districts structures where applicable to promote reinvestment and redevelopment		X				PC EDO, Comm Dev Cities of Dallas and Hiram	\$50,000	General Fund		N/O - 04, 05, 06, 08, 14	
PCWP-19	Install Gateway signage along SR 120 and SR 92 with logos and theme- Chamber of Commerce and PCED, as well as schools.	X	X	X	X	X	PC, Chamber of Commerce, EDO Cit-ies of Dallas, Hiram and Braswell	Staff Time	SPLOST, Grants		N/O – 11, 13	
PCWP-20	Develop recreation and natural resources marketing campaign, to promote high quality of life to potential business and desired industry, as well as increased use by residents and neighboring communities.	X	X	X	X	X	PC Comunity Development, PRCA and Chamber	\$50,000	Local Funds		N/O - 01, 02, 03, 11, 12, 13	
PCWP-21	Develop and implement and Economic Development Strategic Plan.		X				PC EDO, IBA Cities of Dallas, Hiram, and Chamber	\$100,000	General Fund		N/O - 04, 05, 06, 09,11, 13, 14, 15, 22	
PCWP-22	Conduct Retail Leakage Study within the 5 Special Area Studies to identify neighborhoods and residential developments where neighborhood scale retail, grocery, restaurant and services are needed and work to attract these services.		X				PC EDO	\$50,000	General Fund		N/O - 04, 06, 09, 21, 22	

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		2023	2024	2025	2026	2027						
CG-3: LEVERAGE and PROMOTE EXISTING and NEW ASSETS continued												
PCWP-23	Coordinate with GA Dept of Economic Development/Tourism, GA DNR, Chamber of Commerce, PRCA, WMA, and Cities and County to provide cohesive marketing efforts for visitors to Paulding including development of logos, wayfinding and gateway signage, integration with websites, social media, school systems field trips, and technology/ industrial recruitment magazines	X	X	X	X	X	PC, Chamber, GA DCA and Dept of Economic Development, WMA, Cities of Dallas and Hiram	\$50,000	Hotel/ Motel Tax, General Fund		N/O - 11	
PCWP-24	Continually assess with MJW the issue of where all aspects of tourism are best located to: 1) take advantage of the abundant opportunities in Paulding County and 2) determine how it should be funded, and what triggers would signal the need for organizational adjustments	X	X	X	X	X	EDO, PC Community Development, Cities of Dallas, Hiram and Braswell	Staff Time	Hotel/ Motel Tax, General Fund		N/O - 03, 11, 13	
PCWP-25	Develop Tourism Strategic Plan	X	X				MJW Members, Chamber	\$50,000	General Fund		N/O - 03	
PCWP-26	Identify infrastructure needed within Cities and County to support infill commercial and industrial development within existing infrastructure boundaries	X	X	X	X	X	PC Community Development, Cities of Dallas + Hiram	Staff Time	General Fund		N/O - 04, 05, 06, 08, 09, 21, 22, 23	
PCWP-27	Incentivize and recruit technology-oriented, energy-efficient, and sustainable businesses in areas where infrastructure is not available for industries that are heavy water and sewer users.	X	X	X	X	X	IBA, EDO, PC Community Development, Cities of Dallas and Hiram	Staff Time	General Fund		N/O - 04, 05, 06, 21, 22	
PCWP-28	Identify infrastructure needed to make surrounding sites marketable for medical/offices, and/or supporting needs such as restaurants, lodging, and retail/ services.	X	X	X	X	X	Paulding County Community Development, Cities of Dallas, Hiram	Staff Time	General Fund		N/O - 04, 05, 06, 21, 22	
PCWP-29	Assess needs of existing business and industry regarding supplier shipments, freight costs, other logistics needs, marketing needs, hiring incentives, workforce training needs, connections to resources to assist with identifying competitive advantages, new product innovations, emerging technologies, and new markets/ product uses.	X	X	X	X	X	IBA, EDO, PC Community Development, Cities of Dallas, Hiram and Braswell	Staff Time	General Fund		N/O - 04, 05, 06, 21, 22	
COMPLETE COMPREHENSIVE PARKS AND RECREATION STUDY PROJECTS												
PCWP-30	Burnt Hickory Trail Projects	X	X				PC PRCA	\$185,000	SPLOST		N/O - 03, 23	
PCWP-31	Mulberry Rock Phase 2	X	X				PC PRCA	\$1,700,000	SPLOST		N/O - 03, 23	

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		2023	2024	2025	2026	2027						
CG-3:LEVERAGE and PROMOTE EXISTING and NEW ASSETS continued												
COMPLETE SPLOST PROJECTS												
PCWP-32	Construct inclusive playgrounds: Mount Tabor, Taylor Farm, Mulberry Rock and White Oak	X	X	X	X	X	PC PRCA	\$2,000,000	SPLOST		N/O - 03, 23	
PCWP-33	Tennis/Pickle Ball court: Mount Tabor and Taylor Farm	X	X	X	X	X	PC PRCA	\$800,000	SPLOST		N/O - 03, 23	
PCWP-34	Resurface Tennis Courts: Taylor Farm, Mount Tabor, Burnt Hickory	X	X	X	X	X	PC PRCA	\$20,000	SPLOST		N/O - 03, 23	
PCWP-35	Resurface Gym Floors: Mount Tabor, Taylor Farm	X	X	X	X	X	PC PRCA	\$90,000	SPLOST		N/O - 03, 23	
PCWP-36	Construct Dog Park at Mulberry Rock	X	X	X	X	X	PC PRCA	\$400,000	SPLOST		N/O - 03, 23	
PCWP-37	Construct new concessions/ restroom facility: Union and Yorkville	X	X	X	X	X	PC PRCA	\$1,000	SPLOST		N/O - 03, 23	
PCWP-38	Construct new restroom facility at White Oak Park	X	X	X	X	X	PC PRCA	\$400,000	SPLOST		N/O - 03, 23	
PCWP-39	Pave Parking at Yorkville	X	X	X	X	X	PC PRCA	\$250,000	SPLOST		N/O - 03, 23	
PCWP-40	Insall new scorestands at all playing fields	X	X	X	X	X	PC PRCA	\$100,000	SPLOST		N/O - 03, 23	
PCWP-41	Richland Creek Reservoir park property Phase 2 development	X	X	X	X	X	PC PRCA	\$7,000,000	SPLOST		N/O - 02, 03, 11, 23	
CG-4: CREATE CONNECTIONS												
BIKE/PEDESTRIAN												
PCWP-42	Williams Lake Road from Bessie Baggett Elementary (Peppertree Dr.) to Taylor Farm Park	X	X				PC DOT	\$570,000	Local	P	N/O - 18, 20	CTP-203A
PCWP-43	Pine Valley Road Sidwalks	X	X				PC DOT	\$450,000	Local	P	N/O - 18, 20	CTP-203B
PCWP-44	Dallas Acworth Highway Sidewalk from Sara Babb Park (East Memorial Dr. and Recreation Drive to Old Cartersville Road/E. Paulding Dr.)	X	X				PC DOT/City of Dallas	\$2436,000	Developer Funded	P	N/O - 18, 20	CTP-206
PCWP-45	Cedarcrest Road Sidewalk from SR 92 to County Line	X	X	X	X	X	PC DOT	\$6,360,000	Local	P	N/O - 18, 20	CTP-208
PCWP-46	Construction of sidewalks in the in the vicinity of schools, parks, and other activity centers	X	X	X	X	X	PC DOT	\$1,109,000	SPLOST + Developer Funded		N/O - 18, 20	
BRIDGES												
PCWP-47	Morningside Drive at Mill Creek Bridge Replacement	X					PC DOT	\$5,234,434	Federal (STBG) State		N/O - 08, 16, 17, 21, 23	CTP-170

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		2023	2024	2025	2026	2027						
CG-4: CREATE CONNECTIONS continued												
INTERSECTIONS												
PCWP-48	SR 120/Charles Hardy Parkway at SR 6 Bus/Atlanta Highway	X	X	X	X		PC DOT	\$1,162,792	Local (SPLOST) State	P	N/O - 18, 23	CTP - 1
PCWP-49	Dabbs Bridge Road at SR 41 in Cobb County				X	X	PC DOT + COBB DOT	\$1,000,000	Local		N/O - 18, 23	CTP-100
PCWP-50	US 278/SR 6/Jimmy Campbell Parkway parkway at SR 120/Buchanan Highway or SR 61/Villa Rica Highway	X	X	X	X		PC DOT	\$706,000	Local (SPLOST)	P	N/O - 18, 23	CTP -11
PCWP-51	Depot Drive Roundabout at Hiram Commercial	X	X	X	X		PC DOT	\$1,500,000	Local (SPLOST)	P	N/O - 18, 23	CTP-401
PCWP-52	Seven Hills Blvd. realignment to Gullege Road from Gulledege Road to Serenity S/D	X	X	X			PC DOT	\$1,000,000	Local (SPLOST)		N/O - 18, 23	CTP -62
PCWP-53	SR 101/SR 113 at Gold Mine Road	X	X	X			PC DOT	\$1,560,000	Local (SPLOST) State		N/O - 18, 23	CTP-63
PCWP-54	SR 120/Buchanan Highway at SR 101/SR 113	X	X	X			PC DOT	\$2,000,000	State (HB170)		N/O - 18, 23	CTP - 64
PCWP-55	SR 120 Conn (Hiram Sudie Road) at Davis Mill Road	X	X	X	X		PC DOT	\$1,889,530	Federal (STBG) Local	P	N/O - 18, 23	CTP - 65
PCWP-56	Macland Road at SR 6 Bus/ Merchants Drive	X	X	X	X	X	PC DOT + GDOT	\$2,140,000	Local (SPLOST) State	P	N/O - 18, 23	CTP - 8
PCWP-57	SR 92 at Due West Road	X	X				PC DOT	\$750,000	Local (SPLOST)	P	N/O - 18, 23	CTP - 87
PCWP-58	LM Wigley Road at Frey Road	X	X				PC DOT	\$250,000	Local (SPLOST)		N/O - 18, 23	CTP-88
PCWP-59	Dabbs Bridge Road at Harmony Grove Church Road	X	X	X	X	X	PC DOT	\$7,100,000	Local (SPLOST)	P	N/O - 18, 23	CTP-89
PCWP-60	Austin Bridge Road at Mein Mitchell Road		X	X	X		PC DOT	\$1,100,000	Local (SPLOST)		N/O - 18, 23	CTP-94
PCWP-61	SR 61/Cartersville Highway at Dabbs Bridge Road		X	X	X	X	GDOT	\$6,949,599	Local (SPLOST)		N/O - 18, 23	CTP-75
PCWP-62	SR 101/SR 113 at Old Yorkville Road		X	X	X	X	PC DOT	\$750,000	Local (SPLOST)		N/O - 18, 23	CTP-26
PCWP-63	SR-120/Buchanan Hwy at Paul Harris Road Realignment	X	X				PC DOT	\$1,100,00	Local/ State (SPLOST)		N/O - 18, 23	CTP-113
PCWP-64	SR 6 Bus/Merchants Drive at Old Harris Rd/Coach Bobby Dodd Road	X	X	X	X	X	PC DOT	\$2,900,000	Local/ State		N/O - 18, 23	
PCWP-65	Deport Drive at Seaboard Avenueue			X	X	X	PC DOT	\$250,000	Local (SPLOST)		N/O - 18, 23	
PCWP-66	SR 61 at Harmony Grove Church Rd/ Cochran Rd	X	X	X	X		PC DOT	\$3,700,000	Local (SPLOST)		N/O - 18, 23	
PCWP-67	Bobo Rd and Mt. Tabor Church Rd at Macland: Project ID: SP-4			X	X		PC DOT	\$4,000,000	Local (SPLOST)		N/O - 18, 23	

