



Coweta County

2026 Comprehensive Plan

Draft Community Assessment

November 2005



**Coweta County 2006-2026 Comprehensive Plan:
Community Assessment**

June 30, 2005

Draft



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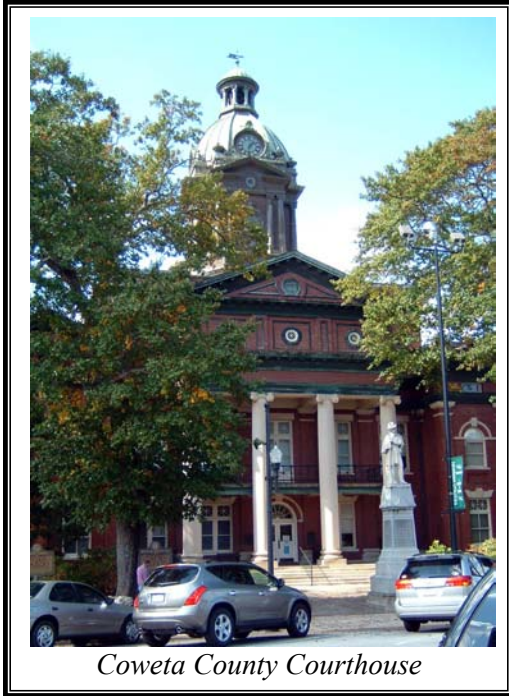
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1 Introduction

1.1 Purpose

The primary purpose of this report is to lay the foundation for the update of the Coweta County Comprehensive Plan. In particular, it provides a comprehensive review of the issues and opportunities that will affect the future growth of the community. This analysis is based on an



Coweta County Courthouse

analysis and inventory of existing conditions, land use patterns, public policies, and planned improvements. Over the next 20 years, Coweta County is projected to double in population. Community leaders recognize that this planning effort can play a critical role in directing that growth in a manner that is consistent with the community's vision for the future.

Another purpose of this report is to meet the intent of the "Standards and Procedures for Local Comprehensive Planning" (Standards) as established by the Georgia Department of Community Affairs (DCA). These Standards were adopted recently by the DCA Board and became effective on May 1, 2005. Planning for and work on this update of the Comprehensive Plan began in 2004 under a previous version of the DCA Standards, so strict adherence to the requirements of the new Standards is not possible. For example, under the new Minimum Standards, work on the Community Assessment and the Community

Participation Plan is supposed to be completed before any public involvement takes place. However, following the guidelines of the previous standards, a very ambitious public involvement effort was launched in January 2005. This public involvement effort included a wide range of activities, which are described in the companion *Citizen Participation Program*.

1.2 Scope

As required in the DCA Standards, this report includes four basic components:

1. List of issues and opportunities that the community wants to address
2. Analysis of existing development patterns
3. Evaluation of current community policies, actions, and development patterns for consistency with the Quality Community Objectives
4. Analysis of supportive data and information.

In its coverage of these four components, this report is written in an executive summary-like fashion so that citizens and decision makers can quickly review the essential elements and major findings of this planning effort.

Most of the detailed findings of this assessment are included in a "Technical Addendum". A digital copy of this "Technical Addendum" is provided on compact disc attached to the back of

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this report in Adobe Portable Document Format (PDF). Also included on this “Technical Addendum” CD are 30” x 40” versions of the three maps presented in this report: the Existing Land Use Map, Areas Requiring Special Attention Map, and the Character Area Map.

1.3 Methodology

As required by the DCA Standards, this Community Assessment is primarily the product of a review of county policies, plans, regulations, and development patterns. Though this Assessment does provide some countywide and municipal information, it is not intended to fulfill the planning requirements for any of Coweta County’s eight municipalities: Newnan, Palmetto Sharpsburg, Turin, Senoia, Moreland, Haralson, and Grantville. The study area for this Assessment is the unincorporated area of Coweta County, an area of approximately 414 square miles. The entire County, if one includes the area inside Coweta’s eight municipalities, covers approximately 447 square miles.

As described earlier, this report also is based on the findings of an ambitious public involvement effort. Consultants and County officials have had the benefit of talking directly with the public about the community’s vision for the future and the issues and opportunities that they feel will influence the achievement of that vision. Following is a brief summary of that public involvement effort to date. A more detailed description can be found in the *Citizen Participation Program*, along with plans to continue these public involvement efforts.

1.4 Summary of the Public Involvement Effort

The public involvement process began on January 18, 2005, with a public hearing before the County Board of Commissioners. A brief overview of the project was presented to inform the public of how they can be involved in the planning effort. The public hearing also was used to officially launch the Comprehensive Transportation Plan and to inform the public of that planning effort as well.

A series of 12 visioning workshops then was undertaken, with the first workshop held on February 17, 2005. The last workshop was conducted on May 5, 2005. The meetings were held at schools and community centers around the County. Altogether approximately 535 participants attended the workshops, it should be noted that this 535 total does include Citizen Advisory Committee members (CAC) and a few repeat attendees.



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Workshop Date	# Citizens	# CAC	Total
2/17/2005	55	7	62
2/22/2005	38	8	46
3/3/2005	54	5	59
3/8/2005	41	4	45
3/17/2005	54	5	59
3/22/2005	23	3	26
3/31/2005	15	3	18
4/12/2005	46	3	49
4/21/2005	48	3	51
4/25/2005	7	2	9
4/28/2005	33	2	35
5/5/2005	73	3	76
		TOTAL	535

To promote attendance at these workshops, an aggressive public outreach effort was made through newspaper ads, newspaper articles, posters, emails, and a project website. Two local public access TV shows also featured interviews with the project consultants and County staff. Project consultants and County staff also gave presentations about the planning effort at local meetings of the Chamber of Commerce and the Board of Realtors.

At the first 11 meetings, the citizens were asked four basic questions:

1. What do you want to preserve?
2. What do you want to change?
3. What do you want to create?
4. What do you want to connect?



These questions were asked in smaller groups with facilitators leading the discussion groups. For each of the questions, the top few items that were brought up by the citizens are listed below.

What do you want to Preserve?

- Open Space/Greenspace
- Trees
- Historic homes, buildings, communities
- Small town character
- Air/Water Quality
- Streams & Creeks

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What do you want to Change?

- Rate of growth
- Planning practices
- City/County coordination
- Enforcement of existing codes and ordinances

What do you want to Create?

- Impact fees
- Bike/Pedestrian/Equestrian Paths
- More parks
- Industries – clean, high tech
- Tourism
- Higher paying jobs
- Educational opportunities
- Incentives for redevelopment
- Larger lot sizes
- Sense of identity

What do you want to Connect?

- Bike/Pedestrian/Golf Cart/Multi-purpose pathways
- Development of a true bypass
- Subdivisions to schools, recreation areas, etc.
- East-West movement
- New interchanges on I-85

Through these discussions, one overarching goal emerged: “To develop a plan that best manages the anticipated growth in the community.” Under this goal, five other major goals for the community emerged. The final meeting, held on May 5, 2005, was structured to discuss with the participating citizens, the five major goals and to develop opportunities and strategies to achieve them.

Goals – one of the five issue groups identified as part of the workshop process

1. **Natural Resources** – Preserve/conservate greenspace, open space, and natural resources
2. **Transportation** – Improve the existing transportation system and prepare for anticipated growth
3. **Economic Development** – Effectively promote appropriate economic development
4. **Sense of place** – Preserve valued elements of community character and create a better sense of place
5. **Planning and Development Process** – Improve the planning and development process

The findings of these workshops are presented in the next section, “Issues and Opportunities.”

While the visioning workshops were being held, the County and the Chamber of Commerce were circulating a community survey that yielded over 5,000 responses, representing approximately 7% of the adult population. A Summary of the findings of that survey can be found in the “Appendix” of the *Community Participation Program*.

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In many respects, the findings of the survey reflected the viewpoints expressed at the visioning workshops and helped to reinforce what was learned. This information was presented to and used by the CAC to craft a draft countywide vision statement. The CAC was comprised of 12 members (10 citizens from around the county and 2 commissioners). The commissioners appointed two citizens from each district. The CAC met on June 22, 2005, to craft a countywide vision statement, which will be included in the *Community Agenda* after review and adoption by the Board of Commissioners.

2 Issues and Opportunities

The following issues and opportunities were identified through the public involvement process. Additional issues and opportunities are identified later in this report in the review of “Quality Community Objectives” and the “Analysis of Supportive Data and Information.”

Overarching Goal: To develop a plan that best manages the anticipated growth in the community

Identified Population Issues

1. Population is projected to double in 20 years
2. Aging population will create need for better healthcare and senior services

Supportive Goals – one of the five issue groups identified as part of the workshop process

1. **Natural Resources** – Preserve/conservate greenspace, open space, and natural resources
2. **Transportation** – Improve the existing transportation system and prepare for anticipated growth
3. **Economic Development** – Effectively promote appropriate economic development
4. **Sense of place** – Preserve valued elements of community character and create a better sense of place
5. **Planning and Development Process** – Improve the planning and development process

Frequently Expressed and Identified Natural Resource Issues

1. Loss of Trees
2. Declining Water Quality
3. Poor Air Quality
4. Trash Along the Roads
5. Lack of Resource Protection (buffers)
6. Preservation of Open Space
7. Protecting the Chattahoochee River
8. Loss of Prime Agricultural Land



Natural Resource

Natural Resources Opportunities

1. Preserve greenspace
 - o Purchase available land (preferably larger tracts) and create parks and open space
 - o Prevent large developments in rural areas
 - o Use larger buffer zones with strict regulations
 - o Identify areas to locate regional parks and recreational facilities

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2. Clear and concise zoning, codes, and ordinances to support and preserve natural and cultural resources and enforce with effective fines and penalties.
3. Educate farmers – incentives, best practices, biodynamic farming (non-toxic runoff)
4. Identify and plan where growth should take place
5. Transfer or Purchase of Development Rights
6. Maintain inventory of resources – need for better County geographic information system

Frequently Expressed or Identified Transportation Issues

1. Traffic Congestion
2. Safety
3. Need for Public Transportation
4. More Sidewalks
5. Network of Multi-use Trails
6. Accessibility/Connectivity
7. Signal Timing
8. Other: Maintenance of Roads, Signage, and Trucks

Transportation Opportunities

1. Improve congestion by traffic coordination – synchronization of lights, alternative routes, safer road construction plans, intermodal transportation options (bicycles, horses, golf carts, buses, walking)
2. Promote transit alternatives – carpooling, GRTA express, bike paths, etc.
3. Need transit connection to the airport
4. Pedestrian connection needed around commercial developments, schools, and neighborhoods
5. Impact fees for developers to fund infrastructure improvements
6. Mixed-use development – live-work-play environment to alleviate traffic
7. Community should be more self-supportive and have a better range of jobs in Coweta County.
8. Improve the Bypass and Lower Fayetteville Road
9. Add new interchanges on I-85
10. Replace old wooden bridges



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Frequently Expressed or Identified Economic Development Issues

1. Target Industries
2. High Paying Jobs
3. Tax Base
4. Educational/Job Training Opportunities
5. Cost of Investment
6. Promotional Opportunities
7. Perception of Poor Healthcare



Economic Development Opportunities

1. Infrastructure to attract industrial/business growth (high-tech options, more fire and safety protection, and facilities, etc.)
2. Need to attract a broad range of development/job diversity
3. Educational opportunities - Need institutions for higher learning, including technology schools and a four-year college.
4. Tax incentives to attract target industries including healthcare facilities, high tech options, etc.
5. Need larger sewer service area
6. Promote historic or equestrian-based tourism
7. Improve overall quality of life – healthcare, education, safety, recreation

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Frequently Expressed and Identified Sense of Place Issues

1. Need for better historic preservation (downtowns, mill villages, homes)
2. Franchise-driven character of new commercial development
3. Lack of local and regional identity
4. Loss of small town and rural character
5. Community gathering places - parks and recreation
6. Declining jobs-housing balance – fewer residents work in the community and spend less time in the community

Sense of Place Opportunities

1. Nodes for community should be unique and dispersed throughout the County – schools, good teachers, parks, live-work-play.
 - o Promote policies and incentives for conservation subdivisions and villages
 - o Request developers to donate land for schools and parks
2. Impact fees for transportation, libraries, water, and sewer through new developments to enhance existing character
3. Architectural guidelines for new housing and commercial development; with emphasis on square footage, use historic character as a guideline, and plan communities with established rules and standards.
4. Cluster public facilities in nodes
5. Adopt Historic Preservation Ordinance
6. Increase minimum lot sizes in more rural and agricultural areas
7. Allow greater density in planned communities with mixture of uses
8. Do not allow or promote strip commercial development
9. Improve look and image of the community at interstate interchanges – interstate gateways



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Frequently Expressed and Identified Planning and Development Issues

1. Poor City/County Coordination – Annexation is used as a tool by developers to get around County regulations
2. Better and consistent code enforcement is needed
3. Following the comprehensive plan in making rezoning decisions
4. More citizen involvement
5. Effective regulations
6. Need for more County staff

Planning and Development Process Opportunities

1. Adopt Unified Development Code - Improve code language, forms, review, and enforcement
2. Citizen involvement – develop an email newsletter to keep citizens informed, better signs for public meetings/hearings, better means of notification needed
3. Eliminate spot zoning
4. Re-establishment of the Planning Commission
5. Better conservation subdivision regulations
6. Establish procedure for regular updates of the Land Use Plan
7. Concurrency – only allow development if needed public infrastructure is in place or will be provided
8. Better City-County coordination
 - a. Possible consolidation of city/county services and government (would eliminate motivation for annexation)
 - b. Develop intergovernmental council to develop a coordinated growth plan
 - c. Formalized municipal spheres of influence
 - d. Update the Service Delivery Strategy



Development under construction

3 Analysis of Existing Development Patterns

The purpose of this analysis is to gain a clear understanding of the geographic setting within which Coweta is growing and to explore further those issues and opportunities that relate directly to the physical environment. The following analysis looks at three aspects of the existing development patterns in Coweta County: Existing Land Use, Areas Requiring Special Attention, and Character Areas. Separate maps, which can be found at the end of this section, have been prepared to illustrate each of these aspects.

3.1 Existing Land Use

An existing land use map is a representation of what is on the ground at a given point in time. For purposes of this analysis, the Coweta County Existing Land Use Map shows what is on the ground as of July 1, 2005. The map is based on a number of field surveys undertaken in the spring of 2005, an analysis of 2004 aerial photography, and a review of building permit activity. The map illustrates only those uses found within the unincorporated County. These uses were categorized using a variation of the standard category system prescribed by the Georgia DCA. **Figure 3-1** shows the amount of land categorized under each use.

Figure 3-1: Existing Land Use, Coweta County, July 2005

Existing Land Use Category	Acres	% of County Total
Standard Category	Sub-Category	
Residential	130,107	45.47%
	Estate Residential	73,870
	Rural Residential	38,790
	Low-density Residential	8,848
	Under Construction Residential	6,364
	Medium-density Residential	1,917
	High-density Residential	108
	Mobile Home Park	210
Agriculture/Forestry	102,461	35.81%
Transportation/Communication/Utilities	13,673	4.77%
	Road Right-of-Way	9,228
	Other Transportation/Communication/Utilities	4,445
Parks/Recreation/Conservation	6,347	2.22%
Undeveloped/Vacant	5,862	2.05%
Public/Institutional	2,817	0.99%
	Other Public/Institutional	2,772
	Cemetery	45
Industrial	1,872	0.65%
	Light Industrial	1,398
	Heavy Industrial	474
Commercial	1,549	0.54%
	Built Commercial	1,507
	Under Construction Commercial	42
Unincorporated Total	264,688	92.50%
Cities	21,469	7.50%
County Total	286,157	100.00%

Source: JJG, from field surveys, permit data, aerial photography.

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The following table presents the definitions of each of these categories. **Figure 3-2**, at the end of this section, is a reduced copy of the Existing Land Use Map. A larger 30”x 40” version of the map is available in PDF format on the “Technical Addendum” CD.

Existing Land Use Category	Definition
Estate Residential (ER)	Single-family residential uses up to 0.1 units per acre (10-acre or larger residential lots)
Rural Low-density Residential (RR)	Single-family residential uses 0.1 up to less than 1 unit per acre (1-acre up to less than 10-acre residential lots). Typically associated with the rural reserve zoning district.
Low-density Residential (LDR)	Single-family residential uses 1 to 1.2 units per acre (1-acre down to 0.8-acre residential lots). Typically associated with the old R-1 zoning district.
Medium-density Residential (MDR)	Single and multi-family residential uses of more than 1.2 up to 8 units per acre
High-density Residential (HDR)	Multi-family residential uses at a density of 8 to 12 units per acres
Mobile Home Park (MHP)	Land used for mobile home communities.
Under Construction Residential (UCR)	Single-family or multi-family developments that are under construction at the time of the survey. Some lots may be occupied.
Agricultural/Forestry (AF)	Land used for agricultural purposes such as cropland or livestock production and all land used or potentially used for commercial timber production.
Commercial (COM)	Commercial and office uses; including strip malls, big-box retail, auto-related businesses, restaurants, convenience stores, and office buildings.
Under Construction Commercial (UCC)	Property on which construction activity for future commercial uses was evident at the time of the survey.
Light Industrial (LI)	Industrial uses that do not generally conflict with other uses, including small warehouses and light assembly operations.
Heavy Industrial (HI)	Intensive industrial uses, usually separated and buffered from residential and commercial uses. Includes manufacturing plants and quarries.
Under Construction Industrial (UCI)	Property on which construction activity for future industrial uses was evident at the time of the survey.
Parks/Recreation/Conservation (PRC)	Active and passive recreation areas, parks, and protected lands. Includes land owned by a land trust or public agency and preserved from future development as maintained as open space.
Floodplain (FLD)	100-year floodplain as defined by the Federal Emergency Management Agency (FEMA)
Cemeteries (CEM)	Areas dedicated for the burial of human remains.
Public/Institutional (PI)	Community facilities (except utilities), general government, and institutional uses. Examples include schools, public safety stations, city halls, courthouses, jails, health facilities, churches, and libraries.

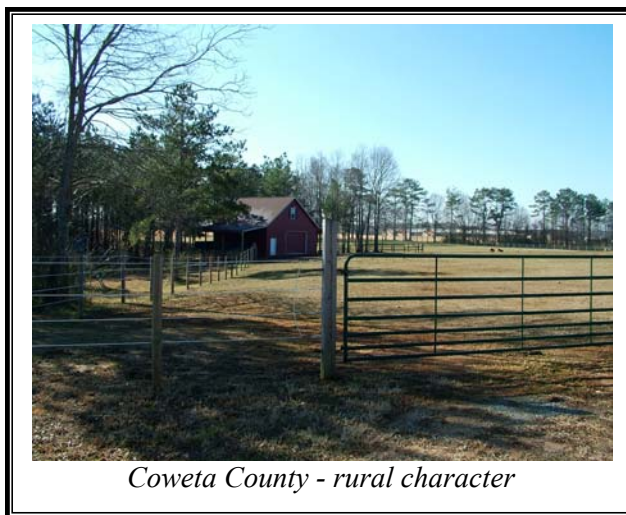
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Existing Land Use Category	Definition
Transportation/Communication/Utilities (TCU)	Land used by transportation, communication or utility facilities; such as airports, cell towers, power stations, sewer plants, water towers, and water treatment facilities.
Road Right-Of-Way (ROW)	Land dedicated to road right-of-way.
Undeveloped/Vacant (VAC)	No active use on the property, includes property improved for real estate sale (cleared and graded but on structure) and property with vacant or abandoned structures with which no employment or residence can be associated. Property with recently constructed structures will fall under one of the under construction categories or the use for which it is intended.

From the visioning workshops, we know that a sense of rural character and open space is a characteristic of the community that citizens most value and are interested in preserving in the future. This existing land use survey shows that over two-thirds of the County currently contributes to that rural character. Approximately 26% of the County can be classified as estate residential, which is made up of residential lots greater than 10 acres in size. Another 36% is used for agriculture/forestry, and 4% of land is classified as either parks/recreation/conservation or undeveloped/vacant. All combined, this totals approximately 66% of the County's total land area.

Surprisingly, less than 2% of the total land area is currently used for commercial or industrial. Though this contributes to the sense of rural character, it also helps to explain the increasing share of laborers leaving the County to work. This relatively small amount of commercial and industrial land also has negative implications for the property tax base.

