

Carroll County Community Greenspace Program



Carroll County Community Greenspace Plan

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Carroll County Community Greenspace Plan

Section 1. Executive Summary

The Carroll County Community Greenspace Program represents the efforts of Carroll County and its municipalities to participate in the Georgia Community Greenspace Program. Through cooperation with municipalities and interested citizens, Carroll County has submitted a program application that meets the objectives of the program and incorporates the framework for establishing a greater quality of life for everyone in Carroll County.

As the metropolitan area has continued to experience growth over the past decade, so too has Carroll County. Much of the growth experienced in the Atlanta area has diverted out into suburban areas, which has influenced the amounts and types of growth experienced in Carroll County. Due to the anticipated continual growth patterns, Carroll County feels the Greenspace Program provides an excellent opportunity to get prepared for the future growth. As growth continues to occur, an increased importance is placed on protecting environmentally sensitive areas and our water supplies. Implementing a greenspace plan will aid everyone by allowing further provisions for protecting our vital resources. There has also been a continual demand for improved quality of life, which the creation of a greenspace program has the ability to offer.

In an effort to establish a Community Greenspace Program, five- (5) of the municipalities within Carroll County have elected to participate in the program. Carroll County contains a total of 321,313 acres, which equates to a total of 64,263 acres to be permanently protected. There are currently an inventoried 1102.5 acres of greenspace within Carroll County, or approximately 1.7% of the entire geographic area.

There are many barriers to achieving the twenty-percent protection goal such as expensive costs of lands and our limited funds for land acquisition. Further barriers include the lack of provisions for clustering of homes and lack of sewer within the unincorporated areas of the county. However, Carroll County is dedicated to working at mitigating any identified barriers and implementing a successful program.

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Section 2. Introduction

Carroll County has taken a comprehensive approach to incorporating policies and methods that will allow citizens the perpetual enjoyment of community green space. Like many counties, Carroll County wishes to protect the watershed areas in order to protect the vital sources of drinking water. Having the greenspace program in place, accompanied by local policies, the county will be able to further facilitate the protection of these vital resources while also providing a multitude of benefits to the citizens. We wish to provide protection for our water quality while at the same time finding innovative ways to develop passive recreation areas for our citizen's enjoyment. In order to effectively develop and manage a greenspace program, the Carroll County Office of Community Development will oversee the county's greenspace program. Mr. Sammy Rich, Carroll County's comprehensive planner, has been charged with the development and coordination of the greenspace plan. All correspondence for Mr. Rich can be directed to Administration Building, 423 College Street, Carrollton, Georgia 30117. Mr. Rich can also be reached at 770/830-5861 or srich@carrollcountyga.com via email.

Section 3. County Description

Carroll County is located in the west central section of Georgia lying on the Georgia-Alabama state line approximately 50 miles west of Atlanta. Carroll County is a member of the Chattahoochee-Flint region of which it makes up the northernmost border. The county encompasses 321,313 acres and hosts eight (8) municipalities. Having a base acreage of 321,313 equates to a total of 64,263 acres to be permanently protected under the greenspace plan.

The decennial period of 1970 and 1980 indicated that Carroll County's population had a 24 percent growth rate. This rate well exceeded the regional and state averages of 18 and 9 percent respectively. The decennial period of 1980 to 1990 reflected an additional 26.8 percent growth in the county, which again exceeded regional and state averages.

Lying either wholly or partially within Carroll County there are the municipalities of Carrollton, Bowdon, Bremen, Temple, Villa Rica, Roopville, Mt. Zion, and Whitesburg. The population estimates table shows a comparison of each municipality compared to the total county population.

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Population Estimates

	Population	% of County Population	Amount
Bowdon	2012	2.42%	\$7,784.42
Bremen	15	0.02%	\$58.03
Carrollton	16867	20.32%	\$65,258.37
Mt. Zion	949	1.14%	\$3,671.68
Roopville	235	0.28%	\$909.21
Temple	2243	2.70%	\$8,678.16
Villa Rica	6876	8.28%	\$26,603.22
Whitesburg	656	0.79%	\$2,538.06
Carroll County	53168	64.04%	\$205,706.83
Total Population	83021	Total Funds	\$321,208.00
	Highlight denotes participating Municipalities.		
All population data gathered from U.S. Census Bureau 7-1-98 estimated population, per Greenspace Program Requirements, Appendix C, Instructions for Obtaining Population Data and Calculating Shares of Grant Award			

Table 1

Areas of Rapid Growth

A. Carroll County

Carroll County has continued to grow over the last several decades. The northeastern quadrant of the county, containing SR 61, has become the primary growth area. There has been substantial residential growth throughout the county with a strong commercial trend following. The northwestern area of the county, containing US 27/SR 1, has experienced commercial growth at a slower rate than the northeastern area of the county. This commercial growth in this area is anticipated to continue over the next several years. The southern portion of the county and specifically the southwestern portion of the county have grown at a much slower rate, while remaining primarily rural, consisting of mostly agricultural land uses.

B. City of Villa Rica

The northeastern quadrant of the county, which encompasses the City of Villa Rica, has remained the area experiencing the most rapid growth within Carroll County. This area of the county has experienced tremendous growth of residential subdivisions with commercial growth following the residential trend. Within the City of Villa Rica, there has been steady growth of commercial, industrial, and steady residential growth. The City of Villa Rica has two very productive industrial parks, which have been successful at attracting industry into their local economy.

C. City of Carrollton

The City of Carrollton, serving as County Seat, has continued to grow steadily over the past several years. Carrollton has experienced growth in many areas such as residential and commercial. Carrollton has had a successful Main Street Program, which has focused much revitalization in the downtown area. The City of Carrollton has also

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experienced industrial growth, which has played a tremendous role in shaping the local economy.

Section 4. County Goal for Greenspace Protection

A. Carroll County

The county intends to permanently protect at least 20 percent of the county's geographic area in greenspace. This area will constitute approximately 64,263 acres to achieve the following goals:

- Water quality protection (including vital watershed protection areas, wetlands, 100-year floodplains, and stream buffers)
- Natural resource preservation (including steep slopes and natural scenic areas)
- Cultural resource preservation (including archeological and historical sites and agricultural lands)
- Improvement in quality of life through provisions of passive recreation areas and providing alternative transportation (including greenway connections to connect residential areas)

Carroll County fully realizes that importance in achieving the goals, which will preserve many and promote many of the great qualities of the county. The goals will certainly be long term goals that will only be obtained by rethinking the current land use policies in place and making amendments that will provide the county and municipalities the ability to protect greenspace.

B. City of Villa Rica

The City of Villa Rica will manage its own Greenspace Trust Fund and acquire lands within the City limits to aid in reaching the County's 20% protection goal. The City plans to preserve lands based on the following goals:

- Water quality protection (including vital watershed protection areas, wetlands, 100-year floodplains, and stream buffers)
- Natural resource preservation (including steep slopes and natural scenic areas)
- Cultural resource preservation (including archeological and historical sites and agricultural lands)
- Improvement in quality of life through provisions of passive recreation areas and providing alternative transportation (including greenway connections to connect residential areas)

The City intends to prioritize the acquisition of lands that primarily serve to protect and preserve water quality and natural resources. Lands that contain cultural resources (historic and archeological sites) and provide the opportunities for connection through greenways will be considered as well. The City will prioritize land acquisition in areas where protection will achieve multiple goals, which occur in the most rapidly developing areas.

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C. City of Carrollton

The City of Carrollton will manage its own Greenspace Trust Fund and acquire lands within the City limits to aid in reaching the County's 20% protection goal. The City plans to preserve lands based on the following goals:

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The City intends to prioritize the acquisition of lands that primarily serve to protect and preserve water quality and natural resources. Lands that contain cultural resources (historic and archeological sites) and provide the opportunities for connection through greenways will be considered as well. The City will prioritize land acquisition in areas where protection will achieve multiple goals, which occur in the most rapidly developing areas.