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		2023	2024	2025	2026	2027						
CG-4: CREATE CONNECTIONS continued												
ITS												
PCWP-68	Cedarcrest Road Fiber Optic Cable from Paulding County TCC to Cedarcrest Rd.				X	X	PC DOT	\$1,140,000	Local/ State		N/O - 08, 16, 17, 21, 23	CTP-304
PCWP-69	Dallas Acworth Highway Fiber Optic Cable from Seven Hills Connector to SR 92		X	X	X		PC DOT	\$200,000	Local/ State		N/O - 08, 16, 17, 21, 23	CTP-303
NEW ROADWAYS												
PCWP-70	Westbrook Creek Alignment to School Alignment from Cedarcrest Road to new planned middle school adjacent to Seven Hills Blvd	X	X	X			PC DOT	\$2,181,689	Local (SPLOST)	P	N/O - 04, 16, 17, 18, 21	CTP-103
PCWP-71	Justice Center Drive Extension from US 278/SR 6 to Constitution Blvd	X	X	X			PC DOT	\$250,000	Local (SPLOST)	P	N/O - 04, 16, 17, 18, 21	CTP-90
PCWP-72	Breezy Valley Connector	X	X	X			PC DOT	\$400,000	Local (SPLOST)		N/O - 04, 16, 17, 18, 21	
ROADWAY OPERATIONAL IMPROVEMENT												
PCWP-73	US 278/SR 6/Jimmy Campbell Parkway from Seaboard Drive/Old Villa Rica Road to Butler Industrial Dr., Cadillac Parkway	X	X				PC DOT	\$4,900,000	Federal (HSIP)	P	N/O - 16, 17, 18, 21, 23	CTP-111
PCWP-74	Traffic Signals (as warranted throughout the County)	X	X	X	X	X	PC DOT	\$875,000	Local		N/O - 16, 17, 18, 21, 23	CTP-125
PCWP-75	Mt. Moriah Road operational improvement from Mt. Moriah Baptist Church to SR 61/Cartersville Highway	X	X				PC DOT	\$575,000	Developer Funded		N/O - 16, 17, 18, 21, 23	CTP-44
PCWP-76	Harmony Grove Church Road from Cedarcrest Road to SR 61/ Cartersville Highway	X	X	X	X	X	PC DOT	\$1,200,000	Local (SPLOST)		N/O - 16, 17, 18, 21, 23	CTP-61
PCWP-77	Winn Road Shoulder Improvement from Friendship Church Road to South Paulding High School		X	X	X		PC DOT	\$630,000	Local (SPLOST)		N/O - 16, 17, 18, 21, 23	CTP-92
PCWP-78	Gulledge Road, Old Cartersville Road to Frey Road KEY: SH-3	X	X	X	X	X	PC DOT	\$1,500,000	Local (SPLOST)		N/O - 16, 17, 18, 21, 23	
ROADWAY CAPACITY												
PCWP-79	Cedarcrest Road Widening (Segment 1) from Cobb County line to Harmony Grove Road	X	X	X	X	X	PC DOT	\$48,124,898	Local (SPLOST) Federal	P	N/O - 04, 16, 17, 18, 21, 23	CTP-28
PCWP-80	East Paulding Drive Widening from SR 120/Dallas Highway to Reece Road	X	X	X			PC DOT	\$38,563,000	Federal (STBG) Local (SPLOST)	P	N/O - 04, 16, 17, 18, 21, 23	CTP-32
PCWP-81	Ridge Road Widening - SR 92 to Laird Road	X	X	X	X	X	PC DOT	\$3,905,000	Local (SPLOST)		N/O - 04, 16, 17, 18, 21, 23	CTP-35

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		2023	2024	2025	2026	2027						
CG-4: CREATE CONNECTIONS continued												
PCWP-82	Dallas Acworth Highway widening from SR 92/Cedarcrest Rd to Mt. Tabor Church Rd/Frey Rd	X	X	X	X	X	PC DOT	\$20,000,000	Local (SPLOST)	P	N/O - 04,16, 17, 18, 21, 23	CTP-450
PCWP-83	SR 92/Hiram Acworth Highway widening from Old Burnt Hickory Rd to East Paulding Middle School	X	X	X	X	X	PC DOT	\$105,188,899	State (HB170)		N/O - 04,16, 17, 18, 21, 23	CTP-31
PCWP-84	SR 92/Hiram Acworth Highway widening from Nebo Road to East Paulding Middle School	X	X	X	X	X	GDOT	\$65,959,009	State (HB170)		N/O - 04,16, 17, 18, 21, 23	CTP-33
PCWP-85	SR 92 (Hiram Douglasville Hwy) Widening FM Malone Rd to Nebo Rd Project ID: 092A	X	X	X	X	X	GDOT	\$47,543,000	State/Federal		N/O - 16, 17, 18, 21, 23	
PCWP-86	SR 61/Villa Rica Highway widening from Dallas-Nebo Road to US 278/ SR 6	X	X	X	X	X	GDOT	\$44479,134	State (HB170)		N/O - 04,16, 17, 18, 21, 23	CTP-36
PCWP-87	SR 92/Hiram Acworth Highway from Old Burnt Hickory Rd to Cobb County Line	X	X				GDOT	\$24431,070	Federal (STBG) Local		N/O - 04,16, 17, 18, 21, 23	CTP-42
PCWP-88	Dabbs Bridge Road widening from SR 61/Cartersville Hwy to US 41 in Cobb County			X	X	X	PC DOT	\$2,500,000	Local (SPLOST)		N/O - 04,16, 17, 18, 21, 23	CTP-27
PCWP-89	Seven Hills Blvd widening from Cedarcrest Rd over Pumpkinvine Creek to Gullledge Rd			X	X	X	PC DOT	\$1,000,000	Local (SPLOST)		N/O - 04,16, 17, 18, 21, 23	CTP-49
PCWP-90	US 41 to I-75 Connecton of Third Army Interchange (SR 92) Cedarcrest Road and Dabbs Bridge Road	X	X	X	X		GDOT	\$1,000,000	Local (SPLOST)		N/O - 04,16, 17, 18, 21, 23	
SAFETY AND OPERATIONS - SCHOOL ZONES												
PCWP-91	LAP/Partner Projects, Safety, Routes to Schools, Operations, etc.	X	X	X	X	X	PC DOT	\$12,000,000	Local (SPLOST)		N/O - 04, 05, 17, 18, 19, 23	CTP - 56
STATE OF GOOD REPAIR/INFRASTRUCTURE PRESERVATION												
PCWP-92	Paving – Subdivisions	X	X	X	X	X	PC DOT	\$12,000,000	Local (SPLOST) State (LMIG)		N/O - 23	CTP-122
PCWP-93	Paving – Arterials and Collectors	X	X	X	X	X	PC DOT	\$13,860,000	Local (SPLOST) State (LMIG)		N/O - 23	CTP-123
PCWP-94	Paving – Collectors, local streets, and subdivisions	X	X	X	X	X	PC DOT	\$24,000,000	Local (SPLOST) State (LMIG)		N/O - 23	CTP-124
PCWP-95	Bridge Maintenance - Bucket	X	X	X	X	X	PC DOT	\$250,000	Local (SPLOST)		N/O - 23	CTP-93

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		2023	2024	2025	2026	2027						
CG-4: CREATE CONNECTIONS continued												
STUDIES												
PCWP-96	New Hope Corridor Study - Dallas Acworth Hwy at Due West Road/ Bobo Road/E. Paulding	X	X	X	X	X	PC DOT	\$100,000	Local (SPLOST)	P	N/O - 04, 08, 17, 18, 21, 23	CTP-150
PCWP-97	Prepare Bike and Pedestrian plan and integrate with Transportation Plan.			X	X	X	PC DOT	\$200,000	Local		N/O - 04,11, 12, 13, 17, 18, 19, 20, 23	CTP-217
PCWP-98	Scoping & Feasibility Studies	X	X	X	X	X	PC DOT	\$6,000,000	Local		N/O - 04, 17, 18	CTP-53
PCWP-99	SR 120/Charles Hardy Pkwy Scoping Study from US to 78/SR 6/Jimmy Lee Smith Parkway to Cobb County Line	X	X				PC DOT	\$500,000	State + Federal Grants/ Local (SPLOST)		N/O - 04, 17, 18	CTP-91
PCWP-100	Poplar Springs Road Scoping Study	X	X	X	X		PC DOT	\$100,000	Local (SPLOST)	P	N/O - 04, 17, 18	CTP-96
PCWP-101	West Paulding Connector from Cedarcrest Road to SR 61/ Cartersville Hwy		X	X	X		PC DOT	\$50,000	Local (SPLOST)	P	N/O - 04, 17, 18	CTP-41
PCWP-102	East Dallas Bypass from SR 6 Bus/ Merchants Dr to SR 6/Villa Rica Hwy		X	X	X		PC DOT	\$50,000	Local (SPLOST)	P	N/O - 04, 17, 18	CTP-40
PCWP-103	Nebo Road Corridor Safety Improvement from Dallas Nebo Road to SR 92			X	X	X	PC DOT	\$50,000	Local (SPLOST)	P	N/O - 04, 17, 18	CTP-83
TRANSIT												
PCWP-104	Coordinate with Douglas, Cobb, and Bartow transit planning to create regional transit and multimodal connections to Paulding WellStar Hospital and other community services.	X	X	X	X	X	PC DOT	Staff Time	Local		N/O - 06,11, 14, 17, 21, 26	CTP-400
PCWP-105	Create centers of density for future GRTA or other transit service pick-up points	X	X	X	X	X	PC DOT, PC Community Development, Cities, Other	Staff Time	Local		N/O - 05, 08, 09, 17, 21	
PCWP 106	Transit - FTA Section 5307/5340 Formula Funds Project ID: AR-5307-PA EP	X	X	X	X	X	County Transit	\$2438,000	State/ Federal		N/O - 04, 18	
CG-5: MAINTAIN FISCAL VIABILITY												
PCWP-107	When land use, economic development, transportation, and education/workforce decisions are made, prepare public statement of how this relates to Community Goals. Refer to the Goals, Needs and Opportunities, Future Development Map and Supporting Policy Map as projects are implemented. Publicize MJW involvement in implementation on regular basis at public events.	X	X	X	X	X	PC All Departments, EDO, PC School District, Chamber of Commerce, Cities of Dallas, Hiram and Braswell	Staff Time	Local Funds		N/O - 26	