3.2 Areas Requiring Special Attention



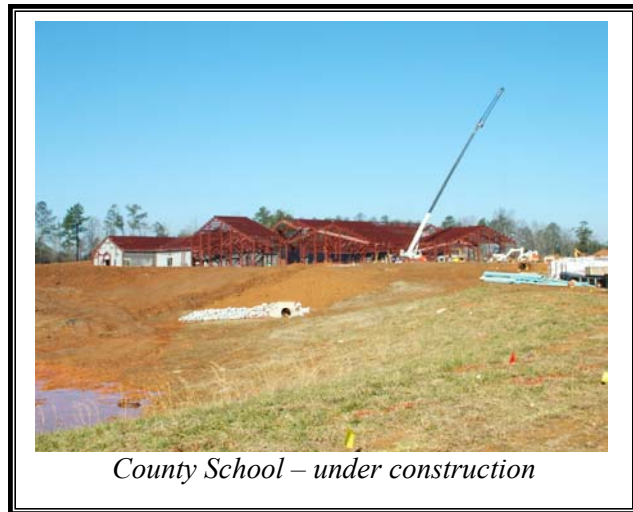
As Coweta County grows and develops, it will have significant impacts on the existing residents, natural and cultural resources, community services and facilities, and infrastructure. This section summarizes the locations of some of the likely impacts of growth, including areas where growth should be avoided. Also included are areas in need of additional investment because of aesthetics, pollution, or disinvestment. These are areas where future growth should be directed. **Figure 3-3, Areas Requiring Special Attention**, illustrates the locations of these various areas.

Areas Where Development is Likely to Occur

Because of the rapid pace and low density of projected growth over the next 20 years, a substantial swath of Coweta County is anticipated to feel its effect (area bounded by dark green dashed line in **Figure 3-3**). The Areas Requiring Special Attention Map classifies 184,245 acres as “development-prone” out of the County’s 286,157 acres (64%).

Within this area, development will continue to outpace infrastructure, community facilities, and services. All of the public services will be strained, including:

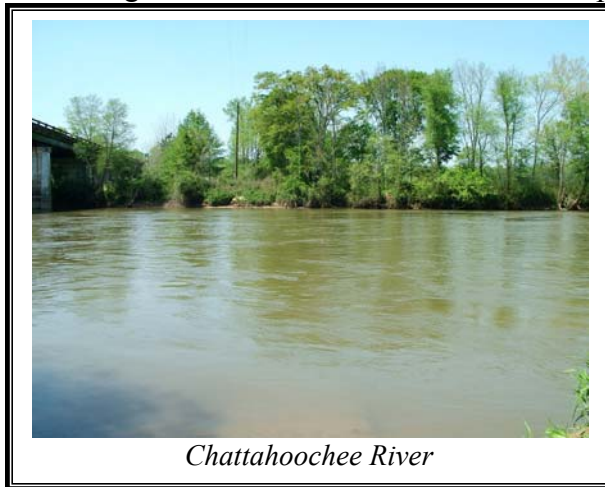
- Highways and roads
- Schools
- Libraries
- Fire stations and police precincts
- Water and sewer



Significant Natural Resources

Critical natural resources such as wetlands, streams, groundwater recharge areas, and floodplains are located throughout Coweta County. Included in **Figure 3-3** are several types of resources that will have an impact on future development.

The first, water supply watersheds, covers most of the northeastern quadrant of the County. Protecting the water in these basins is vital to protecting drinking water supplies for most of the



County’s residents. Unfortunately, the water supply watersheds are located almost entirely within the area where development is likely to occur.

Just south of Turin and Sharpsburg are two regionally significant concentrations of prime agricultural land. On the western side of the County lies a significant concentration of steep slopes, Chattahoochee riverfront, and riparian areas. These three areas, indicated in dark green on the special areas map, are key areas for open space preservation efforts.

Significant Cultural Resources

Cultural resources are among Coweta County's most prized resources. Nine historic districts and numerous sites are located throughout the County and should be preserved. Many of these areas are being enveloped or threatened by new development. The County needs to create a policy-regulatory framework for ensuring the long-term integrity of its cultural and historic resources.

Areas with Significant Infill Development Opportunities

Coweta County has substantial opportunity for infill development. Each of the cities has infill opportunities, as does the Newnan/I-85 corridor suburbs. This large area (outlined with brown dashed lines) developed in a scattered, leap-frog fashion, leaving behind approximately 19,900 acres of unincorporated undeveloped land (of 50,400 total acres). Emphasizing infill on these acres will help keep the County's urbanized area compact and contiguous, minimizing the impact on rural lands and natural resources and improving the efficiency of service delivery.

Brownfields

Most of Coweta County's industrial legacy is located within its cities. Potential brownfields within the unincorporated County are included in **Figure 3-3**. The County should work with its cities, Newnan in particular, Chamber of Commerce, and Development Authority to formulate a brownfield redevelopment strategy.

Areas of Disinvestment, Needing Redevelopment, or Improvements to Aesthetics or Attractiveness

As unincorporated Coweta County has relatively new development and most of its strip commercial development is located within cities, the unincorporated County does not contain many areas of disinvestment or needing redevelopment. Several corridors have existing or will likely develop, aesthetic or disinvestment issues over the coming years. These are indicated in yellow on **Figure 3-3**.

A handful of developments present opportunity for reinvestment. Many of these areas have particularly high levels of poverty and could be appropriate for rehabilitation or aesthetic improvements. These include the mill villages, several large manufactured home parks, and several older single-family subdivisions.



3.3 Character Areas

The use of character areas in planning acknowledges the visual and functional differences that exist today among the districts of Coweta County and helps guide future development through policies and implementation strategies that are tailored to each situation. These recommended character areas can be used to define areas that (1) presently have unique or special

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characteristics that need to be preserved; (2) have potential to evolve into unique areas; or (3) require special attention because of unique development issues. In some cases, different character areas are defined for existing land use and future land use in order to highlight appropriate transitions as the community evolves.

Character Area	Description/Location	Development Strategy
Conservation Areas	Areas of protected open space that follow natural features for recreation and conservation purposes, including greenways that link ecological, cultural and recreational amenities	Preservation of more greenspace should be encouraged. Link greenspaces into a pleasant network of greenways, set aside for pedestrian, equestrian, and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods, and commercial areas. These greenways can provide safe, efficient pedestrian linkages, and at the same time, give users an opportunity to enjoy the natural environment. Properly designed greenways can serve as an alternative transportation network, accommodating commuting to work or shopping as well as recreational biking, walking, and jogging.
Agricultural Areas	Consisting primarily of pastures, woodlands, and farmlands in open or cultivated state.	Maintain rural character by protecting viewsheds to natural areas from clear cutting, and prohibiting junk yards or outdoor storage of heavy equipment.
Lakeside Residential	Residential developments surrounding local reservoirs and large lakes, such as Lake Redwine and the Brown Reservoir.	Appropriate land use regulations should be in place to serve the intended use of the lake or reservoir and protect water quality.
Rural Residential	Consisting primarily of unique rural neighborhoods and undeveloped land that help establish the rural character of the County. These areas will have low pedestrian orientation and access, no transit, large lots, open space, pastoral views, and high degree of building separation.	Maintain rural atmosphere while accommodating new residential development as rural cluster or conservation subdivision design that incorporate significant amounts of open space. Encourage compatible architectural styles that maintain the regional rural character. Foster establishment of a regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.

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Character Area	Description/Location	Development Strategy
Suburban Residential	Consisting primarily of areas adjacent to Newnan and I-85 where pressures for the typical types of suburban residential subdivision development are greatest. These areas are characterized by automobile orientation, high degree of building separation, predominately residential, with scattered civic buildings and varied street patterns, often curvilinear.	Promote moderate density, traditional development (TND) style residential subdivisions. New development should be master planned with mixed uses, blending residential development with schools, parks, recreation, retail businesses and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips. There should be connectivity and continuity between master planned developments. There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points. Foster the establishment of a regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.
Mill Villages	Historic villages that once centered around the activities of a local textile mill. These planned communities contain historic housing, a grid of interconnected streets, and strong local identity. There are three in the unincorporated County: Arcco Mills, Sargent and East Newnan	In each of the mill villages, the old mill that served as the employment center of the community is closed. Strategies should be put in place to encourage the adaptive reuse of the old mills and the development of a new community focus, such as a local school or other public use. Encourage compatible architecture styles that maintain the historic character and should not include "franchise" or "corporate" architecture.
Crossroads Community (Hamlet)	A community typically centered around a rural crossroads. Crossroads communities include a nucleus of small-scale commercial uses, civic facilities, religious institutions, and schools surrounded by single-family and estate residential.	The Crossroads Community serves as a convenient center for public activities. Its land use consists of a mix of retail, public/institutional, services, and residential. The village character of the Crossroads Community is set by a combination of rehabilitated historic houses and compatible new infill development targeted to a broad range of income levels. Design standards for the Crossroads Community encourage pedestrian-oriented, walkable connections between different uses. There are direct connections with the greenspace and trail networks linking the center of the community to neighborhoods and major community facilities such as parks, schools, libraries, neighborhood centers, health facilities, and commercial clusters.
New Village	A neighborhood focal point providing a collection of activities such as restaurants, neighborhood-oriented shops and services, housing, and appropriate public and open space uses easily accessible by pedestrians.	Each New Village should include a mix of retail, office, services, and housing to serve a neighborhood market area. Residential development should surround and reinforce the traditional nature of each New Village. Design for each New Village should be pedestrian-oriented, with strong, walkable connections between different uses. Commercial parking should be located to the rear. New Villages should be connected to surrounding residential areas by sidewalks, greenspace, and trail networks.

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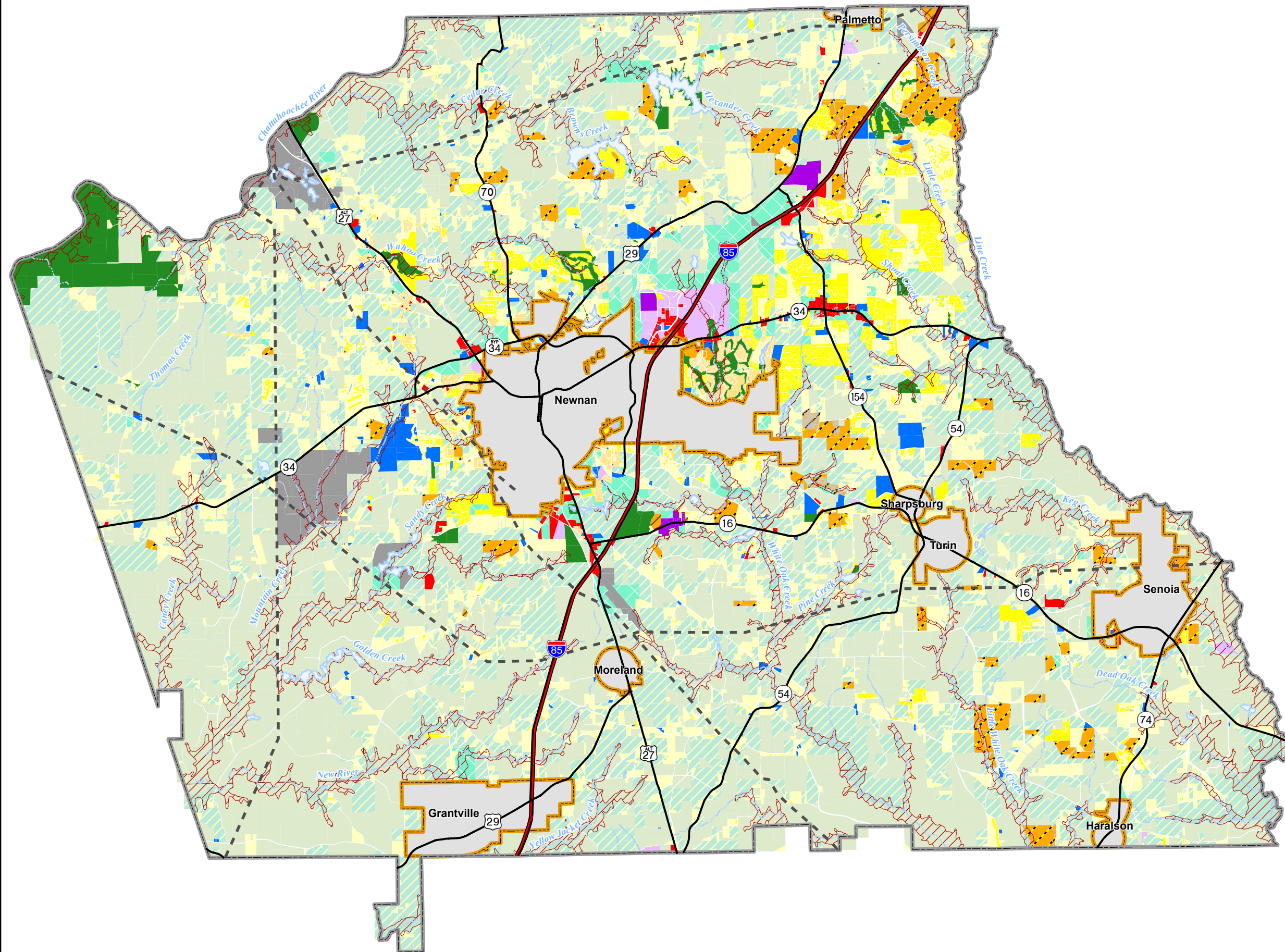
Character Area	Description/Location	Development Strategy
Employment Center	Consisting of industries, warehouses, and distribution facilities on level sites having close access to I-85, railroads, and utilities, and with space for expansion.	Provide adequate infrastructure capacity and maintain designated truck routes to I-85 that are safe and maneuverable for heavy vehicles and minimize noise, vibration, and intrusion of trucks in residential areas. Provide adequate room for expansion and the development of ancillary business and employee services. Encourage attractive, landscaped entrances and grounds. Protect environmentally sensitive areas and buffer surrounding neighborhoods. Screen truck docks and waste handling areas from public view. Avoid intrusion of obnoxious uses into industrial parks.
Scenic Corridor	The community has identified numerous existing scenic corridors. These are located primarily in the rural portions of the County.	Maintain scenic and rural character while accommodating new development within the corridor. Residential development should be clustered and screened in such a way as to preserve rural views from the corridor. Minor commercial uses, consistent with the scenic or rural character of the corridor; including architectural style, location, and orientation of parking, sign design, and massing. Scenic corridors should be designed to accommodate all users; including pedestrians, bicyclists, and equestrians. Billboards should be banned.
Residential Corridor	A highway corridor designated for residential uses. Located throughout the County, Residential Corridors often connect non-residential areas together.	Encourage moderate-speed vehicular travel. Accommodate pedestrians, school children, and bicyclists. The predominant land use along Residential Corridors should be residential subdivisions. These should be designed so that homes front the corridor, with alley access that leads to common subdivision entrances. Subdivision entrances should be spaced every 1,000 feet to provide adequate connectivity. Opposing entrances should be aligned and served by a common traffic signal. Where appropriate, incidental, or accessory commercial uses may be incorporated into a Residential Corridor. These should be designed as part of, and integrated into, a residential subdivision. Signage, parking, architecture, and massing should be designed consistent with the pastoral character and historic context of the corridor.
Commercial Corridor	An uninterrupted channel of developed or developing land on both sides of designated high-volume transportation facilities.	Older commercial strip centers should be retro-fitted to be more aesthetically appealing and, therefore, perhaps also more marketable to prospective tenants. Complete and integrated pedestrian improvements and crosswalks throughout the corridor should be required to promote pedestrian comfort, safety and convenience; promote high standards of landscape and sign controls to improve corridor appearance and maintain traffic speeds and capacity through access management and inter-parcel access.

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Character Area	Description/Location	Development Strategy
Interstate Gateway	A visitor's impression of the County is often set by what they see and experience when they get off of the interstate. These character areas are defined by a mix of uses that surround each of the I-85 interchanges.	Streetscaping enhancements and strong design standards should be in place to help ensure that the aesthetic qualities of the built environment around each of the interchanges is reflective of the community's vision for the future and the image they want to portray to visitors. In particular, there should be strong signage controls to direct visitors to local activity centers, reflect a sense of community pride and local architectural styles, and still promote local businesses.
Municipal Gateway	Surrounding each of the local municipalities are areas within the unincorporated County that are more reflective of the character of the municipality than the surrounding unincorporated County. These transition areas include those properties likely to be considered for future annexation.	Development within these areas should be consistent with the character of the adjacent municipality. There should also be in place a formal procedure for the notification of development and annexation plans between the County and the municipality to mitigate the potentially negative impact of land use decisions.

Figure 3-4 shows the proposed location of each of these character areas.

*Existing Landuse
July 2005*



- Transmission Line
- 100-Year Floodplain
- Existing Land Use**
- ER - Estate Residential
- RR - Rural Low Density Residential
- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- MHP - Mobile Home Park
- UCR - Under Construction Residential
- AF - Agricultural/Forestry
- COM - Commercial
- UCC - Under Construction Commercial
- LI - Light Industrial
- HI - Heavy Industrial
- UCI - Under Construction Industrial
- PRC - Park/Recreation/Conservation
- CEM - Cemetery
- PI - Public Institutional
- TCU - Transportation/Communications/Utilities
- ROW - Right-of-Way
- VAC - Undeveloped/Vacant

- Interstate
- State Highway
- River/Stream
- Lake/Pond
- City Boundary
- County Boundary



Figure 3-2

*Areas Requiring
Special Attention*



- Reinvestment Opportunity
- Possible Brownfield
- Corridor Requiring Special Attention
- Water Supply Watershed
- Groundwater Recharge Area
- Historic District/Site
- Area Where Rapid Land Use Change is Likely to Occur / Area Where Natural Resources are Likely to be Impacted by Development
- Conservation Focus Area
- Area with Significant Infill Development Opportunities
- Interstate
- State Highway
- County Road
- Proposed Road
- River/Stream
- Lake/Pond
- City Boundary
- County Boundary

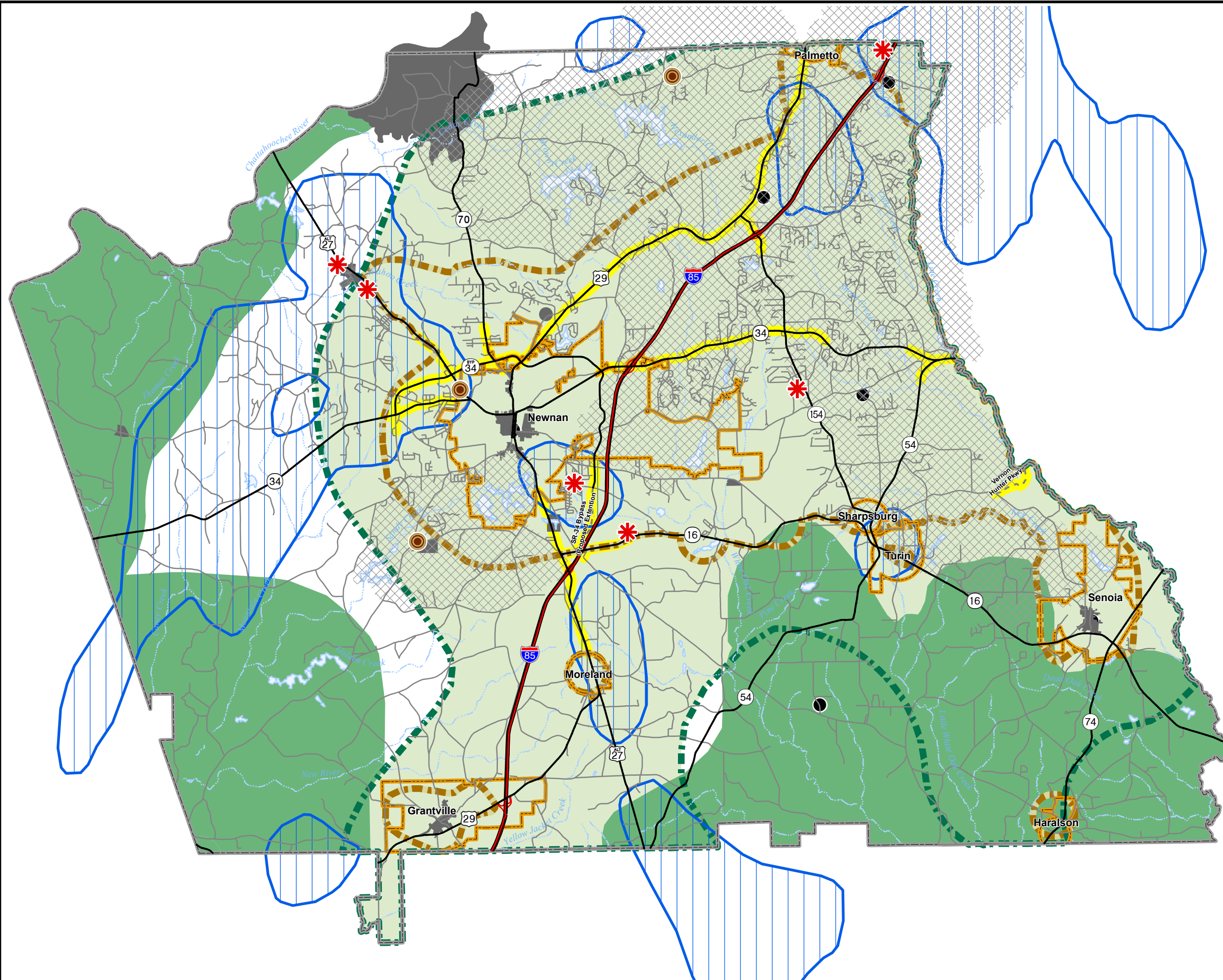


Figure 3-3

Character Area



- Existing Interstate Interchange
- Proposed Interstate Interchange

- Residential Corridor
- Scenic Corridor
- Agriculture/Forestry
- Crossroads Community
- Employment Center
- Highway Corridor
- Interstate Gateway
- Lakeside Residential
- Mill Village
- Municipal Gateway
- Rural Residential
- Conservation
- Suburban