Methods to Achieving Goals

A. Carroll County

In order for Carroll County to effectively accomplish this 20 percent protection goal, a wide variety of techniques will be employed. Such methods required will be the amending of the County Zoning Ordinance to allow developments such as conservation subdivisions. We are currently working to update our subdivision regulations to allow for conservation subdivisions with open greenspace as part of the overall design scheme. By providing developers with an option to create a greenspace area within residential developments, we will be providing an avenue for further protection of the environment. We are hopeful that much of the twenty-percent goal will be attributed to this type development. In addition to making provisions for conservation subdivisions, the changes in the subdivision regulations will address the protection of steep slopes, wetlands, or floodplains and will encourage setting aside passive recreational areas in neighborhoods.

One avenue identified for achieving our goal is the utilization of existing sewer easements to provide walking and biking trails for public use. Many of our municipalities currently have several miles of sewer easements, which certain areas of will allow us to provide linkages with other existing bike paths and trails throughout the cities and the county. In order to quantify these areas, each municipality will begin an inventory of all accessible sewer easement areas for use in the greenspace program. Other avenues explored for providing greenspace will be the use of conservation easements. By providing a forum for public education of the benefits associated by using conservation easements, our hopes are that many property owners will choose to enter into such

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easements, which may provide a great majority of the protected land in the program. When considering the purchase of property, Carroll County will take into consideration properties that are within floodplain, wetlands, and are located in proximity to a watershed area. To reduce the long term maintenance costs associated with owning property in fee simple, the county will strive to create greenspace that will be under conservation easements and or owned by property owners associations or the like. It is estimated that the owning of land in fee simple by the county or municipalities will constitute the smallest portion of all protected greenspace.

Air quality improvement is another important concern for Carroll County. As the non-attainment area expands and encompasses Carroll County a greater need is placed on having trees as an important natural resource for improving air quality. Not only will the greenspace program serve to provide undisturbed natural areas promoting trees; the County has initiated a Tree Advisory Committee to develop a tree ordinance. Having both programs working concurrently will provide a greater chance of improving the air quality. Also, we are currently participating in the West Georgia Watershed Assessment Program. This assessment serves to further stress the importance Carroll County has placed on protecting natural resources.

Carroll County intends to achieve the goal of protecting 20% of the County as greenspace using a variety of tools:

- Develop a Greenspace Ordinance to regulate and maintain our community greenspace program. This ordinance will serve to offer specific design standards of greenspace and rules and regulations pertaining to the protection and use of greenspace areas.
- Permanently protect existing publicly owned lands that qualify as greenspace.
- Revise development regulations that will facilitate conservation subdivision development.
- Encourage inclusion and permanent protection of open space and greenway systems within new developments.
- Conservation easements and gifted properties for passive recreational parks and alternative transportation systems.
- Conservation easements along riparian corridors to aid in protecting water quality.
- Conservation easements, gifted properties, and fee simple acquisition to protect historically and culturally significant lands.

The county intends to prioritize the acquisition of lands that primarily serve to protect and preserve water quality and natural resources. Lands that contain either historic or archaeological resources and provide opportunities for greenways will be considered as well. The county will prioritize land acquisition in areas where protection will achieve the greatest amount of the greenspace goals, in order to get the most leverage with the available funding.

B. City of Villa Rica

The City of Villa Rica intends to achieve the goal of protecting greenspace within the City using a variety of tools:

- Permanently protect existing publicly owned lands that qualify as greenspace.

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- Establish a conservation subdivision category in the zoning ordinance.
- Encourage inclusion and permanent protection of open space and greenway systems within new developments.
- Conservation easements and gifted properties for passive recreational parks and alternative transportation systems.
- Conservation easements along riparian corridors to aid in protecting water quality.
- Conservation easements, gifted properties, and fee simple acquisition to protect historically and culturally significant lands.

C. City of Carrollton

The City of Carrollton intends to achieve the goal of protecting greenspace within the City using a variety of tools:

- Permanently protect existing publicly owned lands that qualify as greenspace.
- Establish a conservation subdivision category in the zoning ordinance.
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- Conservation easements and gifted properties for passive recreational parks and alternative transportation systems.
- Conservation easements along riparian corridors to aid in protecting water quality.
- Conservation easements, gifted properties, and fee simple acquisition to protect historically and culturally significant lands.

Section 5. Consistency of Comprehensive Plan With the Greenspace Program

A. Carroll County Comprehensive Plan

Carroll County will soon begin the process of updating the comprehensive plan that was developed in 1992. There is an anticipated time frame of 1 year for the creation and adoption of the Carroll County Greenspace Ordinance. The update of the Comprehensive Land Use Plan will be made consistent with the goals and requirements of Carroll County's Greenspace Program. This update will further include the updating of the future land use map to include areas of targeted greenspace protection. The current Carroll County Comprehensive Plan includes important sections that address many of the same goals of the Greenspace Program. These sections were taken verbatim from the 1992 Carroll County Comprehensive Plan and are as follow:

Natural Resources

Scenic Views and Sights

ASSESSMENT

- *Scenic views and sights provide an important contribution to the livability of an area, and to the overall quality of life. These areas should be preserved to the extent possible to continue to provide these attributes to area residents and passers-through.*

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GOALS

- *Conduct the survey work necessary to develop a comprehensive listing of scenic areas and sights in Carroll County.*
- *Utilize local ordinances and permitting authority to protect the inherent beauty of the scenic areas of Carroll County.*

Chattahoochee River

INVENTORY

The Chattahoochee River is a major watercourse which flows along the eastern and southeastern border of Carroll County, providing substantial benefit to Carroll County and the numerous other jurisdictions in Georgia and Alabama through which it flows.

ASSESSMENT

This important resource is at the juncture of over-exploitation. Contamination from phosphates and the City of Atlanta's combined sewer overflows has caused biologic contamination of the river system. Additionally, the U. S. Environmental Protection Agency is studying the occurrence of PCBs, dioxins, and other toxic contaminants from both point and nonpoint sources that have bioaccumulated in the river ecosystem.

Currently, the Part V environmental planning criteria of the Georgia Planning Act of 1989 are being amended to include a new criterion: river corridor protection. Under the proposed requirements, the Chattahoochee River corridor merits protection. At such time as these criteria are finalized, this plan should be amended to include a river corridor protection plan for the Chattahoochee River.

GOALS

Current documentation indicates that the majority of the River's contamination is caused by users upstream of Carroll County, however, since the River provides economic benefits to Carroll County, it would be in the County's best interest to maintain concern and involvement in all issues affecting the water quality of the Chattahoochee. Additionally, the County should assess whether any public or private activities within the County's boundaries are adversely affecting the River and take appropriate measures.

Upon finalization of the river corridor protection requirements of the Part V environmental planning criteria, this plan should be amended to include a river corridor protection plan for the Chattahoochee River.

State-Mandated Water Quality Protection Criteria

Criteria

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Our nation's public health is directly dependent on the quality of our drinking water supplies. Recognizing this, the Georgia legislature included requirements to address water quality protection in the Georgia Planning Act of 1989.

In Carroll County, drinking water is obtained from two equally sensitive sources: groundwater and surface water. Both these resources respond to environmental outside the 100-year floodplain or that the first habitable floor of any structure be elevated to one foot above the 100-year flood level. The ordinance is invoked through the builder's or owner's loan application, as financial institutions are required by law to ensure that they issue mortgages only on structures that are not floodprone.

GOALS

The Flood Protection Ordinance is administered by the County Codes Enforcement program. A review of the effectiveness of this program is needed to determine whether any changes are needed.

Open Space

INVENTORY

In Carroll County, there are approximately 146,014.2 acres of open space, which is classified by land use as either vacant, agricultural, forest, or open water. This acreage includes pasture land, lakes, floodplains, streams, wooded areas, undeveloped residential areas, and commercial forest.