SHORT TERM WORK PROGRAM, 2023-2027

PAULDING COUNTY

	PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					Responsible Agency / Dept.	Cost Estimate	Funding Source	Status	Need / Opp Reference #	Notes
		2023	2024	2025	2026	2027						
CG-5: MAINTAIN FISCAL VIABILITY continued												
INTER-GOVERNMENTAL COORDINATION												
PCWP-108	Facilitate the MJW in regularly scheduled work sessions to research, analyze, plan, and report solutions and recommendations for agreed-upon priority projects.	X	X	X	X	X	PC Comm Dev + MJW Part-ners	\$25,000	Local		N/O - 04, 05, 06, 23, 25, 26	
PCWP-109	Execute, with other MJW agencies, an MOU committing agencies to utlize the same population projections and permitting data across all governments	X					PC Comm Dev + MJW Part-ners	Staff time	Local Funds		N/O - 26	
PCWP-110	Execute, with other MJW agencies, an MOU committing agencies to enhance, improve and jointly create strategies for utility expansion and improvement	X					PC Comm Dev + MJW Part-ners	Staff Time	Local Funds		N/O - 25, 26	
PCWP-111	In partnership with the Paulding County School Sytem, develop a formal process for joint consideration of school siting. issues to include including infrastructure availability, capacity and investment, alignment of priorities and project schedules	X	X	X	X	X	PC Comm Dev + School District	Staff Time	Local Funds		N/O - 04, 18, 20, 23	
MAINTAIN PUBLIC FACILITIES												
PCWP-112	Continue closure of landfill facilities as planned	X	X	X	X	X	PC County Engineer	\$6,000,000	General Fund, Fee-Based Revenue		N/O - 04, 23	
CG-6: SUPPORT BROADBAND and TELECOMMUNICATIONS												
PCWP-113	Recertify for Broadband Ready Community designation annually	X	X	X	X	X	PC Commu-nity Develop-ment	Staff Time	General Fund		N/O - 27, 28	
PCWP-114	Apply for funding under the Georgia Broadband Deployment Initiative to improve broadband service in identified unserved areas	X	X	X	X	X	Various PC Departments	\$5,000/Staff Time	Local, SPLOST, state and federal grants, loans		N/O - 27, 28	
PCWP-115	Paulding will partner with EMC's and other providers to extend broadband service to unserved areas in qualified Census tracts in Southwest Paulding County to increase available speeds to at least 25 Mbps down and 3 Mbps up.	X	X	X	X	X	PC, Carroll EMC, Sync-Global	\$500,000	OneGeorgia and other state and federal grants + loans, Local (SPLOST)		N/O - 27, 28	
PCWP-116	Work to install public Wi-Fi in each County Park	X	X	X	X	X	Various PC Departments	\$100,000 - \$150,000	Local (SPLOST)		N/O - 27, 28	

SHORT TERM WORK PROGRAM, 2023-2027

CITY OF DALLAS

	PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					Responsible Agency / Dept.	Cost Estimate	Funding Source	Status	Need / Opp Reference #	Notes
		2023	2024	2025	2026	2027						
CG-1: PROTECT and PRESERVE COMMUNITY RESOURCES												
DWP-01	Maintain Scott Smith Preserve 170 acres - wetlands and Civil War Battlefield	X	X	X	X	X	City of Dallas	Staff Time	Fixed Labor		N/O -01, 02, 03, 11, 12, 15	
DWP-02	In partnership with other jurisdictions, property owners, Trust for Public Land, conservancy groups, WMA, and others: 1) Inventory conserved land, rural open space, agricultural lands, parks, targeted greenspace, natural resources, and historical property/structures of significance and 2) Consider how to improve access to Wildlife Management Areas and Silver Comet Trail.	X	X	X	X	X	PC Comm, Parks/Rec/CA, DOT Cities of Dallas, Hiram, Braswell, GA DNR, Trust for Public Land	\$5,000 Staff Time	General Fund		N/O-01, 02, 03, 12, 13	
CG-2: TARGET GROWTH												
ALIGN DEVELOPMENT MAPS												
DWP-03	Develop a Character Area Map and Defining Narrative (based on DCA requirements and to align with the PC Comprehensive Plan)	X					City of Dallas	\$15,000	Local		N/O - 09, 10, 19	
ENHANCE DOWNTOWN DALLAS												
DWP-04	Inventory demand for downtown housing (in partnership with Georgia Highlands)	X					City of Dallas	\$1,000	Local		N/O - 09	
DWP-05	Create a Mixed-Use Zoning category. Evaluate and assess the current rate of density in downtown Dallas explore the value of increasing density in the city center	X					City of Dallas	\$5,000	Local		N/O - 08, 09	
DWP-06	Develop Proposed Ordinance mendment Language to Update C – 1 and C – 2 Zoning Classifications to incorporate Downtown Residential Types	X					City of Dallas	\$20,000	LCI Sup-plemental Funding		N/O - 09	
DWP-07	Identify Range of Potential Development Incentives for New Mixed Income Housing Redevelopment in Identified Redevelopment Area	X					City of Dallas	\$25,000	LCI Sup-plemental Funding		N/O - 26, 27, 28	

SHORT TERM WORK PROGRAM, 2023-2027

CITY OF DALLAS

	PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					Responsible Agency / Dept.	Cost Estimate	Funding Source	Status	Need / Opp Reference #	Notes
		2023	2024	2025	2026	2027						
CG-2: TARGET GROWTH continued												
DWP-08	Develop a shared Downtown Parking Plan	X	X				City of Dallas and Developers	Staff Time	City of Dallas + Others		N/O - 09	
DWP-09	Complete and implement a full update of the entire zoning code	X					City of Dallas	\$50,000	City of Dallas		N/O - 09, 10	
DWP-10	Identify a range of potential development incentives for the West Dallas Commercial District to build area into recreational/commercial destination featuring a variety of amenities including sports parks, pasive recreation, tourism and commercial (food, retail and lodging) to build upon the direct connection to the Silver Comet Trail. Identify challenges to vision, create and implement solutions.	X	X	X	X	X	City of Dallas PC Comm Dev, EDO, Intrerested Developers	\$100,000	Various + Possible Grants		N/O - 09	
G-3: LEVERAGE and PROMOTE EXISTING and NEW ASSETS												
INSTALL DIRECTIONAL SIGNAGE												
DWP-11	Install directional signage at key intersections along Highway 278 and at connecting intersections from 278 to Downtown Dallas	X	X	X	X	X	City of Dallas	\$3,000	Local		N/O - 11	
MARKET DALLAS												
DWP-12	Create, along with the Economic Development Organization and other MJW agencies, a County-wide Marketing Plan that includes the City of Dallas recommendations.	X					City of Dallas + MJW Partners	TBD	Local		N/O - 9	
DWP-13	Create an "empty storefront activity" policy (eventually folding into the LCI)	X					DDA / Downtown Merchants Assoc	\$1,000	Local		N/O - 09	
DWP-14	Develop a Town Green: Phase 1: Acquire property	X					City of Dallas	\$4,000,000	City of Dallas + Various		N/O - 09	
DWP-15	Deveop a Town Green Phase 2: Construction	X	X	X			City of Dallas	\$40,000,000	City of Dallas		N/O - 09	
DWP-16	Create a Marketing Plan for Dallas Trail	X	X				City of Dallas	\$500	City of Dallas		N/O - 03, 09, 13, 18, 20	
DWP-17	Develop a City of Dallas Parks and Recreation Plan	X					City of Dallas	\$20,000	City of Dallas		N/O - 03, 09	

SHORT TERM WORK PROGRAM, 2023-2027

CITY OF DALLAS

	PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					Responsible Agency / Dept.	Cost Estimate	Funding Source	Status	Need / Opp Reference #	Notes
		2023	2024	2025	2026	2027						
CG-4: CREATE CONNECTIONS												
BIKE / PEDESTRIAN												
DWP-18	Work with PC DOT to have the Dallas Comprehensive Bike/Ped Master Plan synchronized with the County's Bike/Ped Plan.	X					City of Dallas + MJW Partners	TBD	Various		N/O - 09, 18, 19, 20	
DWP-19	Funding to complete remaining phases of project to connect Dallas to the Silver Comet Trail. Ph 2-3: Connecting Orphan Brigade Battlefield/Scott Smith Preserve, including sidewalks and preservation of Civil War Trenches, Ph 4: Over/Under Pass connecton to trail	X	X	X	X	X	City of Dallas	Phase 2-3: \$8,300,000 Phase 4: \$100,000	Fixed Labor		N/O - 19	
DWP-20	Dallas Acworth Highway Sidewalk from Sara Babb Park (East Memorial Dr. and Recreation Drive to Old Cartersville Road/E. Paulding Dr.)	X	X				City of Dallas/ PC DOT	\$1,044,00	Developer Funded	P	N/O - 18, 20	CTP-206
COMPLETE LCI PROJECTS												
DWP-21	Redevelopment Area Complete Street Upgrades and Connections: W. Cooper Street & W. Spring Street Extension, Hood, South & West Griffin	X	X	X			City of Dallas	\$8,500,000	LCI + City of Dallas		N/O - 18, 20	
DWP-22	West Memorial and Buchanan Re-alignment (Urban Minor Arterials)	X	X				City of Dallas	\$717,000	PC DOT and GDOT (SPLOST)		N/O - 18, 20	
DWP-23	North Confederate Avenue Pedestrian Improvements (Phase 3 Memorial to Cooper)	X	X	X	X	X	City of Dallas	\$2,044,000	FED/ARC		N/O - 18, 20	
DWP-24	Memorial Drive Pedestrian Improvements (N. Griffin Street to Merchants Drive) (Urban Minor Arterial)	X	X	X	X	X	City of Dallas	\$3,783,360	LCI		N/O - 18, 20	
DWP-25	Butler Place Extension to Herschel Jones Middle School	X	X	X	X	X	City of Dallas	\$2,161,200	LCI + City of Dallas		N/O - 18, 20	
DWP-26	Macland Road at SR 6 Business (Merchants Drive) Intersection Improvements		X				PC DOT	\$650,000	SPLOST		N/O - 18, 20	
DWP-27	Legion Rd and Merchants Drive Roundabout Intersection Improvement			X			GA GOT	TBD	TBD		N/O - 18, 20	
DWP-28	Develop a trailhead at the Cooper Site - On Main Street at the railroad	X					City of Dallas	Property \$200,000	City of Dallas		N/O - 18, 20	
DWP-29	Develop a Wayfinding and Signage Master Plan for the City of Dallas	X					City of Dallas	\$25,000	City of Dallas		N/O - 09, 11, 18	