- Interstate
- State Highway
- Corridor Roadway
- Proposed Roadway
- River/Stream
- Lake/Pond
- City Boundary
- County Boundary

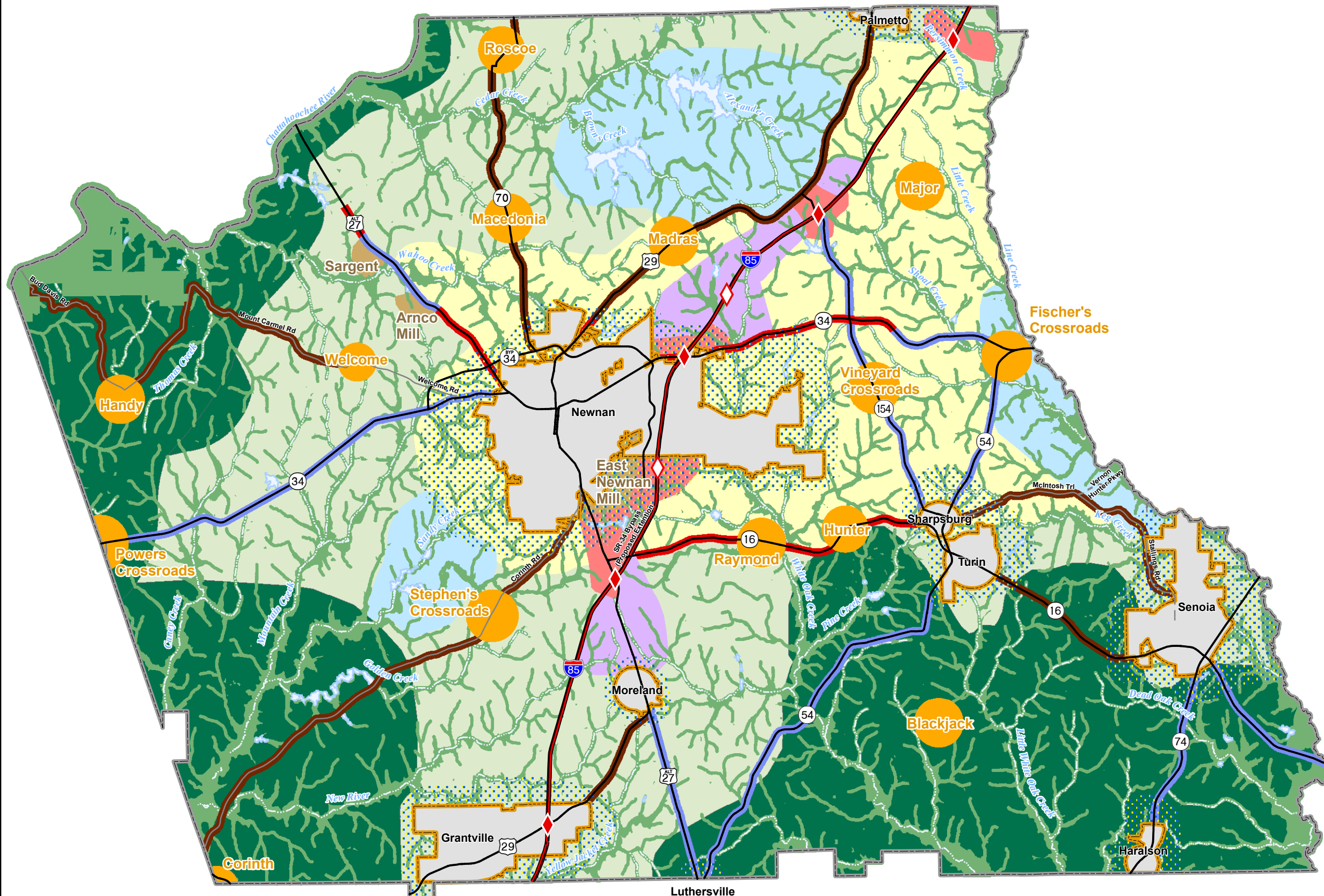


Figure 3-4

4 Analysis of Consistency with Quality Community Objectives

This section is intended to meet the Minimum Standards for Local Comprehensive Planning requirement that the Community Assessment include an evaluation of the community's current policies, activities, and development patterns for consistency with the Quality Community Objectives contained in the State Planning Goals and Objectives. Each of the 15 Quality Community Objectives is listed below with a brief summary of Coweta County's strengths, issues, and opportunities with respect to the objective. The objectives are organized around the five statewide planning goals.

4.1 Land Use and Transportation Goal

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

Strength: We have delineated the areas of our community that are important to our history and heritage and have taken steps to protect those areas.

Strength: Within the Quality Development Corridor District, we have ordinances to regulate building materials and landscaping.

Strength: We have ordinances to regulate the size and type of signage in our community.

Issue: The unincorporated County lacks attractive, mixed-use, pedestrian-friendly community focal points.

Issue: Much of the new development in our County fails to draw upon our unique architectural or design characteristics.

Issue: We do not have a plan to protect farmland.

Issue: Outside the Quality Development Corridor District, in other high visibility areas, building materials are not regulated.



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

Issue: Our community does not have ordinances in place that allow neo-traditional development “by-right.”

Issue: Our zoning ordinance lacks design guidelines for traditional neighborhoods.

Issue: Our zoning code requires the separation of commercial, residential, and retail uses.



children from walking or bicycling to school.

Issue: Our community does not have a street tree ordinance that requires new developments to plant shade-bearing street trees (although street trees are required in the Quality Development Corridor District).

Issue: Segregation of land uses throughout the unincorporated County makes errands on foot undesirable, dangerous, or impossible for most residents.

Issue: Locations of new schools and their orientation to surrounding subdivisions deter

Infill Development Objective: Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Strength: Our Future Land Use Plan limits commercial development along major highways.

Issue: We have not designated areas of our community that are planned for compact, mixed-use, pedestrian-friendly, nodal development.

Issue: Our community only allows large-lot development of 1.6 acres per unit or greater.

Issue: Our community has not identified specific areas that are appropriate for infill development.

Issue: Our community does not have specific incentives for encouraging infill development.

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Issue: Our community does not have an overlay district with compatibility guidelines for infill development.

Issue: Our community has not prepared an inventory of vacant sites and buildings that are available for redevelopment and/or infill development.

Issue: Our community is not actively working to promote brownfield or greyfield redevelopment.

Transportation Alternatives Objective: Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Strength: We have a commuter bus route.

Strength: We have a greenway and trails plan for the Chattahoochee Hill Country area of the County.

Issue: We do not have intra-County public transportation in our community.

Issue: Our ordinances do not require a connected network of streets, with connections between subdivisions and multiple entrances into subdivisions.

Issue: We lack a good network of sidewalks.

Issue: We do not have a sidewalk ordinance in our community.

Issue: Coweta County does not allow shared parking by right. (However, share parking arrangements have been reached through the variance process.)

4.2 Economic Development Goal

Appropriate Businesses Objective: The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Strength: Our economic development organization has considered our community's strengths, assets, and weaknesses and has created a business development strategy based on them.

Strength: Our Economic Development organization has considered the types of businesses already in our community and has a plan to recruit business/industry that will be compatible.

Strength: We have a diverse jobs base, so that one employer leaving would not cripple us.

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Issue: There is a tendency to think of warehousing as the only industry that values I-85. Recruitment should continue to strive for balance and diversity across industry types within the I-85 corridor.

Educational Opportunities Objective: Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

Strength: Our community provides work-force training options for our citizens.

Strength: Our community has higher education opportunities within or near the County. Expanded offerings are needed to fully address the needs of the community.

Strength: Our community has job opportunities for college graduates, so that our children may live and work here if they choose. The County, however, does not have adequate jobs-housing balance, serving as a bedroom community to Metro Atlanta.

Issue: Additional technical/vocational training offerings are needed.

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

Strength: Our community has a diversified economy, offering jobs for both unskilled and skilled labor.

Issue: Our community does not have enough local jobs relative to the amount of local housing.

4.3 Housing Goal

Housing Opportunities Objective: Quality housing and a range of housing sizes, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community.

Strength: Countywide, people who work in our community can afford to live here, too.

Strength: Our community has ample housing for each income level.

Issue: We do not encourage new residential development to follow the pattern of our original towns, mill villages, and crossroad communities, continuing the traditional street design and lot sizes.



4.4 Natural and Cultural Resources Goal

Environmental Protection Objective: Air quality and environmentally sensitive areas should be protected from negative impacts of development. Environmentally sensitive areas deserve



Lake Redwine

special protection, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

Strength: Our community has passed the necessary Part V Environmental Ordinances, and we enforce them.

Strength: We have a natural resources inventory.

Strength: We have land use measures

that will protect some of the natural resources in our community, but we have an opportunity to fully protect floodplains, steep slopes, and prime agricultural lands.

Strength: We have maximum parking space requirements, allowing overflow parking on pervious surfaces.

Opportunity: We can begin to use this resource inventory to steer development away from environmentally sensitive areas.

Issue: Our land use plan and development regulations ensure most developments will be auto centric and not support improved air quality.

Open Space Preservation Objective: New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.

Strength: Our community has a greenspace plan.

Strength: New developments have a conservation subdivision option to help preserve greenspace.

Opportunity: Our community is considering an open space acquisition or preservation program.

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Opportunity: We have the opportunity to create a local land conservation program and work with state and the non-profit community to preserve environmentally and culturally important areas in our community.

Heritage Preservation Objective: The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

Strength: We have designated historic districts in our community.

Issue: We do not have a historic preservation ordinance or an active historic preservation commission.

Issue: We want new development to complement our historic development, but we do not have ordinances and design standards in place to ensure that happens.

4.5 Community Facilities and Services Goal

Growth Preparedness Objective: Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer, and telecommunications) to support new growth, appropriate training of the workforce, ordinances to direct growth as desired, or leadership capable of responding to growth opportunities.

Strength: We have population projections for the next 20 years that we refer to when making infrastructure decisions.



Strength: We have designated areas of our community where we would like to see growth.

4.6 Intergovernmental Coordination Goal

Regional Identity Objective: Regions should promote and preserve an “identity,” defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics.

Strength: Our community is characteristic of the region in terms of architectural styles and heritage.

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Coweta County Administration Building

Strength: Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products.

Strength: Our community encourages businesses that create products that draw on our regional heritage.

Strength: Our community participates in the Georgia Department of Economic Development's regional tourism partnership.

Strength: Our community promotes tourism opportunities based on the unique characteristics of our region.

Strength: Our community contributes to the region and draws from the region, as a source of local culture, commerce, entertainment, and education.

Regional Cooperation Objective: Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions; particularly where it is critical to the success of a venture such as protection of shared natural resources.

Strength: We participate in the Chattahoochee-Flint Regional Development Council and the Atlanta Regional Commission.

Strength: We cooperate with at least one local government to provide or share services (parks and recreation, E911, Emergency Services, Police or Sheriff's Office, schools, water, sewer, other).

Issue: We need to update Service Delivery Strategies to reflect recent changes in sewer service and funding mechanisms.

Regional Solutions Objective: Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Strength: We plan jointly with our cities for transportation planning purposes.

Issue: We do not have a regular meeting process with the County and neighboring cities to discuss solutions to regional issues.

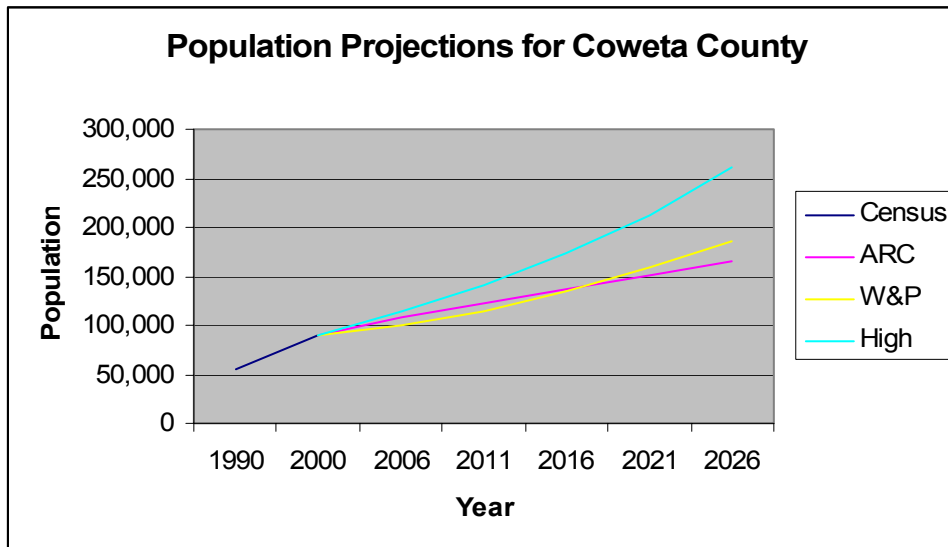
Issue: We are not discussing adopting a joint program of impact fees or transferable development rights with our cities. A coordinated strategy is needed for how to distribute growth and allocate scarce resources over the next 20 years.

5 Supportive Analysis of Data and Information

Following is a brief summary of the major findings of the data analysis undertaken as part of this Assessment. It highlights those points that support the issues and opportunities already identified and raises some new issues and opportunities that will be addressed later in development of the Community Agenda. Most of the supportive analysis undertaken as part of this effort, including the numerous maps required under DCA Standards, is included in the “Technical Addendum”.

5.1 Population

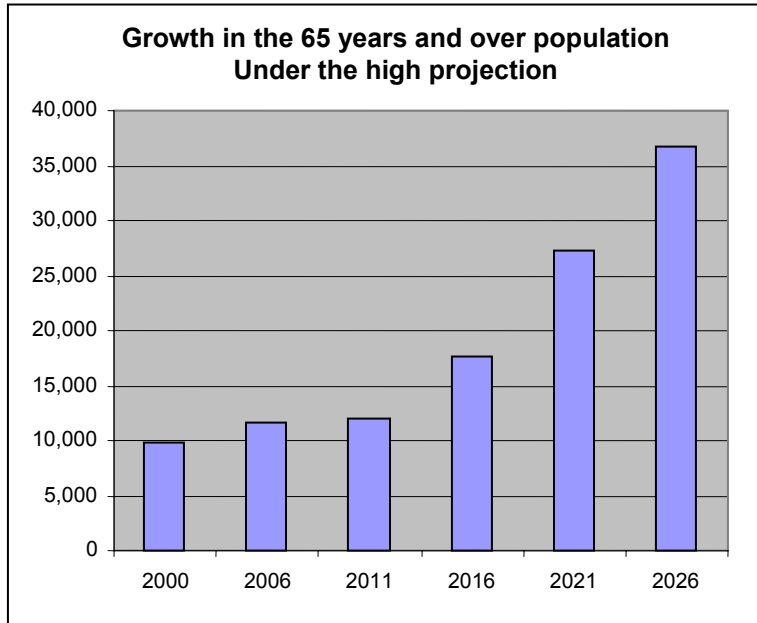
Rapid Population Growth. Since 1990, Coweta County’s population has grown by over 50,000 persons – almost doubling the County’s population. The primary reason for Coweta County’s growth since 1990 has been in-migration – the number of new families moving here from other places. For instance, in 2004 migration accounted for over 70% of Coweta County’s growth. This trend is expected to continue for the foreseeable future. However, in-migration is very hard to predict, because it is driven by cyclical changes in the job and housing market as well as the County’s own policies. Therefore, a range of population projections are included to guide the Comprehensive Plan. For 2026 these range from 166,054 to 261,617. In other words, total population increase over the 20-year period is predicted to be between 52% and 139% of the estimated 2006 population.



The high projection translates into an average of 245 households per month over the 20 years. One of the central purposes of this plan is to identify how to accommodate these new residents while maintaining or even improving the quality of life for all of the County’s residents. Where are they going to live, work, shop, and play? How are they going to get around? How is the County going to provide them with the services they need?

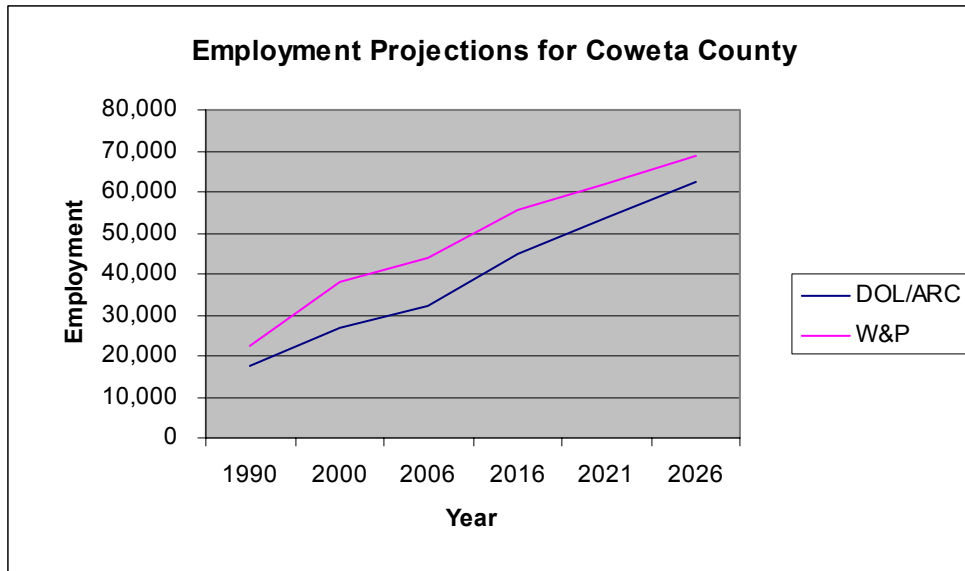
Rapidly Growing Population of Seniors. Between 2000 and 2026, the share of residents over 65 is expected to increase faster than the growth of the population as a whole. Based on the high

population projection, this translates into nearly 29,000 additional seniors living in Coweta County in 2026. Seniors have different preferences than other groups such as families with children or singles. Many seniors desire smaller, single-story homes with little or no yard to care for. Quality healthcare, walkability, and transit are higher priorities. Recreationally, seniors prefer amenities like golf courses rather than soccer fields. This presents a clear housing, service, and transportation challenge for the community.



5.2 Economic Development

Growing Economic Base. Similar to population, future economic growth in Coweta County is partially based on policy decisions made today, particularly related to roads, water, and sewer improvements. Maintaining the County’s high quality of life and attracting a high-quality workforce are other important factors. A relatively narrow range of employment projections are indicated below, extending from 62,331 on the low end to 68,624 on the high end, based on Atlanta Regional Commission and Woods and Poole Economics data, respectively. The rate of growth is projected to slow relative to recent trends, but Coweta County is expected to outperform metro-Atlanta, Georgia, and the nation; because the County is relatively young in its population growth cycle.

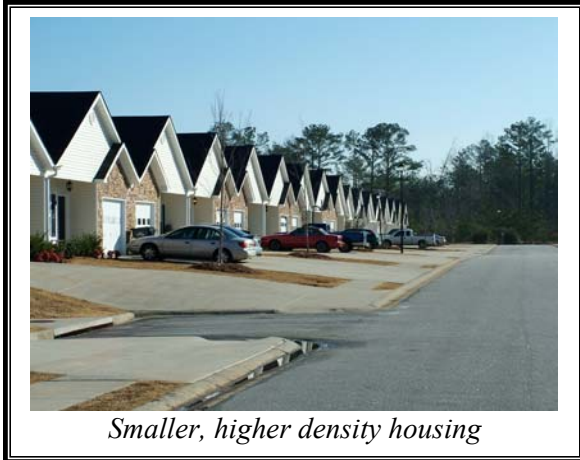


Diversified Economy. One of Coweta County’s advantages is its diversified economy. Coweta County had a 2003 employment base of 28,264 jobs, according to the Georgia Department of Labor, but it is not dominated by a single sector. Major basic industries, or export-oriented industries, are manufacturing and retail trade. Manufacturing is an industry in decline, but the retail trade sector is growing. Other basic, high-growth employment sectors are transportation and warehousing, utilities, accommodation and food service, education and healthcare services, and local government. All of these sectors offer excellent future growth potential. Maintaining a diversified economic base, while expanding the local economy, is critical to the future of the County for several reasons. A broad-based economy mitigates downward turns in the national and local economies. Also, a variety of employment opportunities and wages becomes available to County residents.