ASSESSMENT

Open space provides more than just aesthetic value. An integral part of the natural balance, open space provides habitat for wildlife, functions as groundwater recharge areas, slows the overland flow of rainfall runoff, and supports vegetation which filters ozone, carbon dioxide, and other impurities from our air, as well as generating life-sustaining oxygen as well as providing a quality of life for our citizens.

GOALS

Carroll County's generally rural setting currently affords ample open space, but as development continues, the preservation of open space will no doubt become an issue in mainly incorporated areas and their developing fringe. The County therefore needs to take a proactive stance and assess mechanisms for open space preservation before this vital resource is inadvertently compromised. Specific programs to enhance open space preservation could include tree ordinances and continued development of passive recreation areas.

State-Mandated Water Quality Protection Criteria

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GOALS

The Flood Protection Ordinance is administered by the County Codes Enforcement program. A review of the effectiveness of this program is needed to determine whether any changes are needed.

Air Quality

INVENTORY

There are currently no ambient air quality monitoring stations located in Carroll County.

ASSESSMENT

Air quality issues are particularly difficult to address in the planning process, for a variety of reasons: 1) there is a paucity of ambient air quality monitoring data in Georgia; 2) industrial air quality monitoring is generally considered proprietary information by industries which are required to monitor their emissions; and 3) in rural areas, air quality is perceived to be a non-issue. However, thanks to a general increase in awareness of environmental issues, we have learned that air quality is a global, as well as local, issue. Acid gas emissions and ozone are having long-reaching effects on water quality, air quality, and global climatic changes.

GOALS

In order to proactively address the issue of air quality, Carroll County should review all available public and private air quality documentation, assess any impacts, and determine possible future courses of action to maintain air quality.

Existing Historic Resources

ASSESSMENT

*Currently, only two properties are listed in the National Register of Historic Places within the unincorporated area of Carroll County. The Dorough Round Barn and Farm is located in the Hickory Level community in the northeast portion of the county. The farm complex, consisting of several structures including a nineteenth-century farmhouse, is situated on 196.31 acres of land. Built in 1917, the Round Barn is quite significant architecturally due to its circular shape, a progressive agricultural building technique at the time of construction. The **McDaniel-Huie** Place is located just west of Bowdon in the*

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western portion of the county. The property consists of a nineteenth-century farmhouse, numerous historic outbuildings, a spring and a pond.

GOALS/OBJECTIVES

Work with the owners of the Dorrough Round Barn and Farm to preserve and protect the property.

Work cooperatively with municipalities to jointly conduct a comprehensive historic resources survey.

- Plan project jointly with municipalities and identify responsible agency*
- Apply for Office of Historic Preservation Survey Funding*
- Obtain matching local funds*
- Hire qualified consultant to conduct survey*

Prepare a comprehensive management plan, including operations and management, for the McIntosh Reserve.

Adopt a historic preservation ordinance to protect the local landmarks and historic rural communities within Carroll County.

- Request CFRDC to provide draft based on the state model*
- Adopt ordinance*
- Appoint Historic Preservation Commission*
- Apply for Certified Local Government status*

Develop a process through which archaeological resources are considered in future development.

- Form a task force with the Office of the State Archaeologist at West Georgia College*

Work cooperatively with municipalities to jointly complete a National Register nomination for all eligible properties within Carroll County.

- Plan project jointly with municipalities*
- Apply for Certified Local Government grant*
- Obtain matching local funds*
- Hire qualified consultant to prepare nomination*

Suggested Amendments to the Comprehensive Plan Include:

- Encourage the preservation of valuable natural and historic resources through use of the Greenspace Program.
- Continue efforts to secure lands for passive recreation and natural areas by working with private owners and land trusts.

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- *Identify lands that have been proposed for permanent protection under the greenspace program.*
- *Include the creation of conservation subdivisions and review possible increases in the percentage of greenspace to be set aside for new residential developments.*
- *Indicate the need to prioritize the acquisition of greenspace lands.*
- *Work toward developing an educational program in conjunction with the schools, local civic groups, the Chamber of Commerce, etc. which would demonstrate the importance of retaining greenspace.*

B. City of Villa Rica Comprehensive Plan

The following excerpts which are consistent with the goals of the community greenspace program have been taken verbatim from the 1996 City of Villa Rica Comprehensive Plan.

Natural and Historic Resources

Natural Resources

...Other areas such as wetlands, prime agricultural and forest areas and sensitive plant and animal habitats, which are particularly vulnerable to the impacts of development, should be given consideration in the planning process and provided appropriate protection...

Floodplains

...Development in these areas should be carefully monitored to protect functional integrity of floodplains as well as the health, safety and property of the city's residents.

Steep Slopes

...Clearing and using these sloping lands for development would likely result in significant erosion and sedimentation, more costs to the developer. These lands may be preserved from development...

Prime Agricultural and Forest Land

...While an abundance of forest and other vacant land remains in Villa, more and more of this land will be lost to urban and suburban development as the city continues to grow. Urban growth not only takes prime forestland out of productive and protective use, but also alters the visual quality and character of the area. Prime forestland should be recognized for its ecological as well as economic values and protected from the encroachment of development accordingly.

Sensitive Plant and Animal Habitats

...The species identified, all of which are designated endangered or threatened, are vulnerable to the impacts of rapid land use changes and population growth and should be protected by the community to the extent possible.

Scenic Views and Sites

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...the lakes in Villa Rica (Val-Do-Mar) provide scenic beauty and recreation. These areas have been targeted by the city for preservation or their historic and scenic beauty.

Historic Properties

...several structures have been listed by the Historic Preservation Section of the Georgia DNR in an Identified Sites file for Villa Rica. These properties include...the Villa Rica Gold Mines...The possible significance of these properties should be pursued so that preservation efforts may be initiated if they are found to be of value to the community.

Housing

Assessment

...the city should be made to develop playgrounds/recreational areas near the public housing units.

Land Use Assessment

...Villa Rica could apply more innovative site design criteria as agricultural or vacant land is developed for residential uses in the future...

Economic Development

Goal I: To provide for the expansion and development of a diversified economic base, which provides employment opportunities for all residents.

I-8: Encourage and promote the best development practices as new business enters the city; work with local and state entities in the development of the eastside to facilitate the placement of infrastructure to meet long-term needs, to foster the best access for maximized traffic control, to protect the natural aesthetics of the area and the perpetuate the highest economic benefit for all parties.

Natural And Historic Resources

Key issues and Findings:

1. Several areas of the city have natural features, such as steep slopes, floodplains and shallow depth to bedrock, which limit potential for development.
 - Development should be directed away from these areas, not only to protect the environment but also because the city as well as the developers will incur substantial costs in overcoming these obstacles...
2. Environmental Standards as established by the Georgia Department of Natural Resources govern use of sensitive areas including water supply watershed, wetlands, and groundwater recharge areas.
 - Promote and protect recreational areas, open space, and scenic views and sites where appropriate.

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- Ensure that land and water resources are developed in a manner consistent with resource capabilities.
- 3. Several historic resources have been identified in Villa Rica, but very little interest has been shown in their preservation.
 - Promote the identification and protection of the community's significant historic, archaeological and cultural resources and establish appropriate rules, regulations and ordinances to enhance and preserve these resources.

Goal II: The following strategies and policies are designed to meet the needs and goals of conserving and protecting the environmental, natural and historic resources of the community.

- II-1: Continue to encourage good land management practices in floodplains and where steep slopes, shallow depth to bedrock and unsuitable soils occur in order to prevent negative environmental impacts such as erosion and sedimentation.
- II-2: Continue to address the protection of natural resources as part of the city's land development review and permitting process and the update of these regulatory processes.
- II-3: Provide opportunities for agricultural and forestry practices in appropriate areas of the community and protect such areas from the encroachment of incompatible land uses.
- II-4: Continued adherence and update to the adopted Watershed Protection Ordinance, wetland inventories, and groundwater recharge protection will assist to mitigate any potential impacts on these areas.
- II-5: A comprehensive survey should be conducted to identify all historically significant properties, followed by the preparation of a plan to identify strategies for their preservation...
- II-6: Establish appropriate rules, regulations and ordinances to enhance and preserve these resources.