SHORT TERM WORK PROGRAM, 2023-2027

CITY OF DALLAS

	PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					Responsible Agency / Dept.	Cost Estimate	Funding Source	Status	Need / Opp Reference #	Notes
		2023	2024	2025	2026	2027						
CG-4: CREATE CONNECTIONS continued												
OTHER												
DWP-30	Prioritize East/West Dallas Bypass. Plan and construct connectors within Dallas road system	X	X	X	X	X	PC DOT, GA DOT City of Dallas	TBD	TBD		N/O - 16, 17, 21	
CG-5: MAINTAIN FISCAL VIABILITY												
INTER-GOVERNMENTAL COORDINATION												
DWP-31	Team up with the MJW in regularly scheduled work sessions to research, analyze, plan, and report solutions and recommendations for agreed-upon priority projects.	X					City of Dallas + MJW Partners	Staff Time	Local		N/O - 04, 05, 06, 23, 25, 26	
DWP-32	Execute, with other MJW agencies, an MOU committing agencies to utilize the same population projections and permitting data across all governments	X					City of Dallas + MJW Partners	Staff Time	Local		N/O - 26	
DWP-33	Execute, with other MJW agencies, an MOU committing agencies to enhance, improve, and jointly create strategies for utility expansion and improvement	X					City of Dallas + MJW Partners	Staff Time	Local		N/O - 25, 26	
INFRASTRUCTURE MAINTENANCE												
DWP-34	Maintain City-Owned Roadways	X	X	X	X	X	City of Dallas	\$500,000	State (LMIG) + City		N/O - 23	
DWP-35	Create a Stormwater Utility	X					City of Dallas	\$50,000	City of Dallas		N/O - 23	
DWP-36	Develop a City of Dallas Comprehensive Master Plan in line with the PC Comprehensive Plan, specific to the City of Dallas	X	X				City of Dallas	\$50,000	City of Dallas		N/O - 04, 06, 09, 20, 23	
CG-6: SUPPORT BROADBAND and TELECOMMUNICATIONS												
DWP-37	Recertify for Broadband Ready Community designation annually	X	X	X	X	X	City of Dallas	Staff Time	City of Dallas		N/O - 27, 28	

SHORT TERM WORK PROGRAM, 2023-2027

CITY OF HIRAM

	PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					Responsible Agency / Dept.	Cost Estimate	Funding Source	Status	Need / Opp Reference #	Notes
		2023	2024	2025	2026	2027						

CG-1: PROTECT and PRESERVE COMMUNITY RESOURCES

CG-2: TARGET GROWTH

ALIGN DEVELOPMENT MAPS

HWP-01	Develop a Character Area Map and defining narrative aligning with the PC Comprehensive Plan		X	X			City of Hiram	\$15,000	General Fund	Phase 2	N/O - 09, 10, 19	
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ENHANCE DOWNTOWN HIRAM

HWP-02	Develop the acquired sites that encourage expansion in downtown Hiram, specifically for mixed use within the LCI study area		X	X			City of Hiram	\$200,000	Local + Other		N/O - 09, 10, 19, 24	
HWP-03	Update the FLUM and ordinances to better represent the city's potential	X	X	X			City of Hiram	\$60,000	Local		N/O - 09, 10, 19	

CG-3: LEVERAGE and PROMOTE EXISTING and NEW ASSETS

HWP-04	In partnership with MJW agencies, design and install directional signage from the Silver Comet Trail to services for Trail patrons.	X	X				PC Comm Dev, MJW Members	\$5,000	Local		N/O - 09, 11, 12, 19	
HWP-05	Install directional signage in Downtown Hiram	X	X				City of Hiram, LCI Project	TBD	TBD		N/O - 09, 11, 24	
HWP-06	Design and install additional Hiram Gateway Signage	X	X				City of Hiram, LCI Project	\$30,000	SPLOST		N/O - 09, 11, 24	
HWP-07	Develop the acquired site for the Veterans Memorial property	X					City of Hiram	\$200,000	Local + Other		N/O - 09, 11, 24	
HWP-08	Develop the acquired site designated for the Downtown Hiram Parking Lot	X					City of Hiram	\$200,000	Local + Other		N/O - 09, 11, 24	
HWP-09	Develop a Parks and Recreation Master Plan	X	X	X			City of Hiram	\$30,000	Local + SPLOST		N/O - 03, 09, 24	
HWP-10	Create a design for Gray's Mill Park		X	X	X		City of Hiram	\$200,000	Local + SPLOST		N/O - 03, 09, 24	
HWP-11	Explore potential uses of the church building adjacent to Gray's Mill, Downtown, and the Silver Comet Trail	X					City of Hiram	TBD	Local		N/O - 02, 03, 09, 24	
HWP-12	Develop and carry out parking options for Homer Leggett Park	X					City of Hiram	\$15,000-\$100,000	City of Hiram		N/O - 09, 13, 24	

SHORT TERM WORK PROGRAM, 2022-2027

CITY OF HIRAM

	PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					Responsible Agency / Dept.	Cost Estimate	Funding Source	Status	Need / Opp Reference #	Notes
		2023	2024	2025	2026	2027						
CG-4: CREATE CONNECTIONS												
BIKE/PEDESTRIAN												
HWP-13	In partnership with MJW agencies, build upon the CTP recommendations to develop and implement a comprehensive bike and pedestrian master plan		X	X			City of Hiram + MJW Part-ners	TBD	Various		N/O - 09, 18, 19, 20	
HWP-14	Seek alternative funding to connect Hiram to the Silver Comet Trail		X	X			City of Hiram	Staff Time	Local Funds		N/O - 12, 24	
COMPLETE LCI PROJECTS												
HWP-15	Implement the historic downtown parking plan	X					City of Hiram	\$200,000	SPLOST/ LCI		N/O - 09, 24	
HWP-16	Extend sidewalk network down Church Street	X	X	X			City of Hiram	\$200,000+	SPLOST/ LCI/LMIG		N/O - 20, 24	
HWP-17	Hiram Downtown Pedestrian Improvement Extensions (Beatty Street, Church Street, Segment of Highway 92)	X					City of Hiram	\$200,000	SPLOST/ LCI/LMIG		N/O - 20, 24	
HWP-18	Downtown Hiram Wayfinding Signage					X	City of Hiram	\$50,000	SPLOST/ LCI		N/O - 09, 11, 18, 24	
HWP-19	Downtown Hiram Gateways					X	City of Hiram	\$100,000	SPLOST/ Grant		N/O - 09, 11, 24	
HWP-20	Corridor Improvement - Hiram SR 6 Intersection and Access Improvements/ Match Funds	X	X	X	X	X	PC DOT	\$6,000,000	SPLOST		N/O - 04, 05, 16, 24	
CG-5: MAINTAIN FISCAL VIABILITY												
INTER-GOVERNMENTAL COORDINATION												
HWP-21	Team up with the MJW in regu-larly scheduled work sessions to research, analyze, plan, and report solutions and recommen-dations for agreed-upon priority projects.	X					City of Hiram + MJW Part-ners	\$25,000	Local		N/O - 04, 05, 06, 23, 25, 26	
HWP-22	Execute, with other MJW agencies, an MOU committing agencies to utilize the same pop-ulation projections and permitting data across all governments	X					City of Hiram + MJW Part-ners	\$0	Fixed Labor		N/O - 26	
HWP-23	Execute, with other MJW agencies, an MOU committing agencies to enhance, improve and jointly create strategies for utility expansion and improvement	X					City of Hiram + MJW Part-ners	\$0	Fixed Labor		N/O - 25, 26	

SHORT TERM WORK PROGRAM, 2022-2027

CITY OF HIRAM

	PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					Responsible Agency / Dept.	Cost Estimate	Funding Source	Status	Need / Opp Reference #	Notes
		2023	2024	2025	2026	2027						
INFRASTRUCTURE MAINTENANCE												
HWP-24	Maintain City-Owned Roadways	X	X	X	X	X	City of Hiram	\$200,000	State (LMIG) + City		N/O - 38	
CG-6: SUPPORT BROADBAND and TELECOMMUNICATIONS												
HWP-25	Recertify for Broadband Ready Community designation annually	X	X	X	X	X	City of Hiram	Staff Time	Fixed Labor		N/O - 27, 28	
HWP-26	Work to install public Wi-Fi in each City Park	X	X	X	X	X	City of Hiram + Wi-Fi Providers	\$15,000-\$30,000	Local, SPLOST		N/O - 24, 27, 28	

SHORT TERM WORK PROGRAM, 2023-2027

CITY OF BRASWELL

	PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					Responsible Agency / Dept.	Cost Estimate	Funding Source	Status	Need / Opp Reference #	Notes
		2023	2024	2025	2026	2027						
CG-1: PROTECT and PRESERVE COMMUNITY RESOURCES												
BWP-01	In partnership with other jurisdictions, property owners, Trust for Public Land, conservancy groups, WMA, and others, 1) inventory conserved land, rural open space, agricultural lands, parks, targeted greenspace, natural resources, and historical property/structures of significance and 2) consider how to improve access to Wildlife Management Areas and Silver Comet Trail.	X	X	X	X	X	PC Comm, PC PRCA, DOT, Cities of Dallas, Hiram and Braswell, GA DNR, Trust or Public Lands	Staff Time	Local Funds		N/O - 01, 02, 03, 12, 13	
CG-2: TARGET GROWTH												
BWP-02	Partner with Paulding County and Polk County to ensure adequate fire protection coverage for residents and businesses in the City of Braswell	X					City of Braswell PC Comm Dev, PC/Polk Fire Water Depts, and Commis-sions	Staff Time	Local Funds		N/O - 09	
BWP-03	Update ordinances to protect community character and natural resources, with particular attention to water resources and tree protection	X					City of Braswell, PC Comm Dev, NWGRC	Staff Time	Local Funds		N/O - 01, 10	
BWP-04	Develop a profile of Braswell's growth patterns in the last 10 years to understand current and future demand - use data and actual records to identify characteristics of investment, land sales/purchases, etc.	X					City of Braswell PC Comm Dev	Staff Time	Local Funds		N/O - 01, 04, 07	
CG-3: LEVERAGE and PROMOTE EXISTING and NEW ASSETS												
BWP-05	Integrate Braswell into the new Paulding County Parks and Recreation Plan	X					City of Bras-well, PC Comm Dev, PC PRCA	Staff Time	Local Funds		N/O - 03, 9	
BWP-06	Renovate existing city owned his-toric church for use as a senior/ community center		X				City of Braswell	\$70,000	Local/ State		N/O - 02, 03, 09	
BWP-07	Create a plan to preserve and restore Old Braswell Methodist Church; place on the National Register of Historic Places	X					City of Braswell, NWGRC	\$2,500	Local/ State Grant		N/O - 02, 03, 09	
BWP-08	Construct a Bicycle Service Station		X				City of Bras-well, PC Comm Dev, PC PRCA	\$5,000	Local		N/O - 03, 09, 13, 18	
BWP-9	Open up and maintain Old Bras-well cemetery		X				City of Braswell + Investors	\$5,000	Local and Private		N/O - 02, 03, 09	
BWP-10	Achieve "Film Ready" Designation from State		X				City of Braswell + Chamber	Staff Time	Local Funds		N/O - 11	