Strength and Challenges for Economic Development. Coweta County offers several strengths for economic growth and development, including its strong geographic location – I-85 corridor, proximity to downtown Atlanta and Hartsfield-Jackson Airport. Another major strength is its small-town lifestyle, offering a high quality of life. The Central Educational Center, quality and cost of the local workforce, and availability of land and buildings are other strengths. The County also has a few challenges for economic development. The primary challenge is providing the infrastructure – roads, water, and sewer – to support business development. Sewer service and capacity is at a critical juncture. Although traffic congestion remains a concern, proposed interchanges with I-85 should open up some new avenues for business growth. Providing better workforce training opportunities is another challenge, particularly at the post-secondary level. The Newnan campus of the University of West Georgia does not fully address the needs of the community, but it could potentially be expanded. There is a real need for a local 4-year college or university. Such an institution could help support businesses in the County with a steady supply of qualified labor. Maintaining the standards and reputation of the school system is another significant factor in attracting new business to the County. A more proactive approach to business marketing, recruitment, and retention also is needed to support future economic growth.

5.3 Housing

Demographic Changes Affect Housing Demand. There are four primary demographic factors shaping the local housing market. First, the County has a significant number of families (78.1%) with children (half of family households) that will likely require a more traditional single-family neighborhood. Second, the population is aging, with empty-nesters and seniors growing at a faster rate than other age cohort groups. This older demographic group will create demand for



Smaller, higher density housing



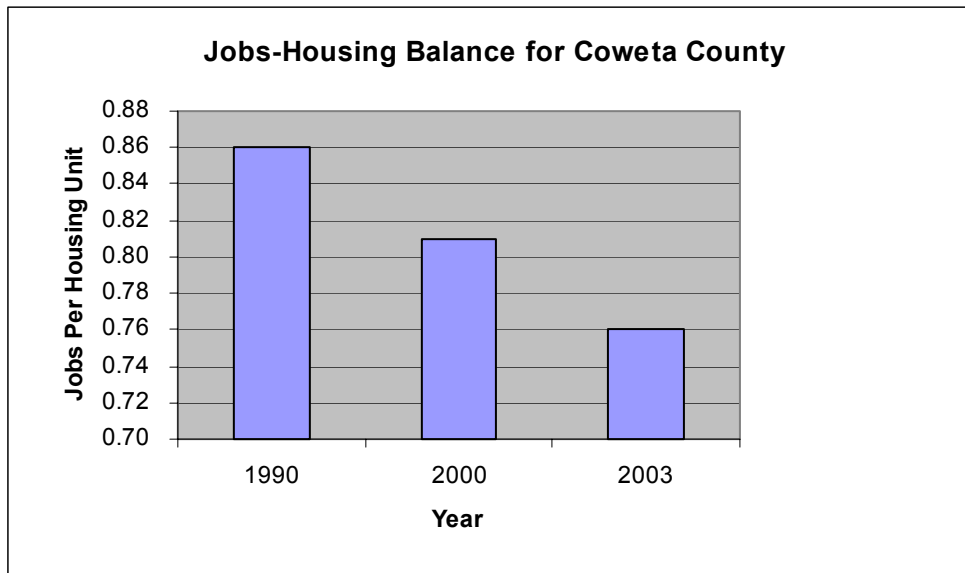
Traditional single-family housing

smaller, higher-density housing units. Third, the racial composition of the county is changing, as minority residents, particularly Hispanics, increase at a faster rate than non-minority residents. Lastly, householders are gaining affluence. Approximately 36.5% of households have incomes exceeding \$75,000; and these higher-income groups are growing at a significantly higher rate, which creates a need for executive-level housing in the County (e.g., \$300,000+). These demographic characteristics and trends will create demand for a variety of housing choices in terms of location, density, product, style, services, and price-point.

Demand for Workforce Housing. Housing prices in Coweta County are considered relatively affordable compared to more urban counties of metro Atlanta, but prices are rising more rapidly than wages. Average median house sales prices were approximately \$114,400 in 2000 compared to \$139,400 in 2004, representing an average annual growth rate of more than 5.1%. Nonetheless, there is a disparity among housing prices (or values) and average wages for the County. In 2003, the County's estimated median household income was \$66,700, and the estimated median home value of \$143,800 is 2.16 times the income, based on Claritas information. During this same year, average annual wages for all industries in the County were just under \$29,000, which would support a house price of approximately \$114,000; this means that two incomes are required to purchase a home in the County by local workers. In addition, the County's average wages are 46% less than metro Atlanta and 27% less than the state. As a result, many County residents are working outside the County in higher wage areas of metro Atlanta; and many Coweta County workers are living in lower-cost areas outside the County.

Jobs-Housing Imbalance. Coweta County has a low jobs-housing ratio of 0.76, as of 2003. This ratio has actually fallen from 0.86 in 1990, which indicates that the County serves as a bedroom community more than a balanced community. A balanced community generally has a jobs-housing ratio of 1.25 to 1.75, with 1.4 considered ideal. This is further indicated by the fact

that nearly 52% of residents worked outside the County in 2000, compared to nearly 20% in 1970.



Effects of Local Housing Policy. The County has a minimum lot size of 1.6 acres as an effort to slow growth and to protect rural areas of the County. This policy has resulted in slower growth, as evidenced by recent housing permit activity. Between 1993 and 1999 an annual average of 1,340 units were permitted in Coweta County, compared to 890 units per year from 2000 through 2003. The County also has taken a general policy of not providing sewer for residential development, except in areas near the I-85 corridor and other commercial corridors and areas. Many developers and private property owners are requesting annexation into local municipalities as a way to avoid this policy on limited sewer, as well as minimum lot size.

5.4 Natural and Cultural Resources

Declining Water Quality. Eleven of Coweta County’s significant streams and rivers are in violation of the Clean Water Act. With the exception of the Chattahoochee River, most of these streams originate in Coweta County, and the source and solution to the problem lies in Coweta County. With the exception of one industrial source, the pollution is coming from urban and rural non-point source runoff. To address this problem, better enforcement of existing erosion and sedimentation control regulations is required. Additionally, revisions to development standards could include limits on impervious surfaces, conservation subdivision options, requirements for pervious parking areas, or incentives for green roofs.

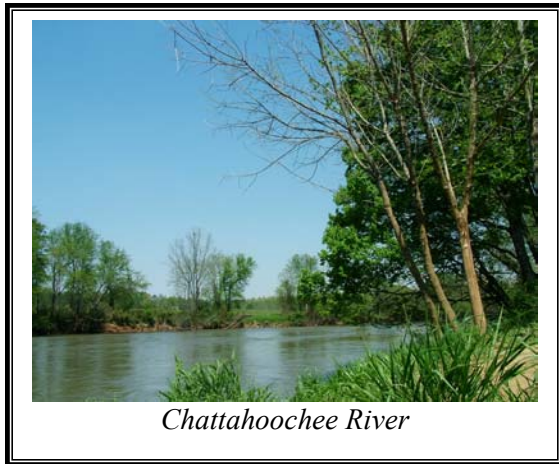
Poor Air Quality. Coweta County is one of 20 metropolitan Atlanta counties with poor air quality. The County does not meet Clean Air Act standards for particulate matter or ground-level ozone. Regionally, the bulk of the problem originates with cars and trucks. Several ongoing trends will likely exacerbate Coweta County’s air quality problem including:

- Increased development
- The auto-centricity of new developments including the strict segregation of uses
- Poor street connectivity

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- Lack of pedestrian or bicycle facilities
- Loss of tree cover and canopy
- Increase in commuting outside of the county for employment

Stemming these trends will require a multi-faceted campaign of zoning and land development regulation reform, public education, and intergovernmental coordination between the County, its cities, and the school board.



Chattahoochee River

Protecting the Chattahoochee River. Among the most exciting developments within Coweta County in recent years was the acquisition of the 3,000 acres along the Chattahoochee for the Chattahoochee Bend State Park. The park is part of a coordinated strategy to protect a continuous 200-mile greenway along the Chattahoochee River from Helen to Columbus. Significant acreage within Coweta County is still vulnerable to development.

Loss of Prime Agricultural Land. Coweta County retains some of the largest remaining, contiguous concentrations of prime agricultural land in metropolitan Atlanta. It also retains thousands of acres of active, productive farms. But development pressure on these valuable resources is mounting, and the County lacks a strategy for preservation and retention.

Preservation of Historic Resources. The County's cherished historic resources, districts, and sites lack local protection from demolition, inappropriate modification, or encroachment of incompatible development. To protect its historic resources, the County should adopt both historic preservation districts and architectural and design guidelines, and create a historic preservation commission.



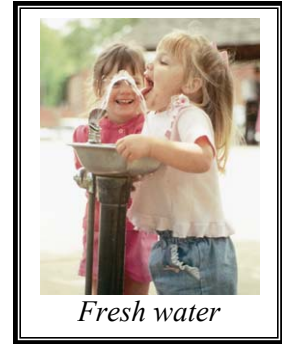
Historic Resource

5.5 Community Facilities and Services

Adequate Water System Treatment Capacity, but Limited Distribution System. The Coweta County Water System provides water service to approximately 62,000 people through 21,620 metered connections. These customers are located primarily in the unincorporated portions of Coweta County, as well as the Cities of Grantville, Haralson, Moreland, and Senoia. The Cities of Newnan, Palmetto, Sharpsburg and Turin have their own water supply sources and distribution systems. There are large areas of the County that are dependent on well water. One of the biggest concerns related to this is its affect on fire protection and a limitation on the availability of fire hydrants.

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Water is currently purchased from Newnan Utilities and the City of Atlanta. In 2003, Coweta County's annual average daily demand (AADD) was 5.0 million gallons per day (MGD) with a peak day demand of 5.9 MGD. By 2006, water supplies also will be available from the B.T. Brown water treatment plant (WTP), currently under construction by Coweta County, as well as the City of Griffin. Water supply is expected to be adequate to meet the water demands over the planning period and beyond.



Fresh water

Limited Wastewater System. Coweta County owns and operates three Water Pollution Control Plants (WPCPs) – Arnco, Sargent, and Shenandoah WPCPs. Each of these facilities has a distinct collection system and service area. A fourth service area, East Newnan, has its



Arnco Wastewater Plant

wastewater collected and pumped to the Wahoo Creek WPCP, which is owned and operated by Newnan Utilities. The cities of Newnan, Grantville, Palmetto, and Senoia provide wastewater service within their corporate boundaries.

Public wastewater collection and treatment services are very limited in Coweta County. The County's approach to residential wastewater management has been through the use of on-site septic systems. Overall, the septic tanks are performing well for residential developments; however, there have been problems reported with commercial developments using septic tanks in Coweta County. A Sewer Master Plan for Coweta County, which is already underway, will address the development of sewer service districts and treatment strategies for industrial and commercial centers.

According to the Metro Atlanta Chamber of Commerce Quality Growth Task Force:

"Under Georgia's previous draft Tri-State agreements with Alabama and Florida, septic tanks, land application systems and outdoor irrigation were considered '100% consumptive' of water supply, as they did not return measurable amounts of water to the rivers (unlike sewers, that treat and return wastewater). Under this premise, a house on a septic tank can 'consume' 6.6 times the water of a house served by sewer."

(Source: "Metro Atlanta Quality Growth Task Force, Consolidated Recommendations", dated May 7, 2004)

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It should also be noted that land application systems would be treated the same as individual septic tanks under the assumptions of these Tri-State agreements. With the region's available water supply diminishing, this suggests that there may be future political pressure to develop sewer systems in favor of septic.



Fire Department – Station #12

Growing demands for better Fire Protection. The current ISO rating is 6/9 for the County. This rating denotes a 6 for areas that are located within 5 vehicle miles of a station and within 1,000 feet of a fire hydrant; the County rates a 9 outside those ranges. To improve the County's current ISO rating to 1, it would have to build 17 new stations and provide water service throughout the County. The 5-vehicle mile coverage of each station is now also impeded by the poor condition of local bridges. Many were not designed to handle

the 44,000-pound fire engines. Other transportation needs include improvements to Smokey Road, to complete the Bypass, and improvements to Lower Fayetteville Road.

Growing demands for more Public Safety Personnel. Based on the statewide average of 26.8 public safety personnel per 10,000 residents, Coweta County's current level of service of 23.7 public safety personnel per 10,000 residents is slightly below the statewide average. With the construction of the new courthouse in late 2005 or early 2006, the Sheriff's Office will be hiring more personnel to staff the facility.

Need for more Passive Recreation. The Recreation Department serves the entire County and maintains a wide range of facilities; including 56 baseball fields, 4 football fields, 15 soccer fields, 2 gyms, and 3 senior service centers. Compared to national recreation standards, the County has an adequate number of baseball, football, and soccer fields to serve the current population. The number of County tennis courts, however, is less than half of the national average, though these facilities are strongly supplemented with those found in the recreation areas of local subdivisions.

One common recreational desire, however, heard as part of the public outreach effort was for more passive recreation facilities and multi-purpose trails. Many participants even stated that they traveled to Peachtree City to go jogging.



Hunter Recreation Complex

Expansion of the County's New Stormwater Management Program. The County's stormwater management program is still in its infancy. The County's first stormwater

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management ordinance was passed only this year. The County is meeting NPDES requirements, but, as the County continues to grow, there are a number of issues related to this program that will need to be addressed, including:

- Administration and staffing of the new procedures for plan review, engineering, permitting and enforcement of stormwater management ordinances
- Public education and developer training regarding the new development procedures related to stormwater management
- Enforcement of new stormwater management and erosion/sedimentation control ordinances
- Updating FIRM maps of floodplain
- Identifying and financing the retrofit of failing or inadequate stormwater management facilities, such as existing culverts and ponds that pose a risk to public health and property
- Consideration of cost-effective stormwater management methods, such as area-wide stormwater storage and treatment
- Coordination of stormwater management implementation strategies and funding with municipalities
- Implementing Best Management Practices in support of total maximum daily loads (TMDL's) in sub-basins of streams that do not fully support designated uses.

Need to Update the Solid Waste Management Plan. The County's Solid Waste Management Master Plan is over 10 years old, and according to state law will have to be updated concurrently with the Comprehensive Plan Update process. The update of this Master Plan will likely identify several issues that will need to be coordinated with this planning effort.

Expansion and improvement in the County Education System. Throughout the public involvement process, participants stressed the importance of a good education system to the overall quality of life and in attracting both residential and employment growth. The general perception is that the County's education system is good, but citizens want a system that is superior to all others in the region. The community would strongly benefit from the development of a local four year college.

Perceived Lack of Quality Health Care. Throughout the public involvement process for this plan, a great deal of concern was expressed about the Health Care facilities in the county. Coweta County had 3.2 licensed nursing home beds per 100 persons in 1999, compared with the state average of 5.5 per 100 persons. In 1999, the number of physicians in the county per 10,000 persons was 10, compared to the state average of 19.3. It is generally known that many Coweta residents seek medical attention in Atlanta and nearby Fayette County. The perceived lack of quality health care has direct impact on perceived quality of life and is a detriment to attracting new businesses.

Consistency with Service Delivery Strategy. Recent and proposed changes in service delivery, funding sources and annexation policies will have to be reflected in another update of the SDS as part of this planning effort. Open communication and dialogue with the cities will have to be maintained throughout this planning process.

Need for more government staff and the cost of providing needed improvements. Coweta County government was comprised of 658 employees in March 2005. This represents 92

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employees per 10,000 residents of the unincorporated county, which is roughly half the statewide average for local government employment of 194 per 10,000 residents. In addition as indicated in the table below, Coweta County also has one of the lowest total millage rates in the region. Future funding of any of the comprehensive plans recommendation, including additional staffing needs of the County, needs to be given strong consideration. The County needs to find additional sources of revenue if they want to maintain or improve their current level of service.

2004 Tax Indicators

County	Total Millage	Unincorporated Millage Rate	School Millage Rate	School Bonds	Fire District	Sales Tax Type*
Coweta	25.04	3.91	18.59	NA	2.50	LSE
Cherokee	27.03	4.94	18.45	1.12	2.22	SE
Carroll	24.28	6.17	18.10	NA	NA	LSE
Paulding	23.63	6.50	16.41	1.21	NA	LSE
Cobb	26.97	6.80	19.00	2.65	2.65	E
Douglas	28.53	7.69	19.48	1.02	NA	LSE
Clayton	25.80	7.78	18.91	NA	3.90	LSE
Gwinnett	31.80	8.27	18.87	NA	NA	SE
DeKalb	38.56	8.31	22.98	NA	2.30	MHE
Fayette	31.96	8.65	18.99	3.69	NA	LS
Troup	30.11	10.56	18.50	NA	NA	LSE
Henry	36.20	11.24	18.90	3.06	NA	LSE
Fulton	34.69	11.58	17.32	0.29	NA	MLE
Spalding	35.57	13.40	18.90	NA	3.07	LE
Rockdale	35.44	14.40	21.48	NA	NA	SHE

Source: Georgia Department of Labor/ 2004 Government Management Indicators Survey,. GDCA

* L – Local Option Sales Tax; S- Special Local Option Sales Tax, E – Educational Local Option Sales Tax; H – Homestead Option Sales Tax; M - Marta

5.6 Intergovernmental Coordination

Annexation is threat to growth management efforts. Several of the county municipalities have in past been very active in annexing property. In particular, after the County adopted the 1.6 acre minimum lot size many landowners with development interests applied for and were granted annexation requests, primarily as a means to developing higher density. If this plan recommends and the county adopts similar growth management strategies, many feel that similar rush on annexation applications will occur eroding the integrity of the effort. Mechanisms need to be in place to facilitate proper coordination of land use and growth management issues. Some citizens have even suggested a consolidation of government.

5.7 Transportation

Transportation Challenges. One of Coweta's greatest assets is its role in the regional transportation network, including its strong geographic location – Interstate 85 corridor, proximity to downtown Atlanta and Hartsfield-Jackson Airport. With the anticipated growth of the county, however, there are several transportation issues that will need to be addressed in this planning effort, such as growing traffic congestion, poor connectivity, lack of public transit, automobile dependence, lack of an effective pedestrian and bicycle network, poor condition of

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the rural bridges and roads. A comprehensive look at each of these issues is included in the inventory of the Comprehensive Transportation Plan, a major portion of which is included in the “Technical Addendum.”