Community Facilities

Issues and Findings:

- Accepted recreation standards indicate a need for an additional 28 acres of parkland by the year 2015...
- Additional parkland should be acquired and developed, based on user preferences, and located in proximity to residential areas. Developers of subdivisions should also be required to dedicate land for public recreational facilities.

Goal III: To provide high quality community facilities and services to ensure an adequate level of service for existing and future residents.

- III-10: Encourage bicycle and pedestrian means of transportation wherever feasible.
- III-15: Approximately 28 additional acres of park and recreational land will be required by the year 2015. The city should work to acquire

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and develop needed park and recreation land and associated facilities.

III-16: Consider amending the subdivision regulations regarding the provision of recreational and open space areas in new residential developments based on the same criteria for Planned Unit Development in existing zoning regulations.

Housing

Goal IV: To assure the provision of adequate, safe and convenient housing opportunities for existing and future residents.

IV-4: Innovative subdivision design concepts such as these should be included in the city's zoning ordinance and subdivision regulations.

Land Use

Issues and Findings

- The majority of undeveloped land in Villa Rica is forested. Tree cover should be preserved to the greatest extent possible when new development occurs.

Goal V: The following strategies provide for the orderly, balanced and quality development of all land uses in consideration of the physical and economic limitations of the city.

V-8: New development should be discouraged from areas having significant natural and historic resources. Historic structures should be protected and enhanced. Future development occurring in the city should not detract from the unique qualities of these resources and areas.

Suggested Amendments to the Comprehensive Plan Include:

Natural and Historic Resources

Add to Goals & Policy

- Use the Greenspace Program Plan to help preserve valuable natural and historic resources.

Community Facilities and Services

Add to Park and Recreation Implementation

- Work with land trust groups and private landowners to secure lands for passive recreational uses and greenways.

Land Use

Add to Park/Recreation/ Conservation

- Separate the Park/Recreation/Conservation categories so that there is a noted difference between lands which are permanently protected and set aside as greenspace without active recreational uses, and those which are set aside for non-permanently preserved, active recreational uses.

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Add to Medium Density Residential

- Designate a percentage of open space that developers must set aside in new developments.

Add to Goals and Policy Objectives

- Amend development regulations to allow density and development flexibility when high percentages of proposed developments are set aside as greenspace.
- Include Greenspace Program Plan to determine what types of land developers should set aside.

Add GOAL: Help achieve the goal of preserving at least 20% of Carroll County's acreage as greenspace.

- Create a category within the zoning code that designates "permanently preserved greenspace/open space" which specifies that any development or active/organized recreation will never be permitted on these properties.
- Follow the existing greenspace plan to determine priority areas for greenspace acquisition.
- Work with developers to set aside greenspace within their developments.
- Actively work with land trusts group to aid in securing conservation easements on private lands.
- Cooperate with Carroll County to plan for and acquire these properties.
- Prioritize the acquisition of greenspace lands in rapidly developing areas.

C. City of Carrollton Comprehensive Plan

The following excerpts are consistent with the community greenspace program goals and have been taken verbatim from the City of Carrollton Comprehensive Plan: 2017

Natural and Historic Resources

Environmentally Sensitive and Ecologically Significant Areas

The natural environment encompasses many areas and resources which are vulnerable to the impacts of development and which require protection by the community. As development of the community continues, the conservation of environmentally sensitive and ecologically significant resources will become increasingly important...In addition to these areas, it is important for the community to address the value and protection of such vital and fragile resources as floodplains, steep slopes, and sensitive plant and animal habitats.

Wetlands

...To avoid long term impairment, uses of wetlands should be limited to timber production and harvesting, wildlife and fisheries management, wastewater treatment, recreation, natural water quality treatment or purification and other uses permitted under Section 404 of the Federal Clean Water Act.

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Floodplains:

...Floodplains in their natural or relatively undisturbed state are important water resource areas. They serve three major purposes: natural water storage and conveyance, water quality maintenance, and groundwater recharge. Unsuitable development can destroy their value...

Scenic Views and Sites

...Protection of scenic views and sites is an issue that has been addressed by the City in past years. Lake Carroll is governed by Rules and Regulations administered by the Parks, Recreation and Cultural Arts Department. These rules set forth allowable uses on the lake as well as accessory structures along the shoreline. Historic building, structures, etc., are protected by a local historic preservation ordinance. Any activity that alters exterior features of designated resources must be reviewed and consideration needs to be given to buffer and landscape provisions of the zoning ordinance...

Assessment

...An evaluation of available land and appropriate uses should be conducted to ensure quality development throughout the twenty-first century.

Historic Properties and Districts

Currently, there are two districts designated as local historic districts and three individual properties designated as historic resources.

Land Use Element

Inventory

...Large tracts of land lie within floodplains and should be considered as marginal for further development...

Assessment

...The disproportionately high percentage of undeveloped/vacant land in the City is somewhat misleading inasmuch as a significant portion of those properties is composed of floodplains, wetlands, and steep slopes or are otherwise limited in their development potential. The City discourages development in these areas and requires special permits and certifications to be obtained prior to construction.

Economic Development

Policy I-2

Insure minimal negative environmental impact while developing an increasingly diverse industrial, commercial, and service sector base.

Community Facilities

Policy II-4

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Continue to provide a high level of recreational programs and services that City residents currently enjoy while monitoring needs of special populations in order to assure that the needs of all segments are addressed.

Natural and Historic Resources

Goal IV

To conserve and protect the environmental, natural, and historic resources of the community.

Policy IV-1

Continue to encourage good land management practices in floodplains and where unsuitable solids occur in order to prevent negative environmental impacts such as erosion and sedimentation...

Policy IV-2

Include conditions for the protection of natural resources as part of the City's land development review and permitting process...

Policy IV-3

Promote and protect recreational areas and open space where appropriate. Continue to actively seek opportunities for the development of new sites for these purposes.

Land Use

Policy V-3

Discourage development that would conflict with environmentally sensitive and historic areas of the City.

Short Term Work Program

1997 Community Facilities

- *Continue to work on park beautification projects throughout the City.*
- *Develop a multi-use fitness trail at Lakeshore Park*
- *Continue to develop public bicycle R/W through Carrollton*

1997 & 2001 Housing

- *Establish playgrounds on public housing authority property*

1997 & 2001 Natural and Historic Resources

- *Continue to work toward the identification and preservation of wetlands and floodplains*

2001 Natural and Historic Resources

- *Continue to identify and designate historic properties*

Additional suggested amendments to the Carrollton Comprehensive Plan include the following provisions:

Carroll County Community Greenspace Plan

- Encourage the preservation of valuable natural and historic resources through use of the Greenspace Program.
- Continue efforts to secure lands for passive recreation and natural areas by working with private owners and land trusts.
- Identify lands that have been proposed for permanent protection under the greenspace program.
- Include the creation of conservation subdivisions and review possible increases in the percentage of greenspace to be set aside for new residential developments.
- Indicate the need to prioritize the acquisition of greenspace lands.
- Work toward developing an educational program in conjunction with the schools, local civic groups, the Chamber of Commerce, etc. which would demonstrate the importance of retaining greenspace.

Section 6. Existing Conditions, Publicly Owned Unprotected Lands

A. Carroll County

Carroll County owns property within the City of Carrollton, located off Newnan Road. This land will be protected through a conservation easement.

Forest Service Property 100 Acres Unprotected Publicly Owned

B. City of Villa Rica

The City of Villa Rica owns two properties that are a combined total of 27 acres. One of the properties was a former water treatment plant, which will now be utilized as a park area.

C. City of Carrollton

Within the City of Carrollton there is a great amount of acreage that is publicly owned that is not protected. These areas serve as greenspace parks, but have not been designated for the permanent protection through conservation easement or alternative methods.