SHORT TERM WORK PROGRAM, 2023-2027

CITY OF BRASWELL

	PROJECT / ACTIVITY DESCRIPTION	TIMEFRAME					Responsible Agency / Dept.	Cost Estimate	Funding Source	Status	Need / Opp Reference #	Notes
		2023	2024	2025	2026	2027						
CG-4: CREATE CONNECTIONS												
BWP-11	Develop a Trailhead Plan to connect with Silver Comet Trail: 1. Map out locations, 2. Determine amenities and best practices for each access point and 3. Consider passive recreation (rest and relax, eco-camping)	X	X				City of Braswell PC Comm Dev, DOT, Parks/ Rec/CA GDNR	\$30,000	Local / State		N/O 12, 19	
MAINTAIN INFRASTRUCTURE												
BWP-12	Repave American Avenue					X	City of Braswell	\$25400	Local/ State		N/O - 23	
BWP-13	Repave Western Avenue					X	City of Braswell	\$40,425	Local / State		N/O - 23	
BWP-14	Repave Eastern Avenue					X	City of Braswell	\$37400	Local / State		N/O - 23	
BWP-15	Repave Jacob Trail					X	City of Braswell	\$44,200	Local / State		N/O - 23	
BWP-16	Repave Amber Street					X	City of Braswell	\$18,700	Local / State		N/O - 23	
BWP-17	Repave Braswell City Hall parking lot	X					City of Braswell	\$39,000	Local / State		N/O - 23	
CG-5: MAINTAIN FISCAL VIABILITY												
BWP-18	Team up with the MJW in regularly scheduled work sessions to research, analyze, plan, and report solutions and recommendations for agreed-upon priority projects.	X	X	X	X	X	City of Braswell +MJW Partners	TBD	Local		N/O - 04, 05, 06, 23, 25, 26	
BWP-19	Inventory with other MJW members, possible revenue streams specific to Braswell's character - consider both current condition and potential additional amenities - in particular with the Silver Comet Trail.	X	X				MJW Partners	Staff Time	Local		N/O - 05, 09 11, 12, 13	
CG-6: SUPPORT BROADBAND and TELECOMMUNICATIONS												
BWP-20	Pass a Broadband Ordinance	X					City of Braswell	Staff Time	N/A		N/O - 27, 28	
BWP-21	Become designated as Broadband Ready Community; reapply annually to maintain designation					X	City of Braswell	Staff Time	General Fund		N/O - 27, 28	
BWP-22	Apply for funding under the Georgia Broadband Deployment Initiative to improve broadband service in identified unserved areas.					X	City of Braswell + Wi-Fi Providers	\$5,000/ Staff Time	Local, SPLOST, state/federal grants & loans		N/O - 27, 28	

SUMMARY

A quality plan, judiciously assembled, contains what is needed to make decisions.

A quality plan contains:

- 1) Rationale (realistic Needs and Opportunities)
- 2) Road maps (Community Goals)
- 3) Reactions (implementable Work Programs)

A successful outcome is the product of structural integrity and alignment between:

- 1) Realistic Needs and Opportunities
- 2) Long and short term goals for addressing today's needs and tomorrow's opportunities
- 3) Action and investment

The 2022 Paulding County Comprehensive Plan is implementable if the political will exists to do so. The plan includes quality of life, infrastructure and economic development issues and opportunities. It offers resources, rationale, recommendations and defined strategies for leaders to utilize as they make decision.

Paulding County has the potential to become one of the most livable communities in the Atlanta Region and the 2022` Paulding County Comprehensive Plan has charted a course to realize that potential.

Growth in Paulding County is inevitable, and they way of growth is in the hands of its leaders and citizens.

A Shiba Inu dog with orange and white fur is standing on a green painted tire. In the background, there is a red painted tire and a yellow painted tire. The setting is a grassy area with a forest of tall trees in the distance.

PART FOUR : REPORT OF ACCOMPLISHMENTS

REPORT OF ACCOMPLISHMENTS



“You have to believe in the long term plan you have but you need the short term goals to motivate and inspire you” - Roger Federer

REPORT OF ACCOMPLISHMENTS

The elements of the comprehensive plan identified in Chapter 110-12-1-.03 as requiring 5 year updates must be updated every five years in accordance with the recertification schedule maintained by the Department. If significant changes have occurred in community conditions (e.g., if the data upon which the plan is based has become significantly outdated, or the community’s goals have changed), a more extensive update of other elements of the plan may be called for. The five-year update of the comprehensive plan shall include update of all elements specified for five-year update in Chapter 110-12-1-.03 plus:

- A new Community Work Program (which includes the Capital Improvements Program) covering the subsequent five-year period.
- Unless the annual update options is exercised, a report of plan accomplishments that must identify the current status of each activity in the previous Community Work Program (which includes the Capital Improvements Program).

At a minimum, local governments must indicate activities that:

- Have been completed;
- Are currently underway (including a projected completion date);
- Have been postponed (explaining why and when it will be resumed); or
- Have not been accomplished and are no longer activities the local government intends to undertake (explaining why).

REPORT OF ACCOMPLISHMENTS, 2017-2022

PAULDING COUNTY

	WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation
			Complete	Underway; Pro- jected Completion Date	Postponed	Cancelled	
CG-1: PROTECT and PRESERVE NATURAL RESOURCES							
PCWP -01	Create clear and user-friendly Zoning Ordinance and Development Regula- tions for Character Areas consistent with the 2017 Comprehensive Plan land use recommendations including: 1) Large lot zoning in areas with sensitive soils, steep slopes and no public sewer 2) Incentives for use of green infrastructure in stormwater management 3) Land use plan for the res- ervoir watershed area in ad- vance of growth influences 4) District planning where growth in different areas of the county matches the character area and does not overcommit sewer capacity 5) More mixed use hous- ing types - including work force and missing middle 6) Multi-family housing standards 7) Broadly communicate changes 8) Cluster commercial development at targeted crossroads	2017-2022	✓ 2022				
PCWP -02	In partnership with the DNR, develop a process to: 1) Identify WMA encroach- ment issues 2) Minimize the impact of growth on the WMA 3) Evaluate potential of WMA (educational and economic) 4) Monitor land use along WMA bor- der 5) Collaborate on WMA-related issues long term	2017-2022		✓ 2027			
PCWP -03	Develop a Parks and Recreation Master Plan to include: 1) Utilization of greenspace opportunities	2017-2022	✓ 2019				
PCWP -04	Work with Property Owners, Trust for Public Land, and conservancy groups to preserve greenspace and rural open space/ agricultural lands, while improving access to Wildlife Management Areas and Silver Comet Trail	2017-2022		✓ 2027			
PCWP -05	Assess water interconnections to ensure Northeastern Paulding has necessary redundancy and emergency interconnectivity infrastructure	2017-2022	✓ 2020				
PCWP -06	Contact the Coosa River Soil & Water Conservation District when future projects impinging on or upstream of 11 identified PC 566 dam structure	2017-2022		✓ 2027			

REPORT OF ACCOMPLISHMENTS, 2017-2022

PAULDING COUNTY

	WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation
			Complete	Underway; Projected Completion Date	Postponed	Cancelled	
CG-2: TARGET GROWTH							
PCWP -07	Create clear and user-friendly Character Area Zoning Ordinance and Development Regulations consistent with the updated Comprehensive Plan land use recommendations to include: 1) District planning where growth in different areas of the county matches the character area and does not overcommit sewer capacity 2) More mixed use housing types - including work force and missing middle 3) Multi-family housing standards 4) Promotion of quality growth 5) Subdivision road connectivity 6) Broadly communicate the changes 7) Cluster commercial development at targeted crossroads	2017-2022		✓ 2022			
PCWP -08	Conduct a Sewer System Master Plan as part of the Water System Master Plan (Complete a Master Plan, including water and wastewater)	2017-2022		✓ 2023 Wastewater; 2025 Water			
PCWP -09	Prepare analysis of workforce skills and assets; develop and implement training and recruitment plan for targeted business, office, and industrial sectors	2017-2022			✓ TBD		EDO is evaluating if they are the appropriate entity to lead this effort. Development and requirement requires other partners.
PCWP -10	Ensure development of additional neighborhood scale retail, grocery, and restaurants is compatible with septic systems if not in sewer areas, and existing water systems. Develop design guidelines or overlay districts for crossroad retail nodes to keep scale and appearance compatible with neighborhood or rural character	2017-2022	✓ 2022				
PCWP -11	Participate in the Northwest Georgia Floor 360 Advanced Manufacturing Consortium, a regional multi-party partnership comprised of floorcovering manufacturers and suppliers, local and state government organizations, institutions of higher education, industry associations, and utilities, administered by the Northwest Georgia Regional Commission (NWGRC).	2017-2022				✓	Previous building used for floor manufacturing has been converted to another use. Floor manufacturing is not included in the list of businesses targeted by Paulding County EDO.

REPORT OF ACCOMPLISHMENTS, 2017-2022

PAULDING COUNTY

	WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation
			Complete	Underway; Projected Completion Date	Postponed	Cancelled	
PCWP -12	Prepare assessment of need/ inventory for walkable neighborhood scale parks, retail, and restaurants to serve existing crossroad communities, neighborhoods, subdivision developments, and in-town neighborhoods to supply demand that may currently be met outside Paulding County.	2017-2022	✓ 2022				
CG-3: LEVERAGE ASSETS							
PCWP -13	Promote Silver Comet Trail in county printed and on-line material	2017-2022		✓ 2027			
PCWP -14	Develop an assessment process to identify, prioritize and fund infrastructure maintenance and improvement projects key to economic growth and development	2017-2022	✓ 2020				
PCWP -15	Review and update if necessary the airport area master development plan to encourage development of a business/ technology park and continue to promote the airport's new, clean and safe facilities	2017-2022			✓ 2026		Development at the airport was delayed due to litigation. The Airport Area Master Planned will be revised and updated.
PCWP -16	Complete National Stabilization Program (NSP 3)	2017-2022		✓ 2027			
PCWP -17	Assess condition and use of existing industrial parks. Identify necessary upgrades to infrastructure and purchase or option additional land where necessary to create marketable tracts and sites.	2017-2022				✓	Goal of creating marketable tracts and sites is better accomplished with the proposed changes to the Future Land Use Map and Supporting Policy Map so private sector is better positioned to acquire suitable land
PCWP -18	Identify infrastructure needed within Cities and County to support infill commercial and industrial development within existing infrastructure boundaries	2017-2022		✓ 2027			
PCWP -19	Inventory available buildings, sites, and parcels where infrastructure currently exists, and develop marketing strategy for these sites in conjunction with economic development partners (state agencies and utilities, Chamber of Commerce, PCED).	2017-2022	✓ 2021				
PCWP -20	Identify neighborhoods and residential developments where neighborhood scale retail, grocery, restaurant and services are needed and work with Chamber of Commerce to attract these services.	2017-2022	✓ 2022				

REPORT OF ACCOMPLISHMENTS, 2017-2022

PAULDING COUNTY

	WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation
			Complete	Underway; Projected Completion Date	Postponed	Cancelled	
CG-3: LEVERAGE ASSETS							
PCWP -21	Hold unified economic development strategic planning sessions with PCED, Chamber of Commerce, Industrial Development Authority, Utilities, and County and Cities, and include State Economic Development, Workforce Development, and DCA partners and NWGRC.	2017-2022	✓ 2020				
PCWP -22	Meet with NWGRC staff to identify funding opportunities for short and long term economic development investments including infrastructure, advanced manufacturing training and workforce development, fiber/broadband connections, Silver Comet/trails/recreation connections for downtown and retail support.	2017-2022	✓ 2021				
PCWP -23	With broad and comprehensive participation from business, economic development, workforce development, education, government, and regional and state agencies, prepare economic development plan including assessment of existing conditions, inventory of product, comparison with region and state opportunities, and long and short term work program to address identified needs.	2017-2022	✓ 2017, 2020				
PCWP -24	Incentivize and recruit technology-oriented, energy –efficient, and sustainable businesses in areas where infrastructure is not available for industries that are heavy water and sewer users.	2017-2022		✓ 2027			
PCWP -25	Identify local incentives (tax breaks, rollbacks, permitting fee waivers, assistance with suppliers and inventory) to retain existing business and industry.	2017-2022	✓ 2021				
PCWP -26	Identify infrastructure needed to make surrounding sites marketable for medical/offices, and/or supporting needs such as restaurants, lodging, and retail/ services.	2017-2022		✓ 2027			