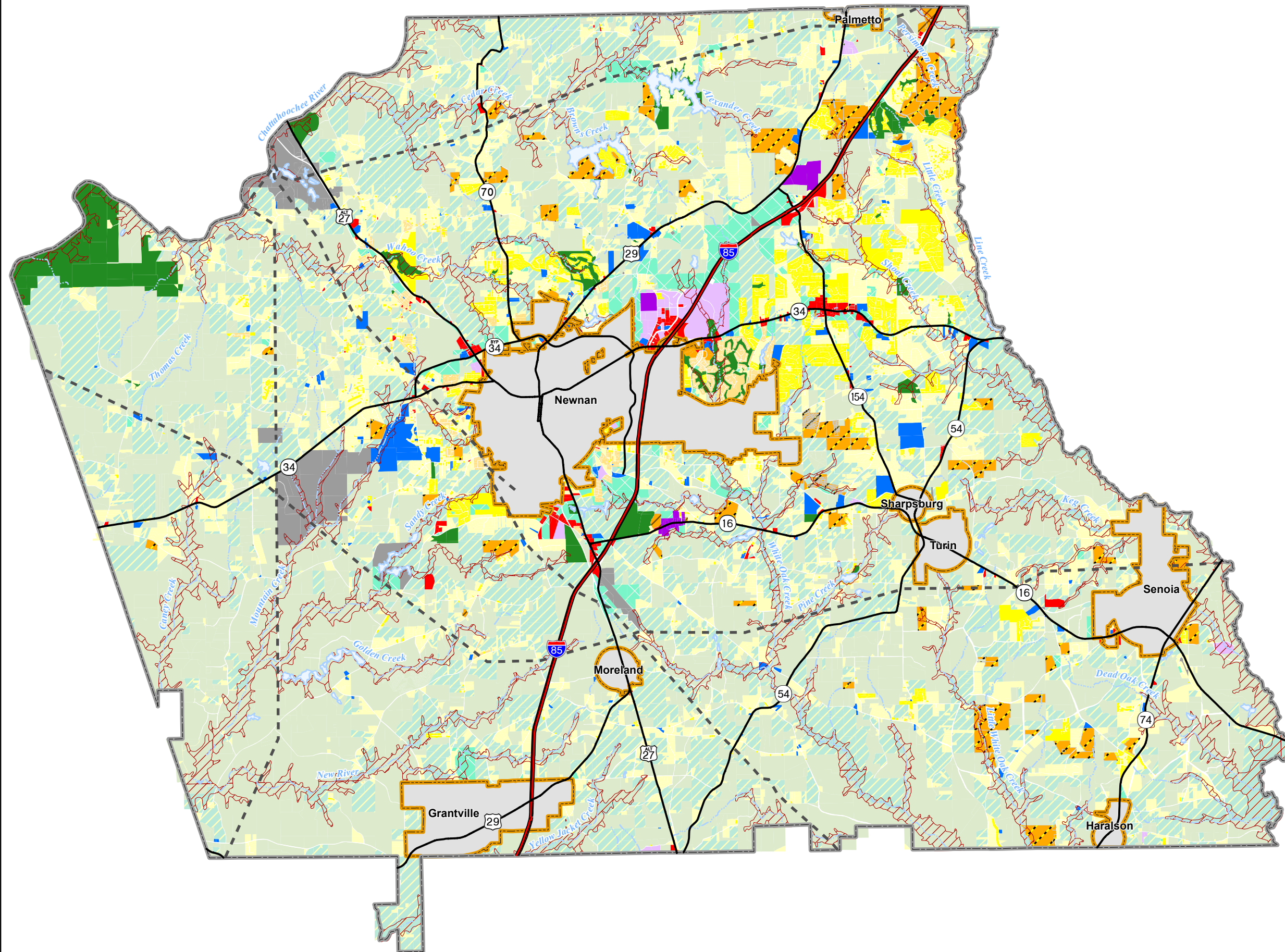


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*Existing Landuse
July 2005*

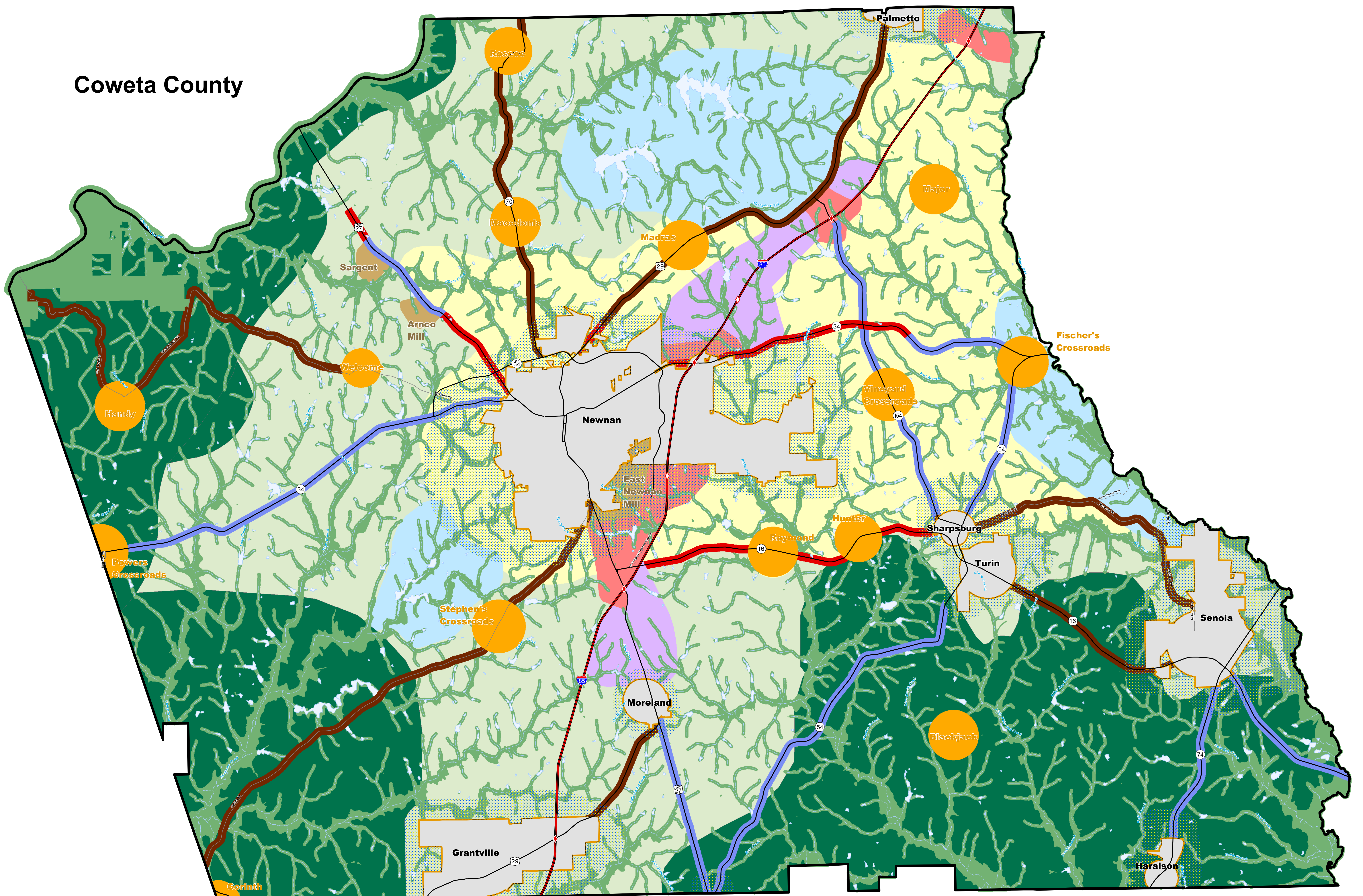


- Transmission Line
- 100-Year Floodplain
- Existing Land Use**
- ER - Estate Residential
- RR - Rural Low Density Residential
- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- MHP - Mobile Home Park
- UCR - Under Construction Residential
- AF - Agricultural/Forestry
- COM - Commercial
- UCC - Under Construction Commercial
- LI - Light Industrial
- HI - Heavy Industrial
- UCI - Under Construction Industrial
- PRC - Park/Recreation/Conservation
- CEM - Cemetery
- PI - Public Institutional
- TCU - Transportation/Communications/Utilities
- ROW - Right-of-Way
- VAC - Undeveloped/Vacant
- Interstate
- State Highway
- River/Stream
- Lake/Pond
- City Boundary
- County Boundary

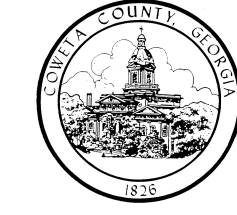


Figure 3-2

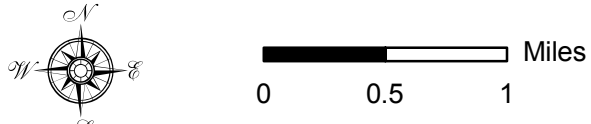
Coweta County



**Coweta County 2006-2026
Comprehensive Plan**

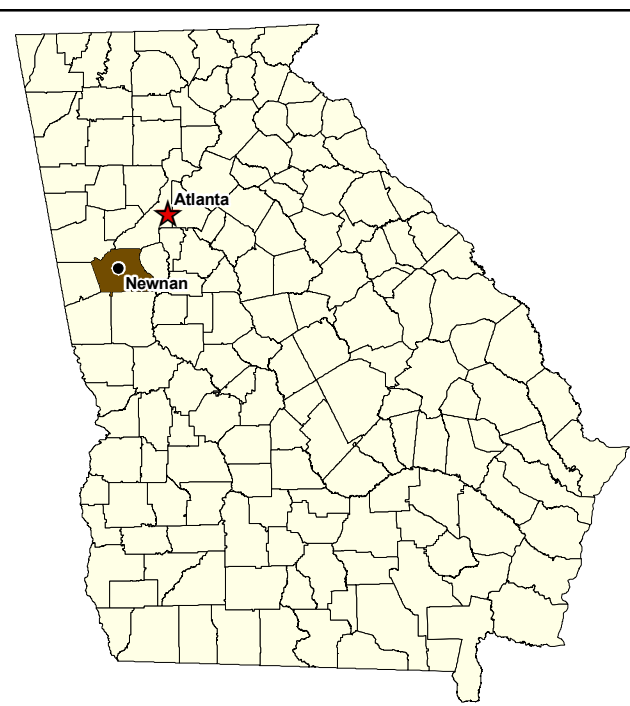


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Character Area

- | | | |
|----------------------|----------------------|------------------|
| Residential Corridor | Lakeside Residential | Interstate |
| Scenic Corridor | Mill Village | Ramp |
| Agriculture/Forestry | Municipal Gateway | State Highway |
| Crossroads Community | Rural Residential | Corridor Roadway |
| Employment Center | Conservation | Proposed Roadway |
| Highway Corridor | Suburban | River/Stream |
| Interstate Gateway | | Lake/Pond |
| | | City Boundary |
| | | County Boundary |



Coweta County 2006-2026 Comprehensive Plan

Areas Requiring Special Attention



- Reinvestment Opportunity
- Possible Brownfield
- Corridor Requiring Special Attention
- Water Supply Watershed
- Groundwater Recharge Area
- Historic District/Site
- Area Where Rapid Land Use Change is Likely to Occur / Area Where Natural Resources are Likely to be Impacted by Development
- Conservation Focus Area
- Area with Significant Infill Development Opportunities
- Interstate
- State Highway
- County Road
- Proposed Road
- River/Stream
- Lake/Pond
- City Boundary
- County Boundary

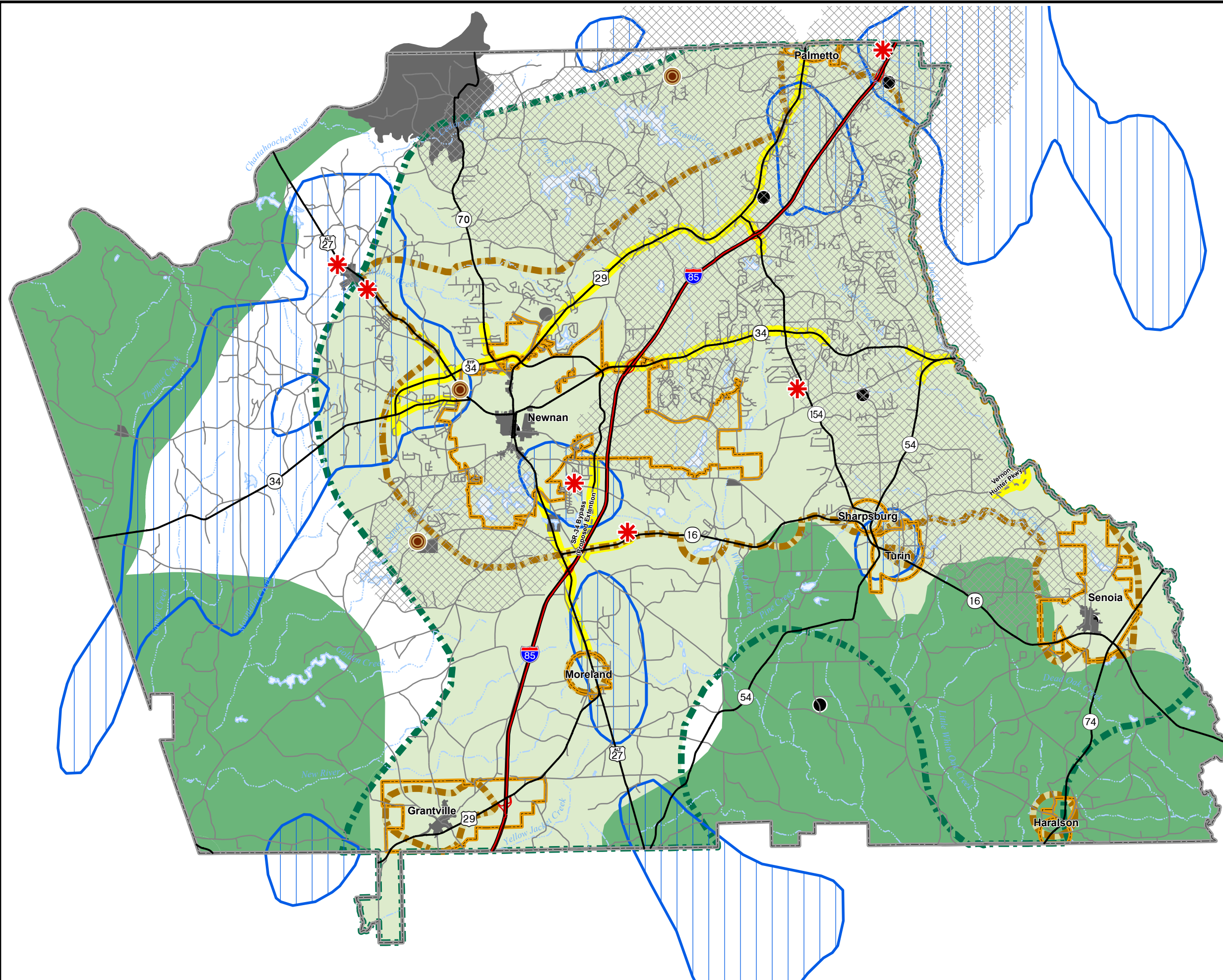


Figure 3-3



**Coweta County 2006-2026 Comprehensive Plan:
Technical Addendum to the Community Assessment**

June 30, 2005

Draft



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1 Introduction

This “Technical Addendum” was prepared following the guidelines of the Rules of Georgia Department of Community Affairs, Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning, effective May 1, 2005. It is an extension of the “Analysis of Supportive Data and Information” in the *Community Assessment*. All of the maps associated with this document can be found at the end in the “Atlas of Supportive Maps.”

2 Population

2.1 Total Population

2.1.1 Historic Population Growth

Figure 2-1: Historic Population Trends in Coweta County

Year	Coweta County	Georgia
1940	26,970	3,123,723
1950	27,790	3,444,578
1960	28,890	3,943,116
1970	32,160	4,611,100
1980	39,480	5,484,440
1990	54,490	6,512,610
2000	90,150	8,234,370
2004	105,376	8,829,383

Sources: Woods & Poole Economics, Inc

Coweta County’s population is growing at a rapid rate. Between 1990 and 2004, the County grew at an average annual rate of 6.7%. Between 2000 and 2004, the average annual rate was 4.2% - the 10th fastest growing county in Georgia in absolute population and the 15th fastest growth rate. Since 1980, Coweta County has grown at a much faster rate than the state as a whole. This presents a myriad of issues for Coweta County’s services, environment, infrastructure, and quality of life.

Figure 2-2: Historic Population Growth

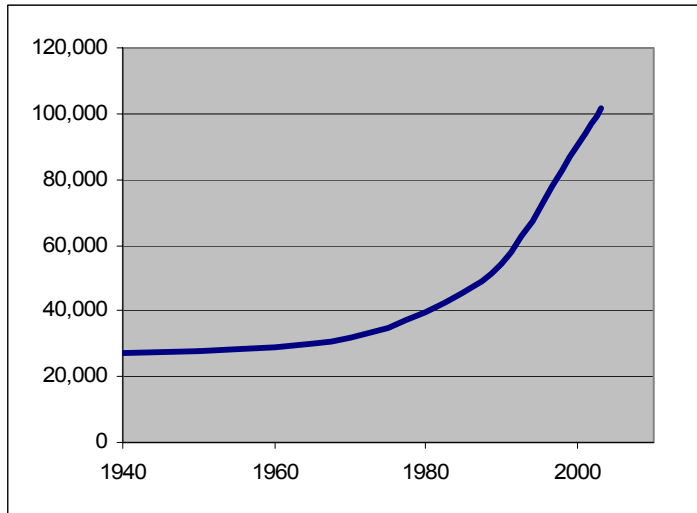
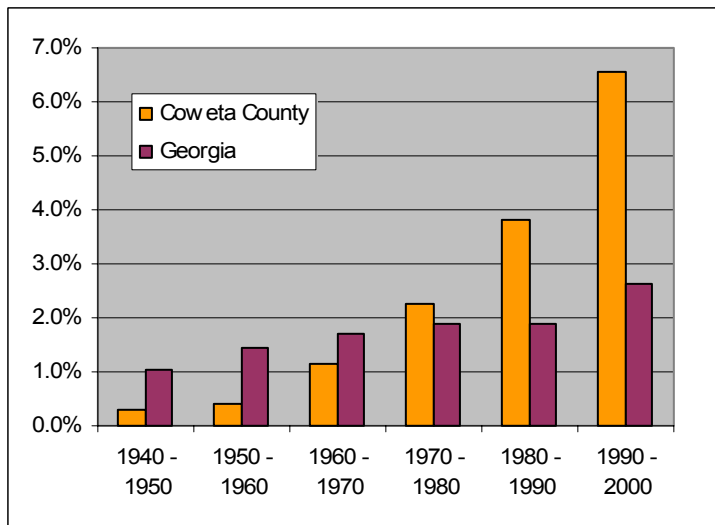


Figure 2-3: Annual Growth Rates

Year	Coweta County	Georgia
1940 - 1950	0.3%	1.0%
1950 - 1960	0.4%	1.4%
1960 - 1970	1.1%	1.7%
1970 - 1980	2.3%	1.9%
1980 - 1990	3.8%	1.9%
1990 - 2000	6.5%	2.6%
2000 - 2003	4.2%	1.8%

Sources: Woods & Poole Economics, Inc

Figure 2-4: Comparison of Annual Growth Rates



The following three graphics illustrate existing and recent population trends. The population change over the last decade has been unevenly distributed throughout Coweta County. The intensity of growth has been mainly concentrated on the Northeastern quadrant of Coweta

County towards Fayette County, Coweta's fastest growing neighbor. The Census block groups that are east of I-85 and North of Lower Fayetteville Road have experienced the most concentrated growth in residential population. Only one block group to the Northwest of Newnan (Arnco Mills) lost population in the 1990's. In terms of intensity of growth, a map showing percentage change by Census block group reveals that all portions of the county, except for two block groups in the City of Newnan, have been experiencing growth, and most of them have been experiencing rapid growth (**Figure 2-5**). In terms of overall population density, the areas of high growth over the last decade are also generally the Census block groups which have the highest residential density (**Figure 2-6**). The main difference between the two is the high population densities which are still visible in the historic neighborhoods of Newnan, some of which grew less rapidly or even declined during the 1990's.

Figure 2-5

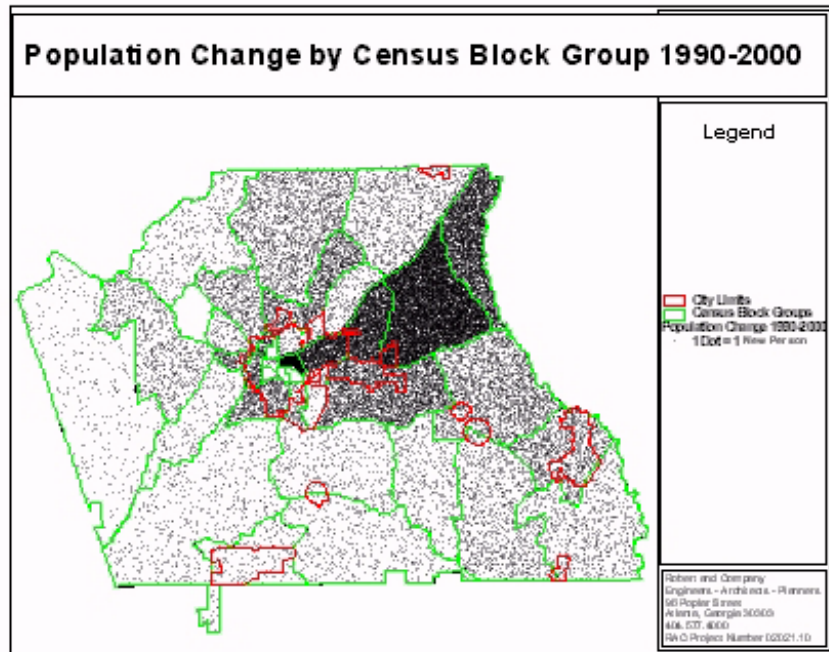
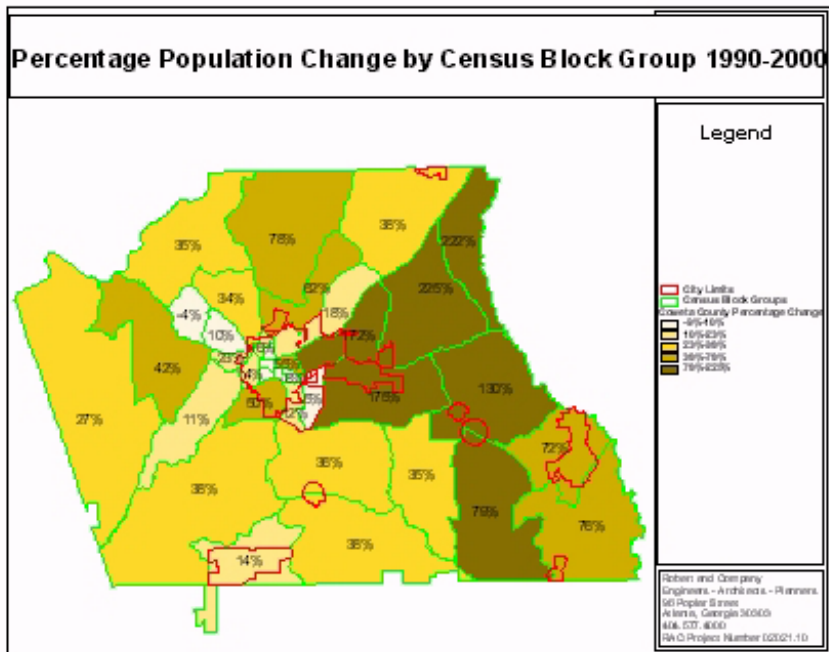


Figure 2-6



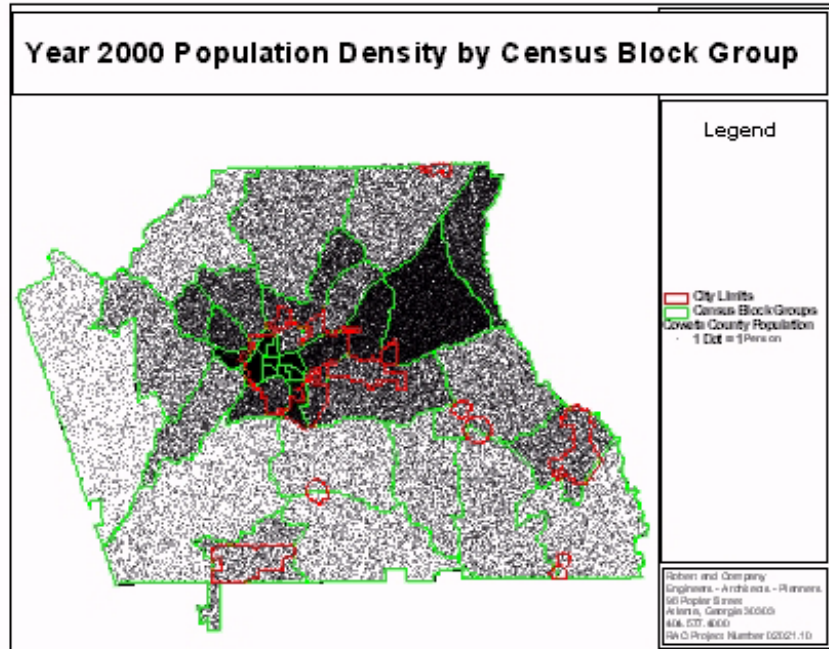


Figure 2-7

2.1.2 Population Growth in Surrounding Counties

Figure 2-8: Population around Coweta County

Jurisdiction	2003 (estimate)
Coweta County	101,395
Unincorporated County (approximate)	71,818
Newnan	20,551
Haralson	156
Senoia	2,297
Sharpsburg	327
Turin	318
Palmetto	3,614
Grantville	1,903
Moreland	411

Source: US Bureau of the Census, 2005

Nine governmental jurisdictions have sway over local land use decisions: Coweta County and its eight cities. This represents a challenge for coordination of any growth management policy. This issue raised by the public repeatedly at Visioning Workshops. Many of the participants observed that when the County adopted the 1.6 minimum lot size a few years ago, that this spawned a building boom in the municipalities of small lot subdivisions. In particular, Grantville, Newnan and Senoia experienced a significant increase in residential development. So while the County was able to slow down residential growth in the unincorporated areas, it simply

pushed that growth toward the cities and surrounding counties. Any additional growth management practice will likely have a similar result.