<u>AREA NAME</u>	<u>ACREAGE</u>	<u>STATUS</u>	<u>TYPE</u>
KNOX PARK	0.9	NON-PROTECTED	PUBLIC
OLD NEWNAN ROAD PROPERTY	25.8	NON-PROTECTED	PUBLIC
LAKE CARROLL	25.2	NON-PROTECTED	PUBLIC
D.O.T. RIGHT-OF-WAY	15.6	NON-PROTECTED	PUBLIC

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RECREATION DEPT. PROPERTY	19	NON-PROTECTED	PUBLIC
NORTH LAKE CREEK	1.9	NON-PROTECTED	PUBLIC
BUFFALO CREEK	8.3	NON-PROTECTED	PUBLIC
KINGSBRIDGE ROAD	68.7	NON-PROTECTED	PUBLIC
Total Acreage		165.4	

Potential Areas of the County and Participating Municipalities that are Designated for Protection.

Within Carroll County there is approximately 86,644 plus acres of land that falls within watershed designated areas. In addition, there is approximately 12,849 acres of wetlands. These areas being vital in protecting the water of Carroll County and all municipalities, we will strive to target lands that fall within the vast areas. Where feasible, we would like to protect certain areas of land either in fee simple ownership, conservation easements, or through use of conservation subdivisions. Within the county is the Little Tallapoosa River, which the Carroll County and the City of Carrollton desire to protect. This river provides a vital source of water for the City of Carrollton, which warrants protection. The City of Carrollton had proposed approximately 368.6 acres to be protected along this river corridor, which are currently privately owned. The attached map labeled Carroll Watersheds delineates the areas currently with watershed areas.

Water Quality Protection

Includes any stream, lake, wetland area, and areas within a 100-year floodplain.

Throughout the County, there are buffer requirements ranging from 25' to 150' along water bodies. The watershed protection ordinances for the county has provisions that require minimum lot sizes and setback requirements within surrounding areas of watersheds, while some ordinances only require setbacks. The county and municipalities will pursue property owners' donations of conservation easements along all water bodies. In addition, conservation easements will be pursued for areas in wetlands and within the 100-year floodplain. Property owners will be encouraged to place conservation easements on their properties in exchange for a reduction in property taxes.

Methods for Protection:

Residential Areas: In areas where active residential properties are adjacent to vital water resources, the County and Cities will actively pursue donations of conservation easements.

Carroll County Community Greenspace Plan

Commercial and Industrial Areas: In areas where active commercial and industrial properties are adjacent to vital water resources, the County and Cities will actively pursue donations of conservation easements.

Undeveloped Areas: In areas where active development has yet occurred, the County and Cities will work with developers to permanently protect resources with permanent conservation easements.

Conservation Subdivisions: The County and Cities plan on the development of a Conservation Subdivision provision within our development regulations. In this type development, a percentage of greenspace will be required to be permanently protected. This land will be encouraged to be set aside for resident's enjoyment, such as a common open area or park. Where available, greenspace areas will be sought that may provide alternative transportation routes.

Natural Resource Protection

Areas that have intrinsic value, sensitive in nature to development, and valued for their natural character. Includes areas with scenic views, groundwater recharge areas, and steep slopes.

Methods for Protection:

The County and Cities will actively work with property owners to permanently protect these type lands through donations or purchase of conservation easements or development rights. In areas that may be suitable for passive recreation, the respective authority may acquire land through fee simple purchase or donations.

Cultural Resource Protection

Included are historic and archeological resources, as well as cultural resources such as agricultural lands. Historic resources will include old homesteads for protection. Native American archeological resources are currently found in Carroll County's McIntosh Reserve. Additional properties will be included to further the preservation of such resources. Much agricultural land has been transformed into residential subdivisions. Many areas of the County currently contain important agricultural land that may be preserved.

Methods for Protection:

Historic Resources: In order to protect the historic and archeological resources voluntary conservation easement donations will be sought. The County and Cities may desire to acquire lands in fee simple where other acquisition would not be feasible. The County and Cities will strive to include historic and archaeological resources in existing historic districts or develop new historic districts when appropriate. Attention should also be given to those resources that could be eligible for National Register nomination.

Agricultural Lands: In order to facilitate farmland preservation, a transferable development rights, TDR, program may be implemented. A farmer could sell his

Carroll County Community Greenspace Plan

development rights. Through use of a TDR program, a landowner may continue to farm their land without the pressures of development as a residential subdivision. In return, a landowner would establish buffers on sensitive areas of the property to protect the vital resources while continuing to farm.

Quality of Life Protection

Includes future greenway trails and open space areas for use as passive recreation. Recreation activities include picnicking, hiking, walking, running, bicycling, canoeing, and fishing.

Methods for Protection:

Passive Recreation: The County and Cities will permanently protect passive recreation areas through donations and use of conservation easements. These lands will be identified by their inherent value, water quality protection, natural or cultural resource. The development of a Conservation Subdivision provision within development regulations will allow for working with developers to establish recreation areas for new developments.

Trails and Greenways: As air quality becomes more important to our area, so too will the need to provide alternative transportation. Alternative corridors may be established through use of utility right-of-ways and along stream corridors. The State University of West Georgia is located within the City of Carrollton, and would be a great area to develop alternative transportation paths to and from. Importance will be placed on connectivity when considering development of residential areas in close proximity to similar areas. The County and Cities will strive to acquire and protect these areas through conservation easements and fee simple acquisitions.

Protected Lands

A. Carroll County

Currently, approximately 1064 acres within and owned by either Carroll County, private owners, or the State of Georgia are permanently protected. The properties are protected by covenants, conservation easements, restrictive deed, or formal designation as a heritage reserve. The attached map labeled Carroll County Protected Lands offers a view of the known permanently protected property within the county.

- John Tanner State Park, located in the northwest quadrant of the County, is the only recreation site, which is not locally maintained. This 147 acre park includes one of the largest man-made beaches in the state, a lake reserved for swimming and paddle-boating, picnic areas, a 78-site primitive and RV camping area, miniature golf, a 6-unit motor lodge and a one-mile fitness trail. The Park is in close proximity to a major thoroughfare, U.S. 27 and approximately 3 miles from I-20.

Ownership: Georgia Department of Natural Resources

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- McIntosh Reserve Park is a 527-acre county owned recreation facility located west of Whitesburg in Carroll County. Although this site is not yet listed in the National Register of Historic Places, it is quite significant for association with Chief William McIntosh and west Georgia's Creek heritage.

Ownership: Carroll County

- Fairfield Plantation is a residential gated community located in eastern Carroll County on the Douglas border. The property is 2,400 acres in size, including two lakes, greenways, walking paths, and undisturbed areas. Approximately 18% of the development is protected as greenspace, which equates into 415 acres.

Ownership: Fairfield Plantation Property Owners Association

B. City of Villa Rica

- River Trace Subdivision is located within the City of Villa Rica and contains 10-acres of protected greenspace.
- Villa Rica owns three properties that have a combined total of 27 greenspace acres.

C. City of Carrollton

- Indian Rock, a State owned Park consisting of 1.5-acres of public land.

Section 7. Ten-Year Strategy to Achieve County's Goal

Local Land-Use Ordinances, Policies, and Regulations

A. Carroll County Zoning Ordinance

Please see appendix b for all relevant land use and future land use maps.

Currently the county only has a provision within the zoning ordinance that allows for Planned Unit Developments, which promotes the preservation of natural resources and scenic quality of open space.

PUD Section 5 Open Space and Density Requirements

- 1 Open Space: A minimum of twenty-five percent (25%) of the total site acreage shall be preserved as common recreation and meaningful open space, as defined by the Planning Commission. Water bodies and land located within the 100-year floodplain may be used to partially fulfill open space requirements;

Carroll County Community Greenspace Plan

calculations for such may not exceed fifty (50%) percent of the required open space. Parking areas, road right-of-ways, and minimum yards in spacings between dwellings may not be included in determining open space. Any and all open space lands shall be held in common ownership by the dwelling unit owners. All privately owned common open space shall continue to conform to its intended use as specified in the Final Development Plan. To insure that all common open space in the PUD will be used as intended, the necessary restrictions or covenants will be put in each deed. Such deed restrictions or covenants shall run with the land in order to protect both present and future property owners. The covenants and restrictions shall prohibit the reduction or sale of any common open space.