REPORT OF ACCOMPLISHMENTS, 2017-2022

PAULDING COUNTY

	WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation
			Complete	Underway; Projected Com- pletion Date	Postponed	Cancelled	
CG-3: LEVERAGE ASSETS							
PCWP -27	Assess needs of existing business and industry regarding supplier shipments, freight costs, other logistics needs, marketing needs, hiring incentives, work- force training needs, connections to resources to assist with identifying competitive advan- tages, new product innovations, emerging technologies, and new markets/ product uses.	2017-2022		✓ 2027			
PCWP -28	Identify workforce training needs in the areas of Tourism/ Sport Tourism: (Soccer / Lacrosse) / Recreation Tourism: (Silver Comet Trail); Energy; Geothermal; Education; Post- Secondary Education and Vocational Training; Work with training providers to increase enrollment in these programs.	2017-2022	✓ 2021				
PCWP -29	Assist Chamber to develop and market incentives for these businesses (tourism) to locate in Paulding County	2017-2022	✓ 2018				
PCWP -30	Request that technical schools locate aviation training campus or satellite at Airport. Identify costs.	2017-2022	✓ 2021				
PCWP -31	Identify opportunities to expand on airport infrastructure to provide a regional hub for business-class flights, small-scale deliveries, and emergency connectivity and flight support.	2017-2022	✓ 2019				
PCWP -32	Prepare joint assessment of existing trailheads and identify best connections between downtown Dallas, Hiram, and Braswell to the Silver Comet Trail. Develop joint design/build infrastructure plan for each downtown connection, to be funded through hotel/ motel tax and assessment of businesses.	2017-2022	✓ 2020				
PCWP -33	Implement Community Improvement Districts/ Tax Allocation Districts structures where applicable to promote reinvestment and redevelopment.	2017-2022			✓ 2024		No specific areas were identified to target for CID or TAD status. County will continue to evaluate during the next reporting period.
PCWP -34	Provide permitting, incentives, and infrastructure to support expansion and redevelopment of existing commercial and retail areas along commercial corridors (Highway 92, Highway 120).	2017-2022	✓ 2020				

REPORT OF ACCOMPLISHMENTS, 2017-2022

PAULDING COUNTY

	WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation
			Complete	Underway; Pro- jected Completion Date	Postponed	Cancelled/ Delayed	
CG-3: LEVERAGE ASSETS							
PCWP -35	Provide unique and pleasant gateway entrances and design overlays along SR 92, SR 120 corridors to welcome residents and visitors to Hiram, Dallas, Braswell and Paulding County that are compatible with existing retail and commercial sites, and with redevelopment, infill, and expansion of commercial and retail areas.	2017-2022	✓ 2021				
PCWP -36	Install Gateway signage along SR 120 and SR 92 with logos and theme- Chamber of Commerce and PCED, as well as schools.	2017-2022			✓ 2027		Funding not available but forwarded to 2023-2027 STWP
PCWP -37	Develop recreation and natural resources marketing campaign, to promote high quality of life to potential business and desired industry, as well as increased use by residents and neighboring communities.	2017-2022		✓ 2027			
PCWP -38	LakePoint Sports has created market for youth tournament sports: Promote Paulding County's available satellite/ spur locations for additional or overflow events, i.e. tennis, golf, soccer, etc.	2017-2022	✓ 2019				
PCWP -39	Develop and implement Economic Development Strategic Plan with short and long term work program through cooperative efforts of PCED, Chamber of Commerce, Industrial Development Authority, and local governments	2017-2022	✓ 2021				
CG-4: CREATE CONNECTION							
PCWP -40	In partnership with MJW agencies, build upon the CTP recommendations to develop and implement a comprehensive bike and pedestrian master plan	2017-2022		✓ 2027			
PCWP -41	Create centers of density for future GRTA or other transit service pick-up points	2017-2022		✓ 2027			
PCWP -42	Develop an implement a plan that has the Comprehensive Plan and County Transportation Plan occurring simultaneously	2017-2022	✓ 2022				
SCHEDULED MULTIMODAL PROJECTS							
PCWP-43	SR 360 (Macland Road) widening Project ID: 0-32	2017-2022		✓ 2024			Ongoing project forwarded to 2023-2027 STWP- Project ID removed

REPORT OF ACCOMPLISHMENTS, 2017-2022

PAULDING COUNTY

	WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation
			Complete	Underway; Projected Completion Date	Postponed	Cancelled	
CG-4: CREATE CONNECTION							
PCWP-44	SR 61 (Villa Rica Hwy) Segment 3 Widening Project ID: PA-061C1	2017-2022		✓ 2027			Ongoing project forwarded to 2023-2027 STWP - addition of "widening" to description; Project ID removed
PCWP-45	Transit - FTA Section 5307/5340 Formula Funds Project ID: AR-5307-PA EP	2017-2022		✓ 2027			Ongoing project forwarded to 2023-2027 STWP - Project ID removed
PCWP - 46	SR 92 (Hiram Douglasville Hwy) Widening FM Malone Rd to Nebo Rd Project ID: 092A	2017-2022		✓ 2024			Ongoing project forwarded to 2023-2027 STWP - addition of "widening" to description, segments updated
PCWP - 47	SR92 (Hiram Douglasville Hwy) Widening FM Nebo to SR 120 Project ID: PA-092B1	2017-2022		✓ 2027+			Ongoing project forwarded to 2023-2027 STWP - Project ID removed
PCWP -48	SR 92 (Hiram Acworth Hwy) Widening FM SR 120 to Cedarcrest Project ID: PA-092C	2017-2022		✓ 2027+			Ongoing project forwarded to 2023-2027 STWP - addition of "widening" to description; Project ID removed.
PCWP -49	SR 92 (Dallas Acworth Hwy) Widening FM Cedarcrest to Cobb County Line Project ID: 092E	2017-2022		✓ 2026-27			Ongoing project forwarded to 2023-2027 STWP - Project ID removed
PCWP -50	Johnston St, Griffin St, Spring St, and Park St Ped Facility Project ID: PA-095	2017-2022	✓ 2022				
PCWP -51	Paulding County ATMS System Expansion (PH1) Project ID: 101A	2017-2022	✓ 2022				
PCWP -52	Paulding County ATMS System Expansion (PH 2) Project ID: 101B	2017-2022	✓ 2022				
PCWP -53	Picketts Mill Creek Bridge Replacement at Dallas Acworth Hwy Project ID: SP-1	2017-2022	✓ 2020				
PCWP -54	Possum Creek Bridge Peplacement at Dallas Acworth Hwy Project ID: SP-2	2017-2022	✓ 2020				
PCWP -55	Bobo Rd and Mt. Tabor Church Rd at SR 360 (Macland Rd) Project ID: SP-4	2017-2022		✓ 2025-26			Ongoing project forwarded to 2023-2027 STWP - incorrect reference (SR 360) removed.
PCWP -56	Dallas Acworth Highway at Frey Rd/Mt Tabor Rd Project ID: SP-5	2017-2022		✓ 2022-23			Ongoing project forwarded to 2023-2027 STWP - addition of "widening" to description; Project ID removed.
PCWP -57	Bakers Bridge Road at Sweetwater Church Road KEY: 0-41P	2017-2022	✓ 2021				
PCWP -58	Mt. Moriah Road, from Mt Moriah Baptist Church to SR 61 KEY: SH-1	2017-2022		✓ 2027			Ongoing project forwarded to 2023-2027 STWP - addition of "operational improvement" to description; project ID removed

REPORT OF ACCOMPLISHMENTS, 2017-2022

PAULDING COUNTY

	WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation
			Complete	Underway; Pro- jected Completion Date	Postponed	Cancelled/ Delayed	
CG-4: CREATE CONNECTION							
PCWP-59	Ridge Road at Cohran Store Road/ Bob Hunton Road KEY: O-40P	2017-2022	✓ 2021				
PCWP-60	Seven Hills Blvd Widening, Cedar- crest Road to Little Pumpkinvine Creek KEY: RC-23P	2017-2022		✓ 2023			Ongoing project forwarded to 2023-2027 STWP - segment modified
PCWP -61	Dabbs Bridge Road, from SR 61 to US 41 KEY: RC-13	2017-2022		✓ 2027+			Ongoing project forwarded to 2023-2027 STWP - addition of "widening" to description; Project ID removed.
PCWP -62	Cedarcrest Road, from Harmony Grove Church Road to Cobb County KEY: RC-20	2017-2022		✓ 2027+			Ongoing project forwarded to 2023-2027 STWP - Project ID removed
PCWP -63	Trails and Greenways, Silver Com- et Trail connections, sidewalks	2017-2022	✓ 2020-21				
PCWP -64	Third Army Rd Interchange, re- gional project (SR 92, Cedarcrest Road and Dabbs Bridge Road)	2017-2022		✓ 2027+			
PCWP - 65	LAP/Partner Projects, Safety, Routes to Schools, Operations, etc.	2017-2022		✓ 2027+			Ongoing project forwarded to 2023-2027 STWP - Project ID removed
PCWP -66	Construction of sidewalks in the in the vicinity of schools, parks, and other activity centers	2017-2022		✓ 2027+			
PCWP -67	Paving - Subdivisions (SPLOST)	2017-2022		✓ 2027+			Ongoing project forwarded to 2023-2027 Work Program - SPLOST moved to Funding Source
PCWP -68	Paving -Arterials and Collectors, State Grant (LMIG & 30% SPLOST)	2017-2022		✓ 2027+			Ongoing project forwarded to 2023-2027 STWP - LMIG + SPLOST moved to Funding Source
PCWP -69	Paving - Collectors, local streets, and subdivisions	2017-2022		✓ 2027+			
PCWP -70	Traffic Signals (as warranted throughout the County)	2017-2022		✓ 2027			
PCWP -71	Harmony Grove Church Road, Cedarcrest Road to SR 61 KEY: SH-2	2017-2022		✓ 2027			Ongoing Project moved to 2023-2027 STWP - Cartersville Highway added for clarity; Project ID removed
PCWP -72	Ivey Gulledge Road, Old Cartersville Road to Frey Road KEY: SH-3	2017-2022		✓ 2027			Ongoing Project moved to 2023-2027 STWP. Road name changed from Ivey Gulledge Road to Gullege Road; Project ID removed