Figure 2-9: Population Trends in Surrounding Counties

	1970	1980	1990	2000	2003 (Estimate)
Coweta	32,610	39,480	54,490	90,150	101,395
Carroll	45,880	56,670	71,880	88,040	98,525
Fayette	11,510	29,560	63,210	92,100	98,914
Fulton	604,840	591,980	650,700	817,560	818,322
Heard	5,380	6,540	8,690	11,100	11,152
Meriwether	19,580	21,240	22,450	22,540	22,786
Spalding	39,720	48,110	54,720	58,490	60,483
Troup	44,490	50,080	55,580	58,930	60,218

Sources: US Bureau of the Census, Woods and Poole Economics, Inc

Figure 2-10: Population Trends in Surrounding Counties

Years	1950-1960	1960-1970	1970-1980	1980-1990	1990-2000
Coweta	3.98%	11.83%	21.54%	37.14%	65.66%
Carroll	6.86%	24.56%	24.10%	26.76%	22.19%
Fayette	2.77%	38.60%	155.57%	114.91%	46.22%
Heard	-23.54%	0.39%	21.78%	32.33%	27.63%
Meriwether	-6.17%	-1.49%	9.08%	5.57%	0.55%
Spalding	14.04%	11.61%	21.22%	13.69%	7.27%
Troup	-5.32%	-5.77%	12.45%	11.07%	5.84%

Sources: US Bureau of the Census, Woods and Poole Economics, Inc

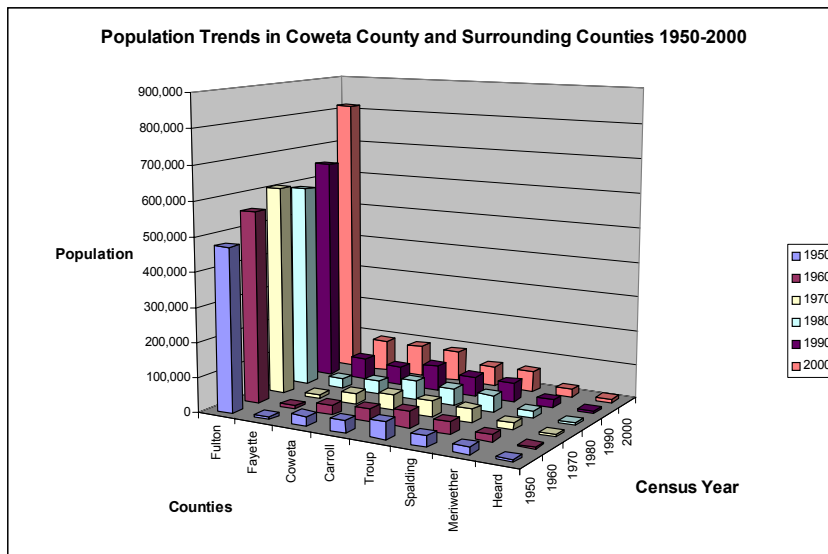


Figure 2-11

2.1.3 Seasonal Population

According to the 2000 Census, just 151 of Coweta County’s 33,182 housing units were classified as “seasonal, recreational, or occasional use.” It is unknown how many of those 151 housing units are seasonal. The last of the County’s remaining farms may employ a small number of seasonal workers.

2.1.4 Daytime Population

In 2000, the daytime population of Coweta County was roughly equivalent to its nighttime population. In 2000:

- 38,071 people worked in Coweta County
- 25,642 residents were under the age of 18 (presumably at school within the County)
- 20,041 Coweta County residents were not in the labor force.

Thus the total daytime population was approximately 83,754, compared with a total resident population of 89,215.

2.1.5 Population Projections

Figure 2-12: Population Projections for Coweta County and Georgia

	Coweta County			Georgia
	ARC	W&P	High	W&P
2000	90,150	90,150	90,150	8,234,370
2006	109,030	100,752	114,457	9,033,980
2011	123,058	114,349	140,734	9,637,866
2016	137,190	134,686	173,043	10,261,664
2021	151,534	159,844	212,770	10,905,276
2026	166,054	186,265	261,617	11,568,656

Sources: US Bureau of the Census, Atlanta Regional Commission, Woods & Poole Economics, Inc.

Future population in Coweta County is partly a function of the growth strategy the County implements over the coming years, partly a matter of coordination between the County and its cities, and a partly a function of the housing market. Because these factors are somewhat unpredictable, a range of population projections are included to guide planning and growth management decisions.

The Atlanta Regional Commission (ARC) and Woods and Poole Economics Inc. (W&P) have prepared what are widely considered relatively conservative population forecasts for the County. To supplement these projections, the “High” projection was prepared assuming the County will grow at a rate of 4.2% per year between now and 2026, the same rate the county grew at between 2000 and 2004. The result is a wide range of projections for the County yielding 2026 totals from 166,054 to 261,617.

2.1.6 Households

Figure 2-13: Total Households and Household Size

Year	Coweta	Georgia	Coweta	Georgia
1980	13,413	1,886,551	2.92	2.83
1990	19,030	2,383,128	2.84	2.66
2000	31,769	3,023,900	2.81	2.65
2006	39,174	3,363,408	2.76	2.61
2011	44,658	3,612,287	2.73	2.59
2016	49,997	3,850,949	2.72	2.59
2021	55,064	4,068,833	2.72	2.60
2026	59,893	4,267,804	2.75	2.63

Source: Woods & Poole Economics, Inc, 2004

After declining for decades, average household size is expected to stabilize around 2.75, slightly higher than the state.

Figure 2-14: Distribution of Household Types, 2000

	Coweta	Coweta	Georgia
Total Households	31,442	100.0%	100.0%
Married-couple family	19,656	62.5%	51.5%
Married-couple family with children	9,728	30.9%	24.4%
Female householder, no husband present with children	2,268	7.2%	8.6%
Householder living alone	5,535	17.6%	23.6%
Householder living alone 65 years and over	1,783	5.7%	7.0%

Source: US Bureau of the Census, 2005

Figure 2-14 compiles household type information for 2000. Coweta County has a remarkably high number of families with children. The percentage of traditional households with children in the County was 30.9% compared to 24.4% in the State. As public schools are typically a community’s greatest expense, this could present a fiscal challenge for the County. Generally, Coweta County has a higher share of married couples, a smaller share of single persons living alone, and a smaller share of single moms than the state.

2.2 Age Distribution

Figure 2-15: Age Data

Age	1980	1990	2000
0 - 4 years old	3,110	4,680	7,450
5 - 9 years old	3,330	4,290	7,560
10 - 14 years old	3,560	4,140	7,260
15 - 19 years old	3,640	4,020	5,880
20 - 24 years old	2,990	3,770	4,780
25 - 29 years old	3,060	4,500	6,550
30 - 34 years old	3,110	4,700	7,970
35 - 39 years old	2,560	4,330	8,070
40 - 44 years old	2,290	4,180	7,320
45 - 49 years old	1,990	3,410	6,190
50 - 54 years old	1,990	2,280	5,930
55 - 59 years old	1,810	2,280	4,460
60 - 64 years old	1,740	2,040	3,100
65 years and over	4,310	5,470	7,630

Sources: Woods and Poole Economics, 2004

Coweta County has a large numbers of youth under 15. Because of the high numbers of families with children, Coweta has 12% more youth under 15 than Georgia as a whole.

Twenty-somethings, on the other hand, are largely absent from Coweta County. Coweta has 16% fewer residents in this age group the state as a whole.

One of the most important trends for the future is the rapidly growing population of seniors. Between 2000 and 2026, the share of residents over 65 is expected to increase from 8% to 14%. Assuming the High population projection becomes a reality, this translates into nearly 29,000 additional seniors living in Coweta County in 2026. This presents a clear housing, service and transport challenge for the community.

Figure 2-16: Age Projections

Age	2000	2006	2011	2016	2021	2026
0 - 4 years old	7,450	8,310	9,400	10,508	11,458	12,448
5 - 9 years old	7,560	8,200	8,820	9,856	10,986	11,916
10 - 14 years old	7,260	8,370	8,650	9,214	10,268	11,458
15 - 19 years old	5,880	7,770	8,442	8,738	9,284	10,254
20 - 24 years old	4,780	7,320	8,684	9,402	9,742	10,202
25 - 29 years old	6,550	7,550	9,576	11,236	12,102	12,512
30 - 34 years old	7,920	7,750	8,428	10,444	12,186	13,216
35 - 39 years old	8,070	9,250	8,426	8,740	10,776	12,756
40 - 44 years old	7,320	8,950	9,348	8,698	8,940	10,990
45 - 49 years old	6,190	8,220	9,330	9,646	8,930	8,630
50 - 54 years old	5,930	6,750	8,366	9,504	9,784	8,904
55 - 59 years old	4,460	6,300	6,902	8,398	9,498	10,038
60 - 64 years old	3,100	4,670	6,172	6,800	8,236	9,416
65 years and over	7,630	9,630	12,514	16,010	19,362	23,322

Sources: Woods & Poole Economics, 2004

Figure 2-17: Age Data as a Share of Total Population

Age	1980	1990	2000	2011	2021	2026
0 - 4 years old	7.9%	8.7%	8.3%	7.6%	7.6%	7.5%
5 - 9 years old	8.4%	7.9%	8.4%	7.2%	7.2%	7.2%
10 - 14 years old	9.0%	7.7%	8.1%	7.0%	6.8%	6.9%
15 - 19 years old	9.2%	7.4%	6.5%	6.9%	6.1%	6.2%
20 - 24 years old	7.6%	7.0%	5.3%	7.1%	6.4%	6.1%
25 - 29 years old	7.7%	8.3%	7.3%	7.8%	8.0%	7.5%
30 - 34 years old	7.9%	8.7%	8.8%	6.8%	8.0%	8.0%
35 - 39 years old	6.5%	8.0%	9.0%	6.8%	7.1%	7.7%
40 - 44 years old	5.8%	7.7%	8.1%	7.6%	5.9%	6.6%
45 - 49 years old	5.0%	6.3%	6.9%	7.6%	5.9%	5.2%
50 - 54 years old	5.0%	4.2%	6.6%	6.8%	6.5%	5.4%
55 - 59 years old	4.6%	4.2%	5.0%	5.6%	6.3%	6.0%
60 - 64 years old	4.4%	3.8%	3.4%	5.0%	5.4%	5.7%
65 years and over	10.9%	10.1%	8.5%	10.2%	12.8%	14.0%

Sources: Woods & Poole Economics, 2004

2.3 Race and Hispanic Origin

Figure 2-18: Race and Hispanic Origin

	1990	2000	1990 - 2000
Total Population	53,853	89,215	66%
Race			
White	41,482	70,373	70%
African-American	12,165	16,126	33%
Other	206	2,716	1218%
Hispanic Origin (any race)	207	2,682	1196%
<i>Source: US Bureau of the Census (SF-3), 2005</i>			

The following three maps illustrate the locations of population growth for new Hispanic, black, and white residents.

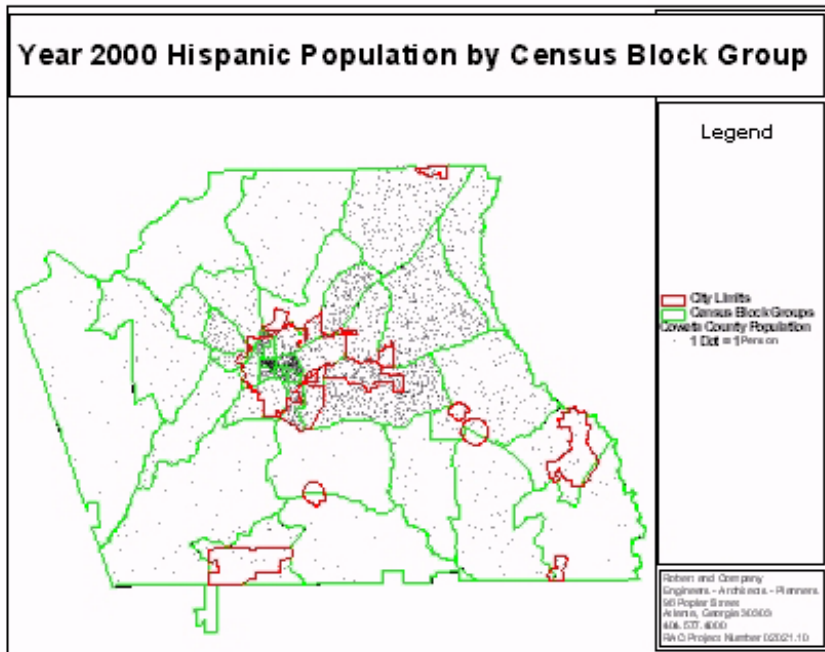


Figure 2-19

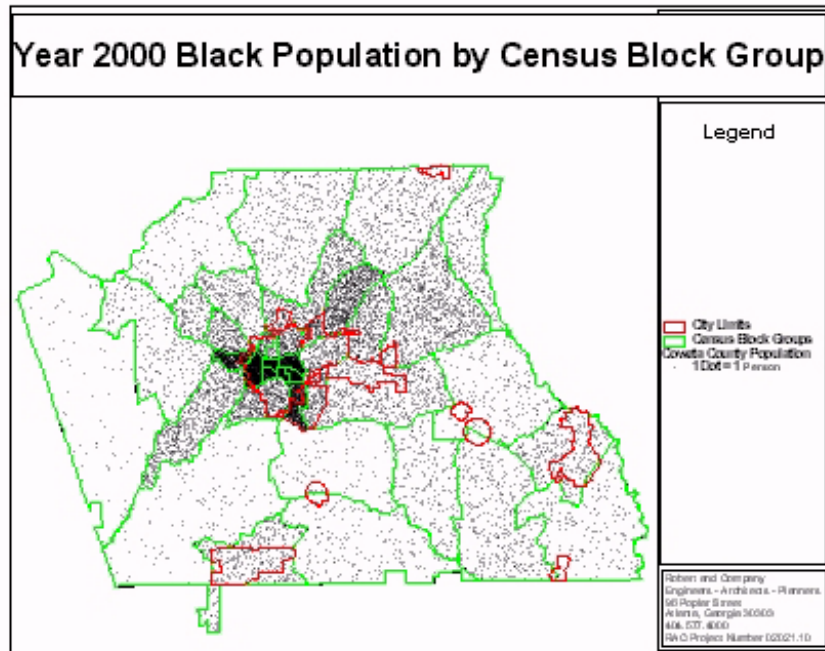


Figure 2-20

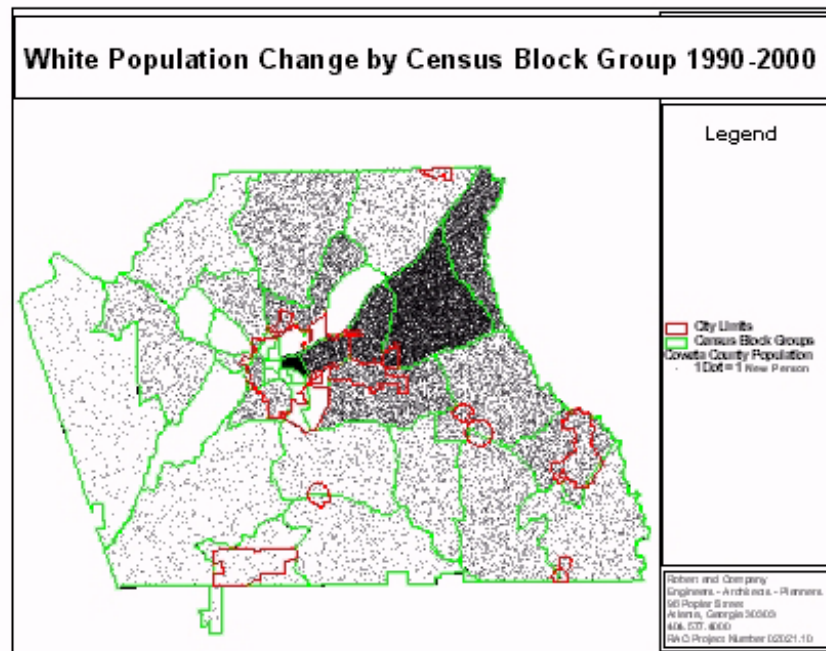


Figure 2-21

Figure 2-22: Regional Trends in Race and Hispanic Origin

	White		African-American		Hispanic Origin	
	2000 Share	1990 - 2000 Growth Rate	2000 Share	1990 - 2000 Growth Rate	2000 Share	1990 - 2000 Growth Rate
Coweta	79%	70%	18%	33%	3.0%	1196%
Carroll	81%	17%	16%	28%	2.8%	477%
Fayette	84%	32%	12%	242%	2.5%	153%
Fulton	48%	27%	44%	12%	5.8%	256%
Heard	87%	29%	11%	3%	0.6%	482%
Meriwether	56%	2%	42%	-4%	0.6%	53%
Spalding	66%	1%	31%	14%	1.7%	264%
Troup	66%	1%	32%	12%	1.8%	351%

Source: Woods & Poole Economics, Inc

Explosive growth in the local Hispanic population exceeded that of any neighboring County. Between 1990 and 2000, Coweta County’s Hispanic population increased thirteen-fold. Providing bilingual services and education present a service challenge for the community.

2.4 Income

Figure 2-23: Household Income Distribution, 1999

	Coweta County		Atlanta MSA	Georgia
Less than \$20,000	4,735	15%	15%	22%
\$20,000 to \$49,999	9,822	31%	33%	36%
\$50,000 to \$99,999	12,439	40%	35%	30%
\$100,000 or more	4,433	14%	18%	12%

Source: US Bureau of the Census

Coweta County is solidly middle income with a much higher share of households in the \$50,000 to \$100,000 range than the Atlanta MSA (metropolitan statistical area) or Georgia. In 2000, median household income was slightly higher than that of the Atlanta MSA.

Figure 2-24: Poverty Status, 1999

	Coweta County		Atlanta MSA	Georgia
Total families	24,752	100.0%	100.0%	100.0%
Families in poverty	1,515	6.1%	6.9%	9.9%
With own children	1,100	8.1%	9.6%	13.9%
Families with female householder, no husband present, with children	747	28.5%	25.9%	35.3%
Total population	88,224			
Population in poverty	6,888	7.8%	9.4%	13.0%
Population under 18	25,642			
Under 18 in poverty	2,523	9.8%	11.9%	16.8%
Population 65 and over	7,571			
65 and over in poverty	747	9.9%	9.7%	13.0%

Source: US Bureau of the Census (SF-3, 2000)

Across almost every category, poverty in Coweta County is lower than the state. Nevertheless, in 2000, 1,515 families and 6,888 residents lived in poverty in Coweta County in 1999. This included 2,523 children.