- 2 Density: Residential density shall be calculated in gross density units. Gross density shall be defined as the total number of dwelling units divided by the total site area, including proposed roads and right-of-ways, but excluding areas located within the 100-year floodplain. The maximum residential gross density shall be three and one-half (3.5) units per acre, with the exception of density bonuses as described in the following section.

... Preservation of natural features of the site such as lakes and woods as common open spaces and the provision of permanent access to and use of such natural features and amenities such as bike and pedestrian paths and benches. (1% for each 10,000 sq. ft of amenity preserved; 5% maximum)

- e. Provision of paved bicycle paths. (1% for each 5,000 linear ft; 3% maximum)
- f. Creation of a permanent buffer area around any perennial stream shown on U.S.G.S. topographic maps. The buffer area must be at least 20 ft wide from each stream bank and contain no structures other than unpaved footpaths. (1% for each 1,000 linear ft of buffer; 3% maximum)
- g. Preserving any archaeological or historic site judged to be of significant value by the Carroll County Historical Society. (3%)
- h. Preserving in its natural state, any area demonstrated to be a habitat for any endangered, rare, or threatened species of plant or wildlife so designated by the State of Georgia or the federal government. (3%)

Further greenspace protection by providing an avenue for developers to provide greenspace as part of their development plan.

In addition to the PUD, Carroll County has Watershed Protection Ordinances in place that serve to further promote greenspace by establishing buffers and promoting water quality.

Watershed Protection Summary

Stream Buffer Requirements	100'
Minimum Setback	150'
Max Impervious Area	25%

Carroll County Community Greenspace Plan

Minimum Lot Size Requirements	¾ w/sewer to 1 ¼ w/septic
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Furthers Greenspace preservation by requiring a stream buffers to ensure the land will not be developed.

The county is dedicated to obtaining the 20 percent protection goal of greenspace. By the first of 2001 the Carroll County Board of Commissioners will move to appoint an official Greenspace Committee. This committee will serve to facilitate the greenspace program, and see that continued contributions to the program occur. To regulate the greenspace plan we will develop a Greenspace Ordinance. January 2001 is the anticipated start date for developing a Greenspace Ordinance, with an estimated time frame of six months for completion and implementation.

B. City of Villa Rica

The following are local land-use ordinances, policies and regulations that further the preservation of greenspace. Each regulation relating to greenspace is quoted, followed by an explanation of how greenspace is furthered by the ordinance.

Zoning Ordinance

ARTICLE 4: General Provisions

4.7 Reduction of Yards or Lot Areas

...no lot...shall be reduced, divided or changed so as to produce a tract of land which does not comply with the minimum dimensions or area requirements of this ordinance for the district in which it is located unless said restriction or division is necessary to provide land that is needed and accepted for public use.

Furthers Greenspace preservation by allowing a landowner to provide public open space without reducing the number of lots.

6.3 Permitted Uses.

“...A principle use denoted by the letters “SE” (Special Exception) is permitted only if proposed use is approved with our without conditions by the City Council”

Furthers Greenspace preservation by allowing the City Council to review an SE project and direct the landowner to set aside open space and/or provide passive recreation opportunities.

ARTICLE 9: Water Resource Districts

9.5 Water Supply Watershed District (overlay zone)

9.54a Natural Buffer Requirements

1. Within a 7-mile radius upstream of the public water intakes, a natural buffer, 100' wide shall be maintained on both sides of the stream...outside the 7-mile radius, a natural buffer of 50' shall be maintained on both sides of the stream.
2. A natural buffer shall be maintained for a distance of 150' from the boundary of any existing or future water supply reservoir.

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Furtheres Greenspace preservation by requiring a stream buffer to ensure the land will not be developed.

9.5-4b Impervious Surface Limitations.

1. No more than 25% of the land area of any parcel or lot on which new development is placed may be covered by impervious surface within a designated water supply watershed district.
2. Within a 7-mile radius upstream of all public water intakes, no impervious surface shall be constructed within a 150' setback area on both sides of the stream...
3. Outside a 7-mile radius...no impervious surface shall be constructed within a 75' setback area on both sides of the stream...

Furtheres Greenspace preservation by requiring minimum setbacks to prevent development of the land.

9.6 Wetlands District (Overlay Zone)

9.6-4 Permitted Uses.

- 2 Conservation or preservation of soil, water, vegetation, fish or other wildlife...
- 3 Outdoor passive recreational activities, including fishing, bird watching, hiking, boating, horseback riding and canoeing.

Furtheres Greenspace preservation by not allowing any activities other than the permitted uses in wetland areas without a permit from the U.S. Army Corp of Engineers.

ARTICLE 10 FH-Flood Hazard District

10.2-1 Intent

3. Preserve drainage courses that will be adequate to carry stormwater runoff from existing and future land developments...
4. Preserve natural conditions that will allow sufficient absorption to maintain an adequate subsurface water level and filter sediment from adjacent or upstream developments.

10.3 Permitted Uses

1. Agriculture
7. Public, semi-public, private and commercial recreation uses requiring no structures within the flood plain.
8. Greenbelts or yards.

Furtheres Greenspace preservation by prohibiting development in flood-proned areas.

APPENDIX A: Subdivision Regulations

ARTICLE VII. The Final Subdivision Plat and Plan Requirements

Section E. Lot Requirements.

Carroll County Community Greenspace Plan

- (7) ...Where a subdivision is traversed by a watercourse, drainageway, natural channel or stream, there shall be provided a drainage easement conforming substantially to the limits of such watercourse plus additional width as necessary to accommodate future construction, as required by the planning commission, but not to exceed the 100 year intermediate regional floodplain, plus 5 feet horizontally.

Furtheres Greenspace preservation by prohibiting development within the drainage easement areas.

C. City of Carrollton

Chapter 50: Article III. Soil Erosion and Sedimentation Control

Section 50-104. Minimum requirements for erosion and sedimentation control using best management practices.

Land –disturbing activities shall not be conducted within 25 feet of the banks of any state waters, as measured from the point where vegetation has been wrested by normal stream flow or wave action...

Furtheres Greenspace Preservation By:

- Prohibiting land- disturbing activities within 25 feet of the banks of any state waters.

Chapter 58: Floods

Section 58-28. Purpose

It is the purpose of this article to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to...control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters.

Furtheres Greenspace Preservation By:

- Protecting against alteration of natural floodplains, stream channels, and natural protective barriers associated with floodwaters.

Appendix A: Subdivision Regulations

Section 902. Preservation of trees and other natural growth

The subdivider shall preserve all trees and other natural growth to the maximum extent feasible.

Furtheres Greenspace Preservation By:

- Encouraging maximum preservation of trees and natural growth in subdivision development.

Appendix B: Zoning

Section 517. Flood Hazard District (FH)

Carroll County Community Greenspace Plan

The regulations for this district are designed to prevent flood damage to persons and property, preserve drainage courses that will be adequate to carry stormwater runoff from existing and future land development, permit uses that are appropriate on floodplains in order to effectively use this land, and prohibit land uses that obstruct the flow of floodwater. In the FH flood hazard district, the following uses are permitted below the 100-year flood level: agriculture...public, semi-public and commercial recreational uses requiring no structures within the floodplain except temporary structures for shelter.

Furtherers Greenspace Preservation By:

- Serving as an incentive for property owners to donate conservation easements by limiting development in areas prone to flooding.
- Encouraging the use of these lands for passive recreational areas.

Section 810. Buffer Zones

Buffer zones shall be left in their natural state unless otherwise approved by the Planning and Zoning Commission...Buffer zones shall be used only for a buffer and shall not be used paving, parking, recreation areas, stormwater retention ponds or similar uses...