REPORT OF ACCOMPLISHMENTS, 2017-2022

PAULDING COUNTY

	WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation
			Complete	Underway; Pro- jected Completion Date	Postponed	Cancelled/ Delayed	
CG-4: CREATE CONNECTION							
PCWP -73	SR 360 (Macland Road) at SR Business 6 Project ID: 0-32	2017-2022		✓ 2027+			Ongoing Project moved to 2023-2027 STWP- SR 360 removed for clarity; Project ID removed
PCWP -74	SR Bus 6 at Legion Rd, & E. Memorial Drive at SR Bus 6 Project ID: 0-24/25	2017-2022		✓ 2027+			Ongoing Project moved to Dallas 2023-2027 STWP as roundabout; Project ID removed
PCWP -75	SR 61 Confederate Avenue at SR Business 6 Project ID: 0-26	2017-2022	✓ 2019				
PCWP -76	SR 101 at Gold Mine Road/Holly Springs Rd Project ID: 0-33	2017-2022		✓ 2024			Ongoing project moved to 2023-2027 STWP - SR 113 and Holly Springs Road removed for clarity; Project ID removed
PCWP -77	US 278/SR 6 (Jimmy Campbell Pkwy at SR 120 Buchanan Hwy) Project ID: 0-21	2017-2022		✓ 2027+			Ongoing project moved to 2023-2027 STWP - SR 61/Villa Rica Highway removed for clarity; Project ID removed
PCWP -78	Corridor and feasibility studies for east to west connectivity within the county	2017-2022		✓ 2027+			Ongoing project moved to 2023-2027 STWP Item split into two projects
PCWP -79	SR120 at SR 101 KEY: 0-3	2017-2022		✓ 2024			Ongoing project forwarded to 2023-2027 STWP with additional names and route numbers added for clarity; Project ID removed
PCWP -80	SR 120 Conn (Hiram Sudie Road) at Davis Mill Road KEY: 0-11	2017-2022		✓ 2027+			Ongoing project forwarded to 2023-2027 STWP Project ID removed
PCWP -81	SR 120 at SR 6 Business Atlanta Highway Hiram KEY: 0-1	2017-2022		✓ 2027+			Ongoing project forwarded to 2023-2027 STWP with additional names and route numbers added for clarity; Project ID removed
PCWP -82	Hiram SR6 Intersection and Access Improvements KEY: RC-6-ASP	2017-2022		✓ 2027+			Project forwarded to 2023-2027 STWP - Project ID removed
PCWP -83	East Paulding Drive, from Reece Road to SR 92 KEY: RC-21-ASP	2017-2022		✓ 2027+			Ongoing project forwarded to 2023-2027 STWP with "widening" added and starting point revised for clarity; Project ID removed

REPORT OF ACCOMPLISHMENTS, 2017-2022

PAULDING COUNTY

	WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation
			Complete	Underway; Projected Com- pletion Date	Postponed	Cancelled	
CG-4: CREATE CONNECTION continued							
PCWP -84	In anticipation of additional warehousing and distribution opportunities, and freight and logistics connections with airport and I-20, and I-75, develop sites where such opportunities could be feasible and practical, such as around the airport or along the planned 3rd Army Interchange.	2017-2022	✓ 2020				Site changed to a location off Bill Carruth Parkway
PCWP -85	Coordinate with Douglas, Cobb, and Bartow transit planning to create regional transit and multimodal connections to Paulding WellStar Hospital and other community services.	2017-2022		✓ 2027+			
PCWP -86	Prepare Bike and Pedestrian plan and integrate with Transportation Plan.	2017-2022		✓ 2027+			
CG-5: FISCAL VIABILITY/IMPLEMENTATION							
INTER-GOVERNMENTAL COORDINATION							
PCWP -87	Design and fund, along with other MJW agencies, a process to implement the 2017 Comprehensive Plan and add transportation and water resources staff the process	2017-2022	✓ 2017				
PCWP -88	Execute, with other MJW agencies, an MOU committing agencies to utilize the same population projections and permitting data across all governments	2017-2022		✓ 2023			
PCWP -89	Execute, with other MJW agencies, an MOU committing agencies to enhance, improve and jointly create strategies for utility expansion and improvement	2017-2022		✓ 2023			

REPORT OF ACCOMPLISHMENTS, 2017-2022

PAULDING COUNTY

	WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation
			Complete	Underway; Pro- jected Completion Date	Postponed	Cancelled/ Delayed	
CG-5: FISCAL VIABILITY/IMPLEMENTATION							
PCWP - 90	In partnership with the Paulding County School System, develop a formal process for joint consideration of school siting. issues to include including infra-structure availability, capacity and investment, alignment of priorities and project schedules Process Examples: 1) School system requests insight, data (building permits) and assessment from Coun-ty staff on issues such site locations, campus designs, nfrastructure - water, sewer and multimodal access options 2) School system includes county staff in regular long-range facility planning process - ac-knowledging inter-related issues between the two organizations and potential for increasing effi-ciencies while decreasing cost	2017-2022	✓ 2020				
PCWP - 91	Study the feasibility of expansion construction and demolition landfill facilities	2017-2022	✓ 2021				
PCWP - 92	When land use, economic devel-opment, transportation, and ed-ucation/workforce decisions are made, prepare public statement of how this relates to the Com-munity Goals. Continually refer to the Goals, Needs and Opportuni-ties, Future Development Map, as these steps are taken and projects are implemented. Steer-ing Committee and Stakeholders involvement in implementation should be publicized on regular basis, perhaps at Chamber ban-quets or other public events.	2017-2022		✓ 2027			
PCWP - 93	Coordinate with Georgia Department of Economic Development/ Tourism, Georgia DNR, Chamber of Commerce, Parks and Recreation, WMA, and Cities and County to provide cohesive marketing efforts for visitors to Paulding County including development of logos, wayfinding and gateway signage, integration with websites, social media, school systems field trips, and technology/ industrial recruitment magazines	2017-2022	✓ 2021				

REPORT OF ACCOMPLISHMENTS, 2017-2022

PAULDING COUNTY

	WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation
			Complete	Underway; Pro- jected Completion Date	Postponed	Cancelled/ Delayed	
CG-6:BROADBAND and TELECOMMUNICATIONS							
PCWP -94	Pass a Broadband Ordinance	2017-2022	✓ 2021				
PCWP -95	Become designated as Broadband Ready Community; reapply to keep designation current.	2017-2022	✓ 2021				
PCWP -96	Apply for funding under the Georgia Broadband Deployment Initiative to improve broadband service in identified unserved areas	2017-2022	✓ 2021				
PCWP -97	Paulding will partner with EMC's and other providers to extend broadband service to unserved areas in qualified Census tracts in Southwest Paulding County to increase available speeds to at least 25 Mbps down & 3 Mbps up.	2017-2022		✓ 2027			
PCWP -98	Work to install public Wi-Fi in each County Park	2017-2022		✓ 2027			

REPORT OF ACCOMPLISHMENTS, 2017-2022

CITY OF DALLAS

	WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation
			Complete	Underway; Pro- jected Completion Date	Postponed	Cancelled	
CG-1: PROTECT and PRESERVE NATURAL RESOURCES							
CG-2: TARGET GROWTH							
ALIGN DEVELOPMENT MAPS							
DWP-01	Develop a Character Area Map and Defining Narrative (based on DCA requirements and to align with the PC 2017 Comprehensive Plan)	2017-2022		✓ 2023			
ENHANCE DOWNTOWN DALLAS							
DWP-02	Inventory demand for downtown housing (in partnership with Georgia Highlands)	2017-2022		✓ 2023			
DWP-03	Create a Mixed-Use Zoning category. Evaluate and assess the current rate of density in downtown Dallas explore the value of increasing density in the city	2017-2022		✓ 2023			
DWP-04	Develop Proposed Ordinance Amendment Language to Update C – 1 and C – 2 Zoning Classifications to Incorporate Downtown Residential Types	2017-2022		✓ 2023			
DWP-05	Identify Range of Potential Development Incentives for New Mixed Income Housing Redevelopment in Identified Redevelopment Area	2017-2022		✓ 2023			
DWP-06	Create and implement a parking plan. Explore the interest in shared use parking between the city, county and institutions located in downtown Dallas.	2017-2022	✓ 2021				
DWP-07	Develop and offer incentives to institutions who work closely with the city as they consider locating in downtown (example: fast track approval for permitting)	2017-2022	✓ 2019				
DWP-08	Evaluate city facilities, offering an inventory of potential sites as a means of encouraging expansion in downtown Dallas	2017-2022	✓ 2021				

REPORT OF ACCOMPLISHMENTS, 2017-2022

CITY OF DALLAS

	WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation
			Complete	Underway; Projected Com- pletion Date	Postponed	Cancelled	
CG-3: LEVERAGE ASSETS							
INSTALL DIRECTIONAL SIGNAGE							
DWP -09	In partnership with MJW agencies, design and install directional signage from the Silver Comet Trail to downtown Dallas + other PC locations (in partnership with PC, Hiram, Braswell, PC DOT)	2017-2022	✓ 2018				
DWP -10	Install directional signage in Downtown Dallas	2017-2022	✓ 2021				
DWP -11	Design and Install Dallas Gateway Signage	2017-2022	✓ 2020				
DWP -12	Install directional signage at key intersections along Highway 278 and at connecting intersections from 278 to Downtown	2017-2022			✓ 2027		GDOT denied request. Plan to resubmit.
MARKET DALLAS							
DWP -13	Add a Mainstreet Director to the City Staff	2017-2022	✓ 2020				
DWP -14	Develop and submit, along with other MJW agencies, a joint recommendation for organizing countywide Economic Development (ID highly effective organizational structures for identifying roles, responsibilities and expectations approaching business retention and development that results in a healthy economy and consistent local funding)	2017-2022	✓ 2019				
DWP -15	Create, along with other MJW agencies, a Countywide Marketing Plan including specific City of Dallas recommendations such as: 1) Expansion of existing post-secondary education facilities 2) Formal partnership with post-secondary educational organizations to explore potential public private partnerships involving infrastructure, promotions and other “town to gown” projects 3) Examine gaps in amenities such as theaters, evening activity, art and cultural events and retail	2017-2022	✓ 2021				
DWP -16	Promote Silver Comet Trail in all city printed and on-line material	2017-2022	✓ 2020				
DWP -17	Create an “empty storefront activity” policy (eventually folding into the LCI)	2017-2022		✓ 2023			

REPORT OF ACCOMPLISHMENTS, 2017-2022

CITY OF DALLAS

	WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation
			Complete	Underway; Pro- jected Completion Date	Postponed	Cancelled	
CG-4: CREATE CONNECTION							
DEVELOP BIKE/PED MASTERPLAN							
DWP-18	In partnership with MJW agencies, build upon the CTP recommendations to develop and implement a comprehensive bike and pedestrian master plan	2017-2022		✓ 2023			
CONNECT DALLAS TO SILVER COMET TRAIL							
DWP-19	Seek alternative funding to connect Dallas to the Silver Comet Trail	2017-2022	✓ 2021 (Phase 1)				
COMPLETE LCI PROJECTS							
DWP-20	Connector Road from Memorial Drive to Paulding County Government Center (WellStar Hospital Area)	2017-2022	✓ 2021				
DWP-21	Dallas Downtown Pedestrian Improvement Extensions (Johnston, Griffin, Spring Streets)	2017-2022	✓ 2020				
DWP-22	Downtown Dallas Wayfinding and Signage	2017-2022	✓ 2021				
DWP-23	Downtown Dallas Gateways	2017-2022	✓ 2020				
DWP-24	Redevelopment Area Complete Street Upgrades and Connections: W. Cooper Street & W. Spring Street Extension, Hood, South & West Griffin	2017-2022		✓ 2025			
DWP-25	West Memorial and Buchanan Realignment (Urban Minor Arterials)	2017-2022		✓ 2024			
DWP-26	North Confederate Avenue Pedestrian Improvements (Phase 2 Cooper to Kirk) (Bid Awarded NTP Issued)	2017-2022	✓ 2017				
DWP-27	North Confederate Avenue Pedestrian Improvements (Phase 3 Memorial to Cooper)	2017-2022			✓ 2027		Request not approved by GDOT
DWP-28	Memorial Drive Pedestrian Improvements (N. Griffin Street to Merchants Drive) (Urban Minor Arterial)	2017-2022			✓ 2027		Priorities changed
DWP-29	Butler Place Extension to Herschel Jones Middle School	2017-2022			✓ 2027		Priorities changed and lack of funding
DWP-30	Confederate Avenue at East Memorial Drive Intersection Improvement	2017-2022	✓ 2019				
DWP-31	Macland Road at SR 6 Business (Merchants Drive) Intersection Improvements	2017-2022		✓ 2024			