2.5 Education

The following table (below) indicates the educational attainment percentages for Coweta County, all immediately adjacent counties (Fulton, Heard, Fayette, Carroll, Spalding, Troup, and Meriwether), and the State of Georgia.

Figure 2-25: Educational Attainment, 1990-2000

Coweta County	Educational Attainment			
Source: U.S. Bureau of the Census	1990		2000	
	Number	Percent of Total	Number	Percent of Total
Less than 9th grade	4,207	12.61%	3,519	6.19%
Some high school, no diploma	6,667	19.98%	6,923	12.18%
High school graduate*	11,815	35.40%	18,664	32.85%
Some college, no degree	4,987	14.94%	12,964	22.82%
Associate degree	1,271	3.81%	3,042	5.35%
Bachelor's degree	2,867	8.59%	8,123	14.30%
Graduate or professional degree	1,559	4.67%	3,586	6.31%
Total Population Age 25+	33,373	100.00%	56,821	100.00%
Carroll County	Educational Attainment			
	1990		2000	
	Number	Percent of Total	Number	Percent of Total
Less than 9th grade	7,060	16.69%	5,387	10.08%
Some high school, no diploma	9,637	22.78%	10,087	18.87%
High school graduate*	13,503	31.91%	18,292	34.21%
Some college, no degree	5,509	13.02%	8,973	16.78%
Associate degree	1,506	3.56%	1,897	3.55%
Bachelor's degree	2,762	6.53%	5,234	9.79%
Graduate or professional degree	2,334	5.52%	3,594	6.72%
Total Population Age 25+	42,311	100.00%	53,464	100.00%
Heard County	Educational Attainment			
	1990		2000	
	Number	Percent of Total	Number	Percent of Total
Less than 9th grade	1,208	22.83%	880	12.54%
Some high school, no diploma	1,487	28.10%	1,508	21.48%
High school graduate*	1,724	32.58%	2,929	41.72%
Some college, no degree	461	8.71%	1,022	14.56%
Associate degree	108	2.04%	168	2.39%
Bachelor's degree	189	3.57%	365	5.20%
Graduate or professional degree	115	2.17%	148	2.11%
Total Population Age 25+	5,292	100.00%	7,020	100.00%
Meriwether County	Educational Attainment			
	1990		2000	
	Number	Percent of Total	Number	Percent of Total
Less than 9th grade	2,617	19.19%	1,727	11.96%
Some high school, no diploma	3,979	29.18%	3,214	22.27%
High school graduate*	4,374	32.08%	5,146	35.65%

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Some college, no degree	1,367	10.02%	2,305	15.97%
Associate degree	390	2.86%	483	3.35%
Bachelor's degree	552	4.05%	932	6.46%
Graduate or professional degree	357	2.62%	627	4.34%
Total Population Age 25+	13,636	100.00%	14,434	100.00%
Troup County				
Educational Attainment				
	1990		2000	
	Number	Percent of Total	Number	Percent of Total
Less than 9th grade	6,379	18.58%	3,303	8.97%
Some high school, no diploma	7,073	20.60%	6,644	18.05%
High school graduate*	11,108	32.35%	12,395	33.67%
Some college, no degree	4,007	11.67%	6,340	17.22%
Associate degree	1,086	3.16%	1,519	4.13%
Bachelor's degree	3,247	9.46%	4,423	12.01%
Graduate or professional degree	1,432	4.17%	2,191	5.95%
Total Population Age 25+	34,332	100.00%	36,815	100.00%
State of Georgia				
Educational Attainment				
Source: U.S. Bureau of the Census	1990		2000	
	Number	Percent of Total	Number	Percent of Total
Less than 9th grade	483,755	12.02%	393,197	7.58%
Some high school, no diploma	686,060	17.05%	718,152	13.85%
High school graduate*	1,192,935	29.65%	1,486,006	28.65%
Some college, no degree	684,109	17.00%	1,058,692	20.41%
Associate degree	199,403	4.96%	269,740	5.20%
Bachelor's degree	519,613	12.91%	829,873	16.00%
Graduate or professional degree	257,545	6.40%	430,305	8.30%
Total Population Age 25+	4,023,420	100.00%	5,185,965	100.00%
Fulton County				
Educational Attainment				
	1990		2000	
	Number	Percent of Total	Number	Percent of Total
Less than 9th grade	32,935	7.93%	27,106	5.14%
Some high school, no diploma	59,201	14.26%	57,264	10.85%
High school graduate*	92,678	22.32%	102,246	19.37%
Some college, no degree	79,048	19.04%	97,894	18.55%
Associate degree	20,328	4.90%	24,823	4.70%
Bachelor's degree	87,950	21.18%	140,666	26.65%
Graduate or professional degree	43,051	10.37%	77,739	14.73%
Total Population Age 25+	415,191	100.00%	527,738	100.00%
Fayette County				
Educational Attainment				
	1990		2000	
	Number	Percent of Total	Number	Percent of Total
Less than 9th grade	1,709	4.36%	1,313	2.22%
Some high school, no diploma	3,565	9.10%	3,189	5.40%
High school graduate*	11,800	30.12%	14,174	24.02%
Some college, no degree	9,273	23.67%	14,725	24.95%
Associate degree	2,726	6.96%	4,268	7.23%

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Bachelor's degree	7,320	18.69%	14,111	23.91%
Graduate or professional degree	2,778	7.09%	7,236	12.26%
Total Population Age 25+	39,171	100.00%	59,016	100.00%
Spalding County	Educational Attainment			
	1990		2000	
	Number	Percent of Total	Number	Percent of Total
Less than 9th grade	6,021	17.89%	4,041	10.89%
Some high school, no diploma	7,447	22.13%	7,924	21.35%
High school graduate*	10,898	32.39%	12,885	34.72%
Some college, no degree	4,338	12.89%	6,145	16.56%
Associate degree	1,214	3.61%	1,487	4.01%
Bachelor's degree	2,333	6.93%	3,106	8.37%
Graduate or professional degree	1,400	4.16%	1,522	4.10%
Total Population Age 25+	33,651	100.00%	37,110	100.00%

3 Economic Development

It should be noted that the economic development data included in this section is for the whole county, including the cities. Also, the information collected for his analysis came from a variety of sources, including the U.S. Bureau of the Census, Georgia Department of Labor, the Atlanta Regional Commission, and Woods & Poole. As a result, there are inconsistencies in the way data is categorized and in the projections. For example in some data tables employees of the Coweta Public School System are categorized under Education Services and in other table they are categorized under Local Government.

Also note, that the term “employment” describes people that work in the County, whereas the term “labor force” describes residents of the county that work. A large segment of Coweta’s labor force is employed outside the county, and a large segment of Coweta’s employment base live outside the county.

3.1 Economic Base

3.1.1 Historic Employment

Figure 3-1: Employment by Sector in Coweta County

Industry Sector	1990	1995	2000	2001	2002	2003	Annual % Change
Agriculture	112	232	347	134	N/A	N/A	N/A
Mining	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Construction	624	707	1,448	1,463	1,681	1,810	8.5%
Manufacturing	5,536	6,011	5,308	5,048	4,724	4,546	-1.5%
Transportation, Warehousing & Utilities	925	1,018	997	1,635	1,375	822	-0.9%
Wholesale Trade	462	634	858	738	777	832	4.6%
Retail Trade	4,253	5,215	7,161	4,239	4,661	4,769	0.9%
Finance, Insurance, Real Estate	529	535	889	775	781	827	3.5%
Services	2,832	3,863	5,422	9,313	9,386	9,744	10.0%
Government	2,286	2,878	4,455	4,472	4,439	4,683	5.7%
Other/Unclassified	20	16	21	48	192	231	20.7%
Total	17,579	21,109	26,906	27,865	28,016	28,264	3.7%
Note: Industries were reclassified in 2001 to conform to new federal standards.							
Source: Georgia Department of Labor							

Figure 3-2: Percent of Total Employment by Sector in Coweta County

Industry Sector	1990	1995	2000	2001	2002	2003
Agriculture	0.6%	1.1%	1.3%	0.5%	N/A	N/A
Mining	N/A	N/A	N/A	N/A	N/A	N/A
Construction	3.5%	3.3%	5.4%	5.3%	6.0%	6.4%
Manufacturing	31.5%	28.5%	19.7%	18.1%	16.9%	16.1%
Transportation, Warehousing & Utilities	5.3%	4.8%	3.7%	5.9%	4.9%	2.9%
Wholesale Trade	2.6%	3.0%	3.2%	2.6%	2.8%	2.9%
Retail Trade	24.2%	24.7%	26.6%	15.2%	16.6%	16.9%
Finance, Insurance, Real Estate	3.0%	2.5%	3.3%	2.8%	2.8%	2.9%
Services	16.1%	18.3%	20.2%	33.4%	33.5%	34.5%
Government	13.0%	13.6%	16.6%	16.0%	15.8%	16.6%
Other/Unclassified	0.1%	0.1%	0.1%	0.2%	0.7%	0.8%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Georgia Department of Labor

Coweta County had a 2003 employment base of 28,264 jobs, according to the Georgia Department of Labor. The economy has grown at a solid annual rate of 3.7% since 1990. Four economic sectors account for 84% of employment – services (34.1%), retail trade (16.9%), government (16.6%), and manufacturing (16.1%). Current trends related to these four dominant sectors are:

- **Services:** Services is the fastest growing sector, increasing at a robust average annual rate of 10%. Healthcare is the dominant services sector employer accounting for 30% of service sector jobs. Newnan Hospital (1,100 jobs) is one of the county’s top five employers, anchoring physician practices and other health-related services. Other important services include education, accommodations, and food services.
- **Retail Trade:** With more than 30 major shopping centers and 3.9 million square feet, the retail trade sector is very active. Most of the centers are relatively new and are the direct result of the boom in population and housing development in the area. The most significant is Newnan Crossing, a regional center anchored by Target, BJ’s, Belk, Lowes, and Wal-Mart, one of the largest employers in the County. The Forum at Newnan Crossing, the first lifestyle center in the area, will serve to attract more people to the County from neighboring counties when it opens in 2005.
- **Government:** The School system in Coweta County is the largest employer in the County. The system has an adequate K-12 program and a performing and visual arts program. Newnan is the county seat and represents the largest concentration of local government employees not in schools.
- **Manufacturing:** Coweta County has three existing industrial parks that are home to some of its largest employers, Creekside Industrial Park, Shenandoah Industrial Park and Newnan South Industrial Park. These parks have several manufacturing plants like Yamaha, Yokogawa, and Kawasaki. The County’s manufacturing base has expanded from its textile roots into such areas as plastics and metal products. Southern Mills, the remaining textile manufacturer, has sustained market changes through diversification into manufacturing specialty fabrics.

3.1.2 Projected Employment

Figure 3-3: Employment Projections for Coweta County, Georgia, and US

Year	Coweta County		Atlanta	Georgia	US
	DOL/ARC	W&P	MSA		
1990	17,579	22,380	1,606,200	2,991,850	109,489,400
2000 (DOL)	26,906	N/A	2,289,700	3,949,100	131,791,900
2003	28,264	N/A	2,236,900	3,846,625	129,998,750
2000 (W&P)	N/A	38,070	2,789,760	4,918,110	167,283,780
2004	N/A	41,900	2,951,330	5,132,910	173,952,380
2006	32,371	43,902	3,041,540	5,252,430	177,868,400
2016	44,917	55,428	3,583,440	6,141,050	201,368,400
2021	53,661	61,896	3,890,770	6,506,790	214,301,800
2026	62,331	68,624	4,216,100	6,974,940	228,046,700
Annual % Change					
1990-2000 (DOL)	4.3%	5.5%	3.6%	2.8%	1.9%
2000-2003 (DOL)	1.7%	N/A	-0.8%	-0.9%	-0.5%
2000-2006 (W&P)	N/A	2.4%	1.5%	1.1%	1.0%
2006-2026 (W&P)	3.3%	2.3%	1.6%	1.4%	1.3%
Sources: Georgia Department of Labor (1990-2003), US Department of Labor (1990-2003), Atlanta Regional Commission (Coweta projections 2003-2026), and Woods & Poole Economics, Inc. (2000-2026 projections).					

Coweta County is projected to grow at a faster rate than metro-Atlanta, Georgia, and the nation. However, both sources of county employment projections are predicting a slower pace of growth going forward compared to recent historic trends. The County is projected to add nearly 30,000 jobs from 2006 to 2026, representing an average annual increase of 3.3%, according to Atlanta Regional Commission projections. Woods & Poole Economics projects a lower growth rate of 24,722 jobs over the next 20 years (2006-2026) for an average annual growth rate of 2.3%. One explanation is that Atlanta’s overall economy is maturing and is not expected to grow at the same robust pace as the last 20 to 25 years.

3.1.3 Location Quotient Analysis

Figure 3-4: Location Quotient Analysis (2002)

Industry Sector	Coweta Emp.	% of Total	U.S. Emp.	% of Total	Location Quotient*	LQ > 1	(LQ-1)/LQ	Basic Emp.	Non-Basic Emp.
Agriculture	N/A	N/A	1,155,890	0.009	N/A	N/A	N/A	N/A	N/A
Mining	N/A	N/A	505,979	0.004	N/A	N/A	N/A	N/A	N/A
Construction	1,681	0.060	6,683,553	0.052	1.15	Yes	0.131	221	1,460
Manufacturing	4,724	0.169	15,209,192	0.119	1.42	Yes	0.297	1,401	3,323
Textile Mills	268	0.010	291,642	0.002	4.21	Yes	0.762	204	64
Plastics & Rubber	523	0.019	846,766	0.007	2.83	Yes	0.646	338	185
Nonmetallic Mineral Prod.	451	0.016	517,217	0.004	3.99	Yes	0.749	338	113
Primary Metal	692	0.025	506,678	0.004	6.25	Yes	0.840	581	111
Fabricated Metal	437	0.016	1,540,867	0.012	1.30	Yes	0.230	100	337
Machinery	128	0.005	1,221,816	0.010	0.48	No	N/A	0	128
Wholesale Trade	777	0.028	5,617,456	0.044	0.63	No	N/A	0	777
Retail Trade	4,661	0.166	15,018,588	0.117	1.42	Yes	0.296	1,380	3,281
Transportation & Warehousing	880	0.031	3,989,116	0.031	1.01	Yes	0.010	8	872
Utilities	495	0.018	592,152	0.005	3.83	Yes	0.739	366	129
Information	590	0.021	3,364,485	0.026	0.80	No	N/A	0	590
Finance & Insurance	549	0.020	5,678,156	0.044	0.44	No	N/A	0	549
Real Estate	232	0.008	2,028,109	0.016	0.52	No	N/A	0	232
Professional & Tech. Services	653	0.023	6,654,743	0.052	0.45	No	N/A	0	653
Management	188	0.007	1,695,554	0.013	0.51	No	N/A	0	188
Adminst. & Waste Services	1,541	0.055	7,589,300	0.059	0.93	No	N/A	0	1,541
Education Services	156	0.006	1,951,003	0.015	0.37	No	N/A	0	156
Health Care & Social Services	2,609	0.093	13,395,715	0.104	0.89	No	N/A	0	2,609
Arts, Ent., & Rec. Svc.	344	0.012	1,798,621	0.014	0.88	No	N/A	0	344
Accommodation & Food Serv.	2,706	0.097	10,197,329	0.080	1.21	Yes	0.177	478	2,228
Other Services	497	0.018	4,246,011	0.033	0.54	No	N/A	0	497
Government – Federal	220	0.008	2,758,627	0.022	0.37	No	N/A	0	220
Government – State	407	0.015	4,485,071	0.035	0.42	No	N/A	0	407
Government – Local	3,812	0.136	13,412,941	0.105	1.30	Yes	0.231	882	2,930
Other/Unclassified	192	0.007	N/A	N/A	N/A	N/A	N/A	0	192
Total	28,016	1.000	128,233,919	1.000	1.00	N/A	N/A	4,736	23,280

* The Location Quotient is derived by dividing the % of local employment by the % of U.S. employment. All numbers are for the entire County. Note that employees of the Coweta Public School system are included under "Government – Local" not "Education Services"

Sources: Georgia Department of Labor and U.S. Department of Labor

The location quotient analysis is used to identify basic jobs, or export-oriented businesses and industry, in the local economy. It assumes that basic industries are the primary source of a community's income. It examines the extent to which production for export activities and the inflow of income stimulates the internal growth – population and jobs – of a local economy, which is accomplished by comparing basic employment to non-basic employment. As shown in the previous table, basic employment in Coweta County totaled 4,736 jobs in 2002, compared to 23,280 non-basic jobs. Basic industries in Coweta County (location quotient exceeding 1.0) include construction, manufacturing, retail trade, transportation and warehousing, utilities, accommodation and food service, and local government. Within the manufacturing sector, major

basic industries are textiles, primary metals, non-metallic mineral production, plastics and rubber, and non-fabricated metals.

3.1.3 Shift-Share Analysis

Figure 3-5: Employment Changes in Coweta County (1993-2003)

Industry Sector	1993 Employment	2003 Employment	Change in Employment	% Change 1993-2003
Trade, Transp. & Utilities	4,218	6,601	2,383	56.5%
Education & Health Services	3,309	6,155	2,846	86.0%
Manufacturing	5,255	4,566	-689	-13.1%
Leisure & Hospitality	1,380	3,283	1,903	137.9%
Professional & Bus. Services	1,252	2,158	906	72.4%
Construction	545	1,814	1,269	232.8%
Financial Activities	558	825	267	47.8%
Information	203	702	499	245.8%
Other Services	315	575	260	82.5%
Public Administration	876	285	-591	-67.5%
Natural Resources & Mining	53	198	145	273.6%
Total	17,964	27,162	9,198	51.2%

Source: University of Georgia Center for Agribusiness and Economic Development

Figure 3-6: Shift-Share Analysis for Coweta County (1993-2003)

Industry Sector	National Growth Component (Percent)	National Growth Component (Jobs)	Industrial Mix Component (Percent)	Industrial Mix Component (Jobs)	Competitive Share Component (Percent)	Competitive Share Component (Jobs)
Education & Health Services	16.8%	557	9.5%	314	59.7%	1,976
Trade, Transp. & Utilities	16.8%	709	-3.8%	(161)	43.5%	1,835
Leisure & Hospitality	16.8%	232	9.0%	124	112.1%	1,547
Construction	16.8%	92	24.6%	134	191.4%	1,043
Information	16.8%	34	0.6%	1	228.4%	464
Professional & Bus. Services	16.8%	211	20.6%	258	35.0%	438
Other Services	16.8%	53	3.4%	11	62.3%	196
Financial Activities	16.8%	94	0.3%	2	30.8%	172
Natural Resources & Mining	16.8%	9	-18.6%	(10)	275.3%	146
Manufacturing	16.8%	884	-30.5%	(1,602)	0.6%	30
Public Administration	16.8%	147	-6.6%	(58)	-77.7%	(680)
Total		3,022		(987)		7,167

Source: University of Georgia Center for Agribusiness and Economic Development

The purpose of a shift-share analysis is to assess the change in employment for an area – Coweta County – and to break it down into three sources that generated the change. Its underlying premise is that the local economy is affected by national cycles and trends, as shown:

- National growth component – During the time period shown (1993-2003), the nation’s employment grew at an overall rate of 16.8%. The national growth component contributed 3,022 Coweta County jobs, primarily in the manufacturing and trade, transportation and utilities sectors.
- Industrial mix component – This component calculates the difference between the national growth for a specific industry sector and the overall national growth rate. The purpose is to measure industry growth net of business cycle effects. As shown, the industrial mix component decreased the county’s employment by 987 jobs that were mostly attributed to the manufacturing sector. Conversely, the construction industry achieved the highest industrial mix component (24.6% and 134 jobs).
- Competitive share – The last component assesses the remaining employment change after the national and industrial mix components. If the sector’s competitive share is positive, it has a local advantage in promoting employment growth. The major sectors in competitive share were education and health services, trade, transportation, and utilities, and leisure and hospitality.