Furtherers Greenspace Preservation By:

- Requiring buffer areas to be maintained in their natural state.

Section 1204. Standards applying to planned residential developments.

At least 550 square feet per dwelling unit in a planned residential development shall be reserved for open space, parks, other recreation or other public uses...up to 30 percent of the land reserved for open space may lie in the 100-year floodplain.

- Requiring a set aside for open space.
- Allowing up to 30 percent of the open space to lie in the 100-year floodplain.

Design Review Guidelines: Historic Preservation Commission

What Changes Require Approval?

*The following is a list of changes that should be brought before the Commission:
...Removing a living tree.*

3. Maintain mature trees

Mature trees should not be removed unless the tree is dying, dead, diseased or poses a safety hazard to the public. For new construction or site improvement, every effort should be made to preserve existing mature trees...At least one replacement tree (not less than five feet tall) of a similar kind should be planted if a tree is removed.

Furtherers Greenspace Preservation By:

- Encouraging protection of existing trees.
- Establishing a replacement policy for trees that must be removed for disease, public safety, etc.

Carroll County Community Greenspace Plan

Sharpe Creek Reservoir: Regulations for Protection of Water Quality **One Hundred Foot Permanent Perpetual Easement**

Each property owner with property abutting the reservoir shall be subject to the provisions of the 100' permanent, perpetual easement on that portion of the property which lies between mean sea level 1030 to a point 100' horizontally from mean sea level 1034.5...The easement area is for the purpose of storing flood waters up to elevation 1034.5 and protecting the environmental purity of the lake...No permanent structure of any type (except private docks, boathouses, piers, or related structures) or any septic system including drain field lines, sewer, fuel storage or similar items/systems, etc. will be permitted within the 100' easement area.

Furtherens Greenspace Preservation By:

- Establishing a 100' perpetual easement that limits permanent structures and septic systems.

Commitment to Use of Existing Tools

A. Carroll County

Carroll County will strive to ensure each application for development complies with all pertinent regulations, which pertain to the preservation of greenspace.

B. City of Villa Rica

The Community Development Department, the Planning Board and the City Council will carefully scrutinize each application to ensure that it is in compliance with all federal, state and local regulations pertaining to greenspace preservation.

C. City of Carrollton

The City of Carrollton will strive to ensure each application for development complies with all pertinent regulations, which pertain to the preservation of greenspace.

Additional Tools Utilized by The County and Municipalities to Achieve Goals

A. Carroll County

- Acquiring donations of conservation easements on land held in private ownership in order to protect historic, natural or recreational resources.
- Acquiring development rights on privately owned land to protect historic, natural or recreational resources.
- Acquiring land in fee simple ownership when feasible for passive recreation, creation of alternative greenway corridors, and protection of natural and historic resources.

Protection of Lands in Government Ownership

Carroll County Community Greenspace Plan

- Place conservation easements on lands that are not currently permanently protected where feasible.
- Creating a restrictive covenant that is in favor of a governmental entity.
- Utilizing any other feasible method that will ensure greenspace will be permanently protected in order to meet the goals of the Carroll County Community Greenspace Program.

Identification of Alternative Funding Sources

- Investigate the possibility of establishing a stormwater utility, which may be used in the acquisition of lands for greenspace.
- Search and identify any and all opportunities for receipt of conservation easements or gifts of land in fee simple.
- Explore the possibility of providing tax incentives to private landowners that choose to place conservation easements on their property.
- Work in cooperation with all municipalities in funding property acquisition for greenspace.

Use of Development Regulations and Performance Based Zoning

- Updating comprehensive plans to incorporate the goals of the greenspace program.
- Explore the creation of additional overlay zones that may further provide protection of resources.
- Amend the regulations to allow for conservation subdivisions that serve to designate and protect fixed amounts of the land as greenspace.
- Propose amendments for subdivision regulations that will protect steep slopes, flood plains, wetlands, and require greenspace for certain districts.
- Encourage any new development to include greenspace as part of the overall plan to be protected in a manner consistent with the requirements of the program.
- Explore the possibility of providing bonuses for developments, which exceed the minimum requirements of the greenspace program.

B. City of Villa Rica

- Acquiring donations of conservation easements on land held in private ownership in order to protect historic, natural or recreational resources.
- Acquiring development rights on privately owned land to protect historic, natural or recreational resources.
- Acquiring land in fee simple ownership when feasible for passive recreation, creation of alternative greenway corridors, and protection of natural and historic resources.

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- Propose amendments for subdivision regulations that will protect steep slopes, flood plains, wetlands, and require greenspace for certain districts.
- Encourage any new development to include greenspace as part of the overall plan to be protected in a manner consistent with the requirements of the program.
- Explore the possibility of providing bonuses for developments, which exceed the minimum requirements of the greenspace program.

C. City of Carrollton

- Acquiring donations of conservation easements on land held in private ownership in order to protect historic, natural or recreational resources.
- Acquiring development rights on privately owned land to protect historic, natural or recreational resources.
- Acquiring land in fee simple ownership when feasible for passive recreation, creation of alternative greenway corridors, and protection of natural and historic resources.

Protection of Lands in Government Ownership

- Place conservation easements on lands that are not currently permanently protected where feasible.
- Creating a restrictive covenant that is in favor of a governmental entity.

Carroll County Community Greenspace Plan

- Utilizing any other feasible method that will ensure greenspace will be permanently protected in order to meet the goals of the Carroll County Community Greenspace Program.

Identification of Alternative Funding Sources

- Investigate the possibility of establishing a stormwater utility, which may be used in the acquisition of lands for greenspace.
- Search and identify any and all opportunities for receipt of conservation easements or gifts of land in fee simple.
- Explore the possibility of providing tax incentives to private landowners that choose to place conservation easements on their property.
- Work in cooperation with Carroll County in funding property acquisition for greenspace.

Use of Development Regulations and Performance Base Zoning

- Updating comprehensive plans to incorporate the goals of the greenspace program.
- Explore the creation of additional overlay zones that may further provide protection of resources.
- Amend the regulations to allow for conservation subdivisions that serve to designate and protect fixed amounts of the land as greenspace.
- Propose amendments for subdivision regulations that will protect steep slopes, flood plains, wetlands, and require greenspace for certain districts.
- Encourage any new development to include greenspace as part of the overall plan to be protected in a manner consistent with the requirements of the program.
- Explore the possibility of providing bonuses for developments, which exceed the minimum requirements of the greenspace program.

Section 8. Barriers to Achieving Greenspace Goal

A. Carroll County

Legal Barriers

- Problem: The current regulations have a lack of provisions within our zoning ordinance that would allow the clustering of homes in developments.
- Solution: Amend the current regulations to be more flexible and promote conservation development where land may be preserved as greenspace.
- Problem: The county does not currently have a tree protection ordinance.
- Solution: The county currently has a Tree Advisory Commission with a charge to develop a tree ordinance for the Carroll County and the municipalities.
- Problem: The County does not currently have landscape requirement in place.
- Solution: Work to establish landscape regulations, which will specifically define landscape buffer areas.
- Problem: There is no current program in place to facilitate the acquisition of development rights.

Carroll County Community Greenspace Plan

Solution: Explore the feasibility of implementing a transfer of development rights program.

Structural Barriers

Problem: Carroll County currently does not have a sewer system located within the unincorporated areas of the county, with the exception on one gated community.

Solution: To support higher density development, the county has begun the process of researching the feasibility of on-site wastewater treatment facilities for residential developments.

Problem: There has been much opposition to high-density residential developments within Carroll County.

Solution: Facilitate educational opportunities for the public in how a conservation development program can allow higher densities while also protecting the environment.

County Resources

Problem: Carroll County has very limited resources that are needed for implementation of a greenspace program.

Solution: The county will seek alternative funding sources, grants, and gifts to aid in funding the program.