REPORT OF ACCOMPLISHMENTS, 2017-2022

CITY OF DALLAS

	WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation
			Complete	Underway; Projected Completion Date	Postponed	Cancelled	
CG-4: CREATE CONNECTION							
DWP -32	SR 120 at SR 6 Business Intersection Improvements	2017-2022	✓ 2018				
DWP -33	Legion Rd and Merchants Drive Roundabout Intersection Improvement	2017-2022		✓ 2025			This is a GDOT project and their schedule changed
CG-5: FISCAL VIABILITY/IMPLEMENTATION							
INTER-GOVERNMENTAL COORDINATION							
DWP -34	Design and fund, along with other MJW agencies, a process to implement the 2017 Comprehensive Plan	2017-2022	✓ 2017				
DWP -35	Add transportation and water resources staff to the MJW as they begin implementation of the 2017 Comprehensive Plan	2017-2022	✓ 2017				
DWP -36	Execute, with other MJW agencies, an MOU committing agencies to utilize the same population projections and permitting data across all governments	2017-2022		✓ 2023			
DWP -37	Execute, with other MJW agencies, an MOU committing agencies to enhance, improve, and jointly create strategies for utility expansion and improvement	2017-2022		✓ 2023			
INFRASTRUCTURE MAINTENANCE							
DWP -38	Maintain City-Owned Roadways	2017-2022		✓ 2027			
CG-6: BROADBAND and TELECOMMUNICATIONS							
DWP -39	Pass a Broadband Ordinance	2017-2022	✓ 2021				
DWP -40	Become designated as Broadband Ready Community; reapply to keep designation current.	2017-2022	✓ 2021				
DWP -41	Apply for funding under the Georgia Broadband Deployment Initiative to improve broadband service in identified unserved areas	2017-2022	✓ 2021				

REPORT OF ACCOMPLISHMENTS, 2017-2022

CITY OF HIRAM

	WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation
			Complete	Underway; Pro- jected Completion Date	Postponed	Cancelled	
CG-1: PROTECT and PRESERVE NATURAL RESOURCES							
CG-2: TARGET GROWTH							
ALIGN DEVELOPMENT MAPS							
HWP-01	Develop a Character Area Map and Defining Narrative (based on DCA requirements and to align with the PC Comprehensive Plan)	2017-2022	✓ 2018 (Phase 1)				
ENHANCE DOWNTOWN HIRAM							
HWP-02	Create a Mixed -Use Zoning category. Evaluate and assess the current rate of density in downtown Hiram and explore the value of increasing density in the city center	2017-2022				✓	Current Council has no desire to increase the density in downtown and prefers to preserve current neighborhood character
HWP-03	Evaluate city facilities, offering an inventory of potential sites as a means of encouraging expansion in downtown Hiram	2017-2022	✓ 2019				
CG-3: LEVERAGE ASSETS							
HWP-04	In partnership with MJW agencies, design and install directional signage from the Silver Comet Trail to downtown Dallas, Hiram, Braswell + other PC locations (in partnership with PC, Hiram, Braswell, PC DOT)	2017-2022	✓ 2019 (Phase 1)				
HWP-05	Install directional signage in Downtown Hiram	2017-2022			✓ 2024		Gathering consensus for design and appearance
HWP-06	Design and install additional Hiram Gateway Signage	2017-2022			✓ 2024		Pending the result of a boundary correction initiative
HWP-07	Install directional signage at key intersections along Highway 278 and at connecting intersections from 278 to Downtown	2017-2022	✓ 2017				
HWP-08	Promote Silver Trail Comet in all city printed and on-line material	2017-2022	✓ 2017				
CG-4: CREATE CONNECTION							
DEVELOP BIKE/PED MASTERPLAN							
HWP-09	In partnership with MJW agencies, build upon the CTP recommendations to develop and implement a comprehensive bike and pedestrian masterplan	2017-2022			✓ 2025		Political opinions have changed from the start of this initiative. Hiram is attempting to come to a consensus on this item.
CONNECT HIRAM TO SILVER COMET TRAIL							
HWP-10	Seek alternative funding to connect Hiram to the Silver Comet Trail	2017-2022			✓ 2025		Interrupted by the acquisition of Grays Mill Park. Hope to resume activities in the next Budget.

REPORT OF ACCOMPLISHMENTS, 2017-2022

CITY OF HIRAM

	WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation
			Complete	Underway; Projected Com- pletion Date	Postponed	Cancelled	
CG-4: CREATE CONNECTION							
COMPLETE LCI PROJECTS							
HWP -11	Implement the historic downtown parking plan	2017-2022		✓ 2023			
HWP -12	Implement traffic calming devices (Main Street, Beatty Street, Church Street, Segment of Highway 92, Center street, Oak Street, Alexander Street, Seaboard Avenue)	2017-2022	✓ 2019				
HWP -13	Extend Sidewalk Network down Church Street and Main Street	2017-2022		✓ 2025			
HWP -14	Hiram Downtown Pedestrian Improvement Extensions (Beatty Street, Church Street, Segment of Highway 92)	2017-2022			✓ 2023		Political opinions have changed, from the start of this initiative. We are attempting to come to a consensus on this item.
HWP -15	Downtown Hiram Wayfinding Signage	2017-2022			✓ 2027		Pending the result of a boundary correction initiative
HWP -16	Downtown Hiram Gateways	2017-2022			✓ 2027		Pending the result of a boundary correction initiative
CG-5 FISCAL VIABILITY/IMPLEMENTATION							
INTER-GOVERNMENTAL COORDINATION							
HWP -17	Design and fund, along with other MJW agencies, a process to implement the 2017 Comprehensive Plan	2017-2022	✓ 2017				
HWP -18	Execute, with other MJW agencies, an MOU committing agencies to utilize the same population projections and permitting data across all governments	2017-2022		✓ 2023			
HWP -19	Execute, with other MJW agencies, an MOU committing agencies to enhance, improve, and jointly create strategies for utility expansion and improvement	2017-2022		✓ 2023			
HWP -21	Add transportation and water resources staff to the MJW as they begin implementation of the 2017 Comprehensive Plan	2017-2022	✓ 2017				
HWP -22	Complete the process for adoption of a Homestead Exemption for the purpose of considering potential implementation of an ad valorem tax	2017-2022	✓ 2018				
HWP -23	Maintain City-Owned Roadways	2017-2022	✓ 2021				

REPORT OF ACCOMPLISHMENTS, 2017-2022

CITY OF HIRAM

	WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation
			Complete	Underway; Pro- jected Completion Date	Postponed	Cancelled	
CG-5 FISCAL VIABILITY/IMPLEMENTATION							
INFRASTRUCTURE MAINTENANCE							
HWP -24	Corridor Improvement - Hiram SR 6 Intersection and Access Improvements/ Match Funds	2017-2022			✓ 2027		The City has not identified an adequate financing source to begin this initiative.
HWP -25	Maintain City-Owned Roadways	2017-2022	✓ 2022				
CG-6: BROADBAND and TELECOMMUNICATIONS							
HWP-26	Pass a Broadband Ordinance	2017-2022	✓ 2021				
HWP-27	Become designated as Broadband Ready Community; reapply to keep designation current	2017-2022	✓ 2021				
HWP-28	Apply for funding under the Georgia Broadband Deployment Initiative to improve broadband service in identified unserved areas.	2017-2022	✓ 2021				
HWP-29	Work to install public Wi-Fi in each City Park	2017-2022		✓ 2027			

REPORT OF ACCOMPLISHMENTS, 2017-2022

CITY OF BRASWELL

	WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation
			Complete	Underway; Projected Completion Date	Postponed	Cancelled	
CG-1: PROTECT AND PRESERVE NATURAL RESOURCES							
CG-2: TARGET GROWTH							
BWP -01	Upgrade city water system and maintenance practices for economic development and housing development purposes	2017-2022	✓ 2021 (Phase 1)				
BWP -02	Partner with Paulding County to site a Fire Facility in Braswell	2017-2022			✓ 2023		Budgetary and staffing constraints
BWP -03	Integrate Braswell into the Paulding County Parks and Recreation Plan	2017-2022			✓ 2023		Budgetary and staffing constraints
BWP -04	Renovate existing city owned historic church for use as a senior/community center	2017-2022	✓ 2019 (Phase 1)				
BWP -05	Investigate feasibility of listing the city owned historic church on National Register of Historic Places	2017-2022			✓ 2027		Budgetary and staffing constraints
CG-3: LEVERAGE ASSETS							
BWP -06	Construct a Bicycle Service Station	2017-2022			✓ 2024		Budgetary and staffing constraints
BWP -07	Open up and maintain old Braswell cemetery	2017-2022		✓ 2027			
ATTRACT TOURISTS							
BWP -08	Develop a Tourism Master Plan	2017-2022			✓ 2027		Budgetary and staffing constraints
BWP -09	Achieve "Film Ready" Designation Status from State	2017-2022			✓ 2024		Budgetary and staffing constraints
CG-4: CREATE CONNECTION							
BWP -10	Develop a Trailhead Plan to Connect with the Silver Comet Trail (SCT)	2017-2022			✓ 2024		Budgetary and staffing constraints
ATTRACT TOURISTS							
BWP -11	Repave West Amber Lane	2017-2022			✓ 2027		Budgetary and staffing constraints
BWP -12	Repave Eastern Avenue	2017-2022			✓ 2027		Budgetary and staffing constraints
BWP -13	Repave Jacob Trail	2017-2022			✓ 2027		Budgetary and staffing constraints

REPORT OF ACCOMPLISHMENTS, 2017-2022

CITY OF BRASWELL

	WORK PROGRAM ACTIVITY	YEAR	STATUS				Explanation
			Complete	Underway; Pro- jected Completion Date	Postponed	Cancelled	
CG-5: FISCAL VIABILITY/IMPLEMENTATION							
BWP-14	Design and fund, along with other MJW agencies, a process to implement the 2017 Comprehen- sive Plan	2017-2022	✓ 2017				
CG-6: BROADBAND and TELECOMMUNICATIONS							
BWP-15	Pass a Broadband Ordinance	2017-2022			✓ 2023		Budgetary and staffing constraints
BWP-16	Become designated as Broadband Ready Community; reapply to keep designation current	2017-2022			✓ 2027		Budgetary and staffing constraints
BWP-17	Apply for funding under the Georgia Broadband Deployment Initiative to improve broadband service in identified unserved areas.	2017-2022			✓ 2027		Budgetary and staffing constraints

Back cover photograph of downtown Dallas