Problem: Carroll County has very limited human resources to devote to the Greenspace Program.

Solution: The Commissioners and community need to support the allocation of resources to achieve the outlined goals.

B. City of Villa Rica

Legal Barriers

Problem: The current regulations do not promote conservation development where a substantial percentage of land is preserved as greenspace.

Solution: Revise the current regulations to promote conservation development where a substantial percentage of land is preserved as greenspace.

Problem: The current PUD ordinance does not emphasize the preservation of significant open space.

Solution: Incorporate language into the PUD ordinance that emphasizes the preservation of significant open space.

Problem: The current PUD application does not require developers to provide detailed information about existing site conditions, so the City cannot adequately evaluate the impacts of the proposed project.

Solution: Revise the current PUD application to require developers to provide detailed information about existing site conditions.

Problem: State timber laws supercede City regulations concerning the protection of existing natural vegetation.

Solution: Work with the state to resolve conflicts.

Structural Barriers

Carroll County Community Greenspace Plan

Problem:

- The public perceives low-density residential development as the best way to preserve open space.
- The public perceives cluster development as having more overall density than traditional subdivisions.

Solution: Foster educational opportunities for the public and political leaders concerning cluster developments/conservation subdivisions.

Problem: Many residents believe City improvements, such as parks, will cause the City to grow faster.

Solution: Educate the public concerning the goals of the greenspace program, one of which is to permanently preserve greenspace so it can never be developed, thus limiting growth.

Problem: In the November election, the public did not support a SPLOST referendum, which included greenspace acquisition, even though many people support greenspace preservation.

Solution: Create a one to two-year SPLOST for greenspace acquisition and recreation only. Provide more specific information about how the SPLOST will be spent and the benefits to the County citizens. Citizen groups need to actively support the measure and raise public awareness before the election.

City Resources

Problem: City resources are needed for implementation of the Greenspace Program. Compliance with regional plans is already stretching existing resources.

Solution: The City Council and community need to support the allocation of resources to achieve these greenspace preservation goals.

Problem: The changes proposed in this grant will require a lengthy process. There is concern that the initial enthusiasm for the project will wane.

Solution: The changes need to be prioritized and addressed one at a time. Ongoing information should be broadcast on the County Cable Access station to promote education and to update the Community as to the status of the program.

Problem: The City of Villa Rica has very limited human resources to devote to the Greenspace Program.

Solution: The City Council and community need to support the allocation of resources to achieve the outlined goals.

C. City of Carrollton

Legal Barriers

Problem: The current regulations do not promote conservation development where a substantial percentage of land is preserved as greenspace.

Solution: Revise the current regulations to promote conservation development where a substantial percentage of land is preserved as greenspace.

Problem: The current PUD ordinance does not emphasize the preservation of significant open space.

Carroll County Community Greenspace Plan

- Solution: Incorporate language into the PUD ordinance that emphasizes the preservation of significant open space.
- Problem: The current PUD application does not require developers to provide detailed information about existing site conditions, so the City cannot adequately evaluate the impacts of the proposed project.
- Solution: Revise the current PUD application to require developers to provide detailed information about existing site conditions.

Structural Barriers

- Problem: There has been much opposition to high-density residential developments within Carrollton.
- Solution: Facilitate educational opportunities for the public in how a conservation development program can allow higher densities while also protecting the environment.
- Problem: The general public perceives tax spending as being more important for infrastructure such as roads and sewer.
- Solution: Facilitate educational opportunities for the public concerning the importance of supporting greenspace.

City Resources

- Problem: City resources are needed for implementation of the Greenspace Program. Compliance with regional plans is already stretching existing resources.
- Solution: The City Council and community need to support the allocation of resources to achieve these greenspace preservation goals.
- Problem: The changes proposed in this grant will require a lengthy process. There is concern that the initial enthusiasm for the project will wane.
- Solution: The changes need to be prioritized and addressed one at a time. Ongoing information should be broadcast on the County Cable Access station to promote education and to update the Community as to the status of the program.
- Problem: The City of Carrollton has very limited human resources to devote to the Greenspace Program.
- Solution: The City Council and community need to support the allocation of resources to achieve the outlined goals.

Section 9. Source and Use of Funds for the Program's Planning, Improvements, Operations, and Maintenance.

A. Carroll County

Funding for the Carroll County Community Greenspace Program will come from a variety of sources, including the following:

- Thus far, the county and participating municipalities have utilized in house staff in the preparation and planning of the greenspace program.
- The county has proposed having civic groups and or interested persons in the greenspace program approach corporations for potential funding. The hope would be that a corporation would donate a monetary gift, which could then in turn be used for

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contracting with a planning or landscape architect firm in the design of a formal greenspace plan for the entire county.

- Funding for the acquisition of land will come from the Department of Natural Resources' Greenspace Program.
- The County will strive to identify any private, state, and federal source of grant funds that may be utilized for the preservation of greenspace.
- Identification of opportunities to receive donations of land in fee simple or through conservation easements.
- The Chattahoochee Flint Regional Development Center did receive some funding that would allow some assistance in the creation of the greenspace plan. The development center contribution has been in the form of map creation for smaller participating municipalities thus far.

B. City of Villa Rica

Funding for the Villa Rica Greenspace Program will come from a variety of sources, including:

- Funding for the acquisition of land will come from the Department of Natural Resources' Greenspace Program.
- Utilizing local funds from Villa Rica's General Fund, Capital budget, Revenue bonds, Impact fees, General obligation bonds, and User fees.
- Identification of opportunities to receive donations of land in fee simple or through conservation easements.
- Identifying private, state, and federal sources of grant funds, which can be used to protect greenspace within Villa Rica.
- The City of Villa Rica has already begun the process of obtaining greenspace within residential developments. Villa Rica has asked developers to deed to the city portions of properties that may be used as either greenspace or natural areas.

C. City of Carrollton

Funding for the City of Carrollton's Greenspace Program will come from a variety of sources, including:

- Funding for the acquisition of land will come from the Department of Natural Resources' Greenspace Program.
- Identification of opportunities to receive donations of land in fee simple or through conservation easements.
- Identifying private, state, and federal sources of grant funds, which can be used to protect greenspace within Carrollton.

Section 10. Certified Resolution and Method for Allocating Funds

Please see appendix C for all relevant resolutions for establishment of greenspace program and trust funds.

Section 11. Allocation of Funds Based on Population

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The following table identifies the fund eligibility based on population for Carroll County and the participating municipalities. The Cities of Bowdon, Roopville, and Whitesburg will have their funds administered by Carroll County.

<u>Allocation Table</u>			
	Population	Amount	
<i>Bowdon</i>	2012	\$7,784.42	
<i>Carrollton</i>	16867	\$65,258.37	
<i>Roopville</i>	235	\$909.21	
<i>Villa Rica</i>	6876	\$26,603.22	
<i>Whitesburg</i>	656	\$2,538.06	
<i>Carroll County</i>	53168	\$218,115.00	
Participant Population	79814	Total Funds	\$321,208

Section 12. Non-Participating Municipalities

The municipalities of Bremen, Mt. Zion, and Temple elected to not participate in the program. The county solicited input from each municipality on more than one occasion by sending letters and holding two public hearings. The County specifically requested a confirmation letter from each municipality that would be participating in the program. Each municipality had ample opportunity to participate in the program; however, a few chose to not do so. Please see appendix d for all correspondence to municipalities.

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APPENDIX A: PUBLIC MEETINGS

Meeting 1: September 13, 2000
Cooperative Greenspace Initiative
Carroll County Administrative Center, Meeting Room A.

Meeting 2: September 21, 2000 (Working Meeting)
Carroll County Administrative Center, Meeting Room A.

Meeting 3: November 15, 2000,
Carroll County Administrative Center, Meeting Room A.

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APPENDIX B: ZONING AND FUTURE LAND USE MAPS

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APPENDIX C: CERTIFIED RESOLUTIONS

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APPENDIX D: RELEVANT CORRESPONDENCE