3.2 Labor Force

3.2.1 Labor Force Participation

Figure 3-7: Labor Force Participation in Coweta County

Category	1980	1990	2000	Annual % Change 1980-1990	Annual % Change 1990-2000
Total Employed	16,575	25,632	44,098	4.5%	5.6%
Private Wage or Salary Workers	12,996	20,985	34,327	4.9%	5.0%
Government Workers	2,462	3,231	5,621	2.8%	5.7%
Self-Employed Workers	1,067	1,338	2,265	2.3%	5.4%
Unpaid Family Workers	50	78	102	4.5%	2.7%

Source: U.S. Bureau of the Census

Figure 3-8: Employment by Occupation for Coweta County

Occupation	1990	% of Total	2000	% of Total	Annual % Change
Executive, Administrative & Managerial	2,479	9.7%	3,879	8.8%	4.6%
Professional & Technical	2,574	10.0%	7,081	16.1%	10.6%
Technicians & Related Support	936	3.6%	1,705	3.9%	6.2%
Sales	2,428	9.5%	4,349	9.9%	6.0%
Clerical & Administrative Support	4,298	16.8%	7,500	17.0%	5.7%
Private Household Services	120	0.5%	1,175	2.7%	25.6%
Protective Services	455	1.8%	988	2.2%	8.1%
Service Occupations	2,050	8.0%	5,847	13.3%	11.0%
Farming, Fishing, Forestry	445	1.7%	61	0.1%	-18.0%
Precision Production, Craft & Repair	4,177	16.3%	4,382	9.9%	0.5%
Machine Operators, Assemblers & Inspectors	2,829	11.0%	2,471	5.6%	-1.3%
Transportation & Material Moving	1,464	5.7%	2,929	6.6%	7.2%
Handlers, Equipment Cleaners, Helpers & Laborers	1,392	5.4%	2,899	6.6%	7.6%
Total - All Occupations	25,647	100.0%	44,098	100.0%	5.6%

Source: U.S. Bureau of the Census

According to the 2000 Census, Coweta County has a labor force of 44,098 people, which has increased at an average annual growth rate of 5.6%. Growth in private wage and salary workers has lagged behind government and self-employed workers. While other occupations have maintained a steady growth or shown a decline, the service sector has doubled from 1990 to 2003. The service industry does not generally account for higher wages like the manufacturing, government and transportation, warehousing and utilities sectors, with the exception of professional and technical services which accounted for 16.7% of occupations in 2000.

3.2.2 Unemployment

Figure 3-9: Unemployment Rate for Coweta County vs. Georgia and United States

Year	Coweta County	Georgia	United States
1990	5.9%	5.5%	5.6%
1991	5.5%	5.0%	6.8%
1992	7.3%	7.0%	7.5%
1993	5.3%	5.8%	6.9%
1994	4.2%	5.2%	6.1%
1995	4.1%	4.9%	5.6%
1996	3.8%	4.6%	5.4%
1997	4.0%	4.5%	4.9%
1998	3.3%	4.2%	4.5%
1999	2.8%	4.0%	4.2%
2000	3.6%	3.7%	4.0%
2001	3.4%	4.0%	4.7%
2002	4.7%	5.1%	5.8%
2003	4.6%	4.1%	6.0%

Sources: U.S. Bureau of Labor Statistics and Georgia Dept. of Labor

As of 2003, the County's unemployment rate at 4.6 % is higher than the State rate of 4.1%, but lower than the national rate of 6.0%. As the County replaces lost jobs it is expected that this unemployment rate will remain consistent with past trends. The County has not experienced any major deviation in its unemployment rate over the years, with the exception of the early 1990s recession.

Figure 3-10: Earnings by Sector for Coweta County (in Millions)

Industry Sector	1970	1980	1990	2000	2005
Farm Earnings	\$6.47	\$5.68	\$1.93	\$2.57	\$1.80
Agriculture Services	\$0.47	\$0.35	\$2.98	\$9.77	\$12.85
Mining	\$0.20	\$0.55	\$0.67	\$1.70	\$1.86
Construction	\$11.13	\$15.38	\$32.01	\$77.20	\$85.69
Manufacturing	\$116.91	\$141.48	\$173.93	\$204.59	\$209.99
Transportation & Public Utilities	\$9.94	\$36.16	\$42.96	\$53.77	\$68.84
Wholesale Trade	\$3.99	\$11.06	\$14.66	\$44.26	\$42.77
Retail Trade	\$25.17	\$36.23	\$81.72	\$150.83	\$180.58
Finance, Insurance & Real Estate	\$7.29	\$10.07	\$16.03	\$33.69	\$40.51
Services	\$32.41	\$39.73	\$102.66	\$212.61	\$267.94
Federal Government - Civilian	\$2.73	\$3.47	\$5.60	\$13.02	\$11.40
Federal Government - Military	\$1.28	\$1.14	\$2.65	\$3.89	\$4.47
State & Local Government	\$24.94	\$41.19	\$59.66	\$123.40	\$169.41
Total - All Sectors	\$242.93	\$342.50	\$537.45	\$931.30	\$1,098.11

Source: Woods & Poole Economics, Inc. (2004)

Figure 3-11: Personal Income by Type for Coweta County (in Million; in 1996 Dollars)

Type of Income	1970	1980	1990	2000	2005
Wages & Salaries	\$195.93	\$271.13	\$431.95	\$748.33	\$885.20
Other Labor Income	\$13.92	\$34.24	\$58.10	\$82.99	\$93.84
Proprietors Income	\$33.07	\$37.13	\$47.40	\$99.99	\$119.06
Dividends, Interest & Rent	\$44.72	\$74.21	\$164.94	\$325.00	\$384.95
Transfer Payments to Persons	\$37.47	\$79.56	\$125.80	\$228.46	\$295.03
Less Social Insurance Contributions	(\$8.71)	(\$16.37)	(\$33.72)	(\$54.94)	(\$68.49)
Residence Adjustment	\$50.88	\$120.57	\$275.64	\$785.99	\$970.25
Total Personal Income	\$367.27	\$600.47	\$1,070.11	\$2,215.80	\$2,679.84
Income Per Capita (1996 \$)	\$11,262	\$15,210	\$19,640	\$24,580	\$25,222
Income Per Capita (Current \$)	\$3,154	\$8,398	\$16,817	\$26,396	\$29,709
W&P Wealth Index (U.S. = 100)	79.16	82.59	86.73	91.03	89.65

Source: Woods & Poole Economics, Inc. (2004)

Figure 3-12: Average Weekly Wages for Coweta County

Industry	1990	1995	2000	2001	2002	2003	Annual % Change
Agriculture, Forestry, Fishing	\$261	\$283	\$444	\$603	N/A	N/A	N/A
Mining	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Construction	\$386	\$410	\$581	\$637	\$553	\$532	2.5%
Manufacturing	\$446	\$546	\$684	\$674	\$701	\$716	3.7%
Transportation, Warehousing & Utilities	\$597	\$684	\$822	\$848	\$891	\$942	3.6%
Wholesale Trade	\$420	\$516	\$645	\$657	\$673	\$678	3.8%
Retail Trade	\$287	\$282	\$363	\$390	\$404	\$411	2.8%
Finance, Insurance, Real Estate	\$380	\$500	\$588	\$684	\$717	\$757	5.4%
Services	\$375	\$423	\$472	\$421	\$424	\$456	1.5%
Federal Government	\$466	\$584	\$655	\$756	\$744	\$765	3.9%
State Government	\$438	\$467	\$497	\$535	\$546	\$546	1.7%
Local Government	\$375	\$444	\$549	\$549	\$617	\$632	4.1%
All Industries	\$390	\$442	\$519	\$534	\$548	\$555	2.8%

Sources: U.S. Bureau of Labor Statistics and Georgia Department of Labor

Figure 3-13: Average Weekly Wages for All Industries - Coweta County vs. Georgia

Year	Coweta County	Georgia	Ratio
1990	\$390	\$424	92.0%
1991	\$403	\$444	90.8%
1992	\$423	\$471	89.8%
1993	\$425	\$480	88.5%
1994	\$437	\$488	89.5%
1995	\$442	\$509	86.8%
1996	\$446	\$531	84.0%
1997	\$427	\$562	76.0%
1998	\$493	\$598	82.4%
1999	\$501	\$629	79.7%
2000	\$529	\$658	80.4%
2001	\$534	\$676	79.0%
2002	\$548	\$687	79.8%
2003	\$555	\$704	78.8%

Sources: U.S. Bureau of Labor Statistics and Georgia Department of Labor

Coweta County has an average weekly wage of \$555, which is significantly lower than the Atlanta MSA (\$812) and the State (\$704). The County’s average wages have increased 2.8% per year since 1990. The highest wages are in the transportation, warehousing and utilities sector, while the lowest are in the retail trade and services sectors. Total earnings have grown at a rate of 4.4% per year from 1970 to 2005, and personal income has increased by 5.9% annually for this same period.

Figure 3-14: Commuting Pattern Trends for Coweta County

Year	Residents Working Inside the County		Residents Working Outside the County	
	Count	Percentage	Count	Percentage
1970	9,335	78.2%	2,598	21.8%
1980	10,504	70.6%	4,369	29.4%
1990	14,579	58.1%	10,534	41.9%
2000	20,735	48.1%	22,397	51.9%
Annual % Change				
1970-1980	1.2%	---	5.3%	---
1980-1990	3.3%	---	9.2%	---
1990-2000	3.6%	---	7.8%	---

Source: U.S. Bureau of the Census

Figure 3-15: Commuting Patterns for Coweta County Residents (2000)

County	Number	% of Total
Coweta	20,735	48.1%
Fulton	8,855	20.5%
Fayette	5,517	12.8%
Clayton	3,097	7.2%
Cobb	1,136	2.6%
DeKalb	1,014	2.4%
Troup	586	1.4%
Gwinnett	397	0.9%
Carroll	384	0.9%
Spalding	254	0.6%
Douglas	220	0.5%
Meriwether	219	0.5%
Henry	172	0.4%
Heard	102	0.2%
Other	444	1.0%
Total	43,132	100.0%
<i>Source: U.S. Bureau of the Census</i>		

Residents commuting to jobs outside the county have outpaced the residents working in the County by a wide margin. In 1970, nearly 80% of county residents worked within the county, but by 2000 this ratio dropped to below 50%. The majority of residents working outside the county commuted to jobs within metro Atlanta, particularly Fulton, Fayette, and Clayton counties. This trend is expected to increase unless more jobs that require local labor force skills are created within the community.

3.3 Economic Development Resources

Economic development countywide is promoted through the efforts of four primary agencies:

- **Coweta County Development Authority:** Founded in the late 1960s, the Development Authority issues bonds for industry. In 2003, it became an operating authority with an operating budget and staff, focused on new industrial recruitment. The Authority has made an investment in land to develop two major industrial parks that serve as economic generators to the community. The Authority offers revenue bond financing to qualified applicants that reduces the ad valorem tax liability by 50% for the duration of the bond. In addition to banking the land, the sales of which help retire the revenue bonds used to purchase it, the Authority remains competitive by offering incentives through infrastructure support and financing to defray site improvement costs in County-owned parks. Other state incentives that are offered to companies relocating to Georgia complete the package on incentives available to any business that seeks to locate in Coweta County.
- **Newnan-Coweta Chamber of Commerce:** The Chamber offers assistance to existing businesses in relocation and expansion. The Chamber also represents the business community in the County.
- **Coweta Visitors Bureau:** The Coweta Visitors Bureau uses tourism as an economic development tool to attract visitors, tourists and convention activity to Newnan and the County. The County Fairgrounds are the setting of annual events that attract large crowds for family oriented programs. The facility is also available to business groups. The County also leverages relationships with state economic development agencies to recruit new businesses and has hosted the International Red Carpet Tour.
- **Downtown Development Authority of Newnan/Main Street Office:** This organization promotes recruitment and retention of businesses in the downtown area through special programs for financing assistance.

In addition, there are a number of other authorities that have been created for unique purposes such as the Development Authority of Coweta County, the Coweta, Fayette, Meriwether Joint Development Authority, the Development Authority of the City of Newnan, and the Newnan Convention Center Authority. Though these entities may play a role in local economic development activities, in comparison to the four organizations above they are only minor participants.

Newnan Utilities, Coweta-Fayette EMC, MEAG, and Georgia Power Company cooperate to attract new business to the County. The education and training programs available for Coweta residents and businesses are primarily located in nearby counties, including Carroll Technical Institute and Clayton State College and University. Education is an area that the County could expand its services to increase training opportunities both as a tool for economic development to attract new jobs and to maintain a high-quality workforce in the County. However, there are three current education/training and marketing initiatives worth mentioning:

- **Yamacraw:** This program involves the construction of Technology Business Parks. It is a statewide program that encourages the growth of high-tech business in the Newnan and Coweta County area through Newnan Utilities involvement.

- **The Central Educational Center:** This is a unique partnership among business and industry, Coweta County Schools and West Central Technical College. It is a comprehensive use of partnerships that includes a charter school, a day and an evening technical college, customized training for business and industry, an evening high school, continuing education and adult education.
- **University of West Georgia – Newnan Campus:** This Carrollton-based university established a Newnan campus in 1988 to offer credit and non-credit evening and televised courses for enrolled students.

3.4 Economic Trends

Coweta County offers a growing and diversified economy that is atypical of a suburban county in a large metropolitan area. Industrial sectors offering the best growth potential for Coweta County include:

- **Manufacturing** is an important basic industry for the County, now and in the future. Although this industry is in decline, the County has a strong and diversified manufacturing base and a local workforce to support new manufacturing operations, particularly if the appropriate marketing, education and economic incentives are in place.
- **Wholesale trade and transportation, warehousing and utilities** offer growth potential, due to the Interstate 85 corridor and proximity to Hartsfield-Jackson Airport. The County has already attracted several significant distribution operations, such as PetsMart, Kmart, and Eckerd.
- **Service industries** are a strong future growth contender, due to an expanding population and business base to support this activity. The healthcare sector, anchored by Newnan Hospital, has the potential of becoming a regional medical center for West Georgia, drawing physician offices and healthcare-related services to the area. Other services, particularly professional, technical, hospitality, and educational services, as well as real estate and financial services, also have significant future potential.
- **Retail trade** has been extremely active and offers future potential because of its basic industry status, drawing a significant number of outsiders into the County.
- Other potential growth industries include **local government** and **construction**, due to population growth and housing development activity.

Figure 3-16: Major Private-Sector Employers in Coweta County (500+ Jobs)

Employer	Industry	Jobs
Bon L. Mfg. Company	Manufacturing	650
Newnan Hospital	Healthcare Services	1,100
Wal-Mart Associates, Inc.	Retail Trade	540
Yamaha Motor Mfg. Co.	Manufacturing	946
Yokogawa Corporation	Manufacturing	680

Source: Coweta County Development Authority

Figure 3-17: Major Manufacturers and Distributors in Coweta County (50+ Jobs)

Company	Product	Jobs
Albion Industries	Casters & wheels	77
Bon L. Mfg. Company	Alloy aluminum extrusions	650
Buffalo Rock-Pepsi	Beverages	170
Caldwell Tanks	Water storage tanks	67
Cargill Corporation	Beef & pork processing	350
Chromology	Turbine engine compress	100
Eckerd Distribution Center	Retail distribution center	360
EGO North America	Radiant heaters for glass	165
Foley Products Company	Precast concrete products	90
Georgia Power Company	Utility	350
Grezenbach Corporation	Conveyors	90
Kason Industries	Refrigeration hardware	250
Kawasaki Const. Machinery	Front end loaders	55
K-Mart Distribution Center	Retail distribution center	475
Maxxis Corporation	Ind. tire & wheel assembly	65
Oldcastle Precast	Precast equipment shelters	50
PetsMart Distribution Center	Retail distribution center	280
Southern Mills	Air mat goods	188
Sygma Network, Inc.	Food service distribution	150
U.S. Can Company	Chicken boxes	145
Vistawall Architectural Prod.	Entrance & window systems	56
Winpak Films, Inc.	Polyethylene film	150
Yamaha Motor Mfg. Corp.	Golf carts	946
Yokogawa Corporation	Analytical instruments	680
<i>Source: Coweta County Development Authority</i>		

Figure 3-18: Employer Downsizings and Closings in Coweta County

Employer	Jobs Affected	Year
Andrews Corp.	143	2001
Apex Digital, Inc.	64	2003
Dan River, Inc.	274	2002
Graphic Packaging Corp.	220	2002
K-Mart Corporation	100	2003
Sivaco Georgia	109	2003
Southern Mills	100	2004
Olsonite Corporation	123	2005
Total	1,133	
<i>Source: Georgia Power Community and Economic Dev.</i>		

The largest private-sector employer in Coweta County is Newnan Hospital, but three manufacturers are included in the top five employers: Yamaha, Yokogawa, and Bon L. Manufacturing is the largest basic employment sector in the County with a diversified base of

industries. The County has been vulnerable to employer downsizings and closings, affecting more than 1,000 industrial jobs from six major companies since 2001. Coweta County has also recently replaced the loss of 250,000 square feet of warehouse distribution space vacated by Homeplace with Sigman/Sysco. This trend suggests that a stronger, more cohesive business retention program should be considered. Other significant employers are Wal-Mart, Georgia Power Company and Newnan Utilities.

Figure 3-19: Agriculture Analysis of Coweta County & Surrounding Counties

County	Number of Farms		% Change 1997-2002	Land in Farms (Ac.)		% Change 1997-2002	Avg. Farm Size (Ac.)		2002 Farms as a % of Total Land
	1997	2002		1997	2002		1997	2002	
Coweta	421	480	14.0%	48,155	60,820	26.3%	135	127	21.47%
Carroll	852	975	14.4%	82,750	94,124	13.7%	111	97	29.48%
Fayette	241	235	-2.5%	20,914	18,039	-13.7%	100	77	14.30%
Fulton	359	328	-8.6%	33,622	27,975	-16.8%	106	85	8.27%
Heard	203	209	3.0%	31,278	42,082	34.5%	173	201	22.21%
Meriwether	321	339	5.6%	73,514	84,135	14.4%	268	248	26.12%
Spalding	246	249	1.2%	28,683	25,587	-10.8%	138	103	20.20%
Troup	273	294	7.7%	45,854	61,252	33.6%	195	208	23.12%

Source: University of Georgia Center for Agribusiness and Economic Development

Agriculture, once a mainstay of the Georgia and Coweta County economies, is on a severe decline in much of metro Atlanta, as many pastures give way to new subdivision development. Although agriculture is not an important industrial sector for Coweta County, the pastoral lands provide the green space and rural character that draw new residents (and businesses) to the area. The information shown in the previous table provides an update to the Comprehensive Plan Amendment adopted November 11, 2004. As indicated, nearly one-quarter of the County’s land is classified as farmland. The number of farms and farmland acreage has actually increased in Coweta County between 1997 and 2002, but the average farm size has decreased from 135 to 127 acres. This recent increase follows several decades of decline. In 1964, the County had an inventory of 683 farms compared to 421 farms in 1997 and 480 farms in 2002. One explanation of this recent upturn is that Coweta County has recently attracted new residents seeking an equestrian or large-estate lifestyle.

Figure 3-20: Industrial Parks in Coweta County

	Shenandoah	Creekside	Newnan South	Pattillo
Location	Bullsboro Road	Bullsboro Road	Highway 29	Highway 29
Developer	Coweta County Dev. Authority	Coweta County Dev. Authority	Joe Crane & Bill Headley	Pattillo
Year Started	Early 1980s	Early 1980s	1990s	2005
Utilities				
Water	Yes	Yes	Yes	Yes
Sewer	Yes	Yes	Yes	Yes*
Power	Yes	Yes	Yes	Yes
Gas	Yes	Yes	Yes	Yes
Fiber Optic Cable	Yes	Yes	Yes	Yes
Rail Served	Yes	No	No	No
Acres				
Total	1,123	290	225	755
Developed/Sold	913	113	49	0
Undeveloped/Unsold	210	177	176	755
Land Price Per Acre	\$60,000-65,000	\$60,000-65,000	\$40,000-50,000+	\$50,000+
Buildings				
Number of Users	23	7	4	None
Total Square Feet	3,885,000	1,300,000	300,000 (Est.)	None
Multi-Tenant Bldgs.	1	1	None	None
Major Users	K-Mart	Petsmart	KEBCO Toys	None
	Kason	Vistawall	North Georgia Brick	
	Kawasaki	Yamaha	Plymart	
	Yokogawa	Sysco/Sigman	Sellar Plastics	
* Sewer service to the Pattillo Park is underway.				
Sources: Coweta County, Georgia Power Company, and Ackerman & Co.				

Figure 3-21: Major Shopping Centers in Coweta County

Project	Location	Year Built	Square Feet	Anchor Tenants
Eastgate	Bullsboro Dr.	1974	150,000	Food Depot, Westpoint Stevens
Merchant's Crossing	Bullsboro Dr.	1974	174,000	Kroger, Newnan Music
Ivy Plaza	Bullsboro Dr.	1977	47,800	Farmers Furniture
Wahoo Plaza	Newnan Bypass	1980s	10,000	Salon, offices
White Oak Center	Highway 34	1980s	50,000	Med Plus, Odyssey School
Westside Plaza	Temple Avenue	1984	53,000	Food Max, Rent-A-Center
Shenandoah Plaza	Bullsboro Dr.	1987	141,000	Goodwill, Big Lots, Dollar General
Coweta Crossroads	Highway 34	1990s	75,000	Publix, Flag Bank, Hallmark
Newnan Pavilion	Bullsboro Dr.	1990s	440,900	Home Depot, Kohl's, Goody's, Ross
Newnan Station I	Highway 34	1990s	60,000	Junction Lanes, Carmike Cinemas
Newnan Station II	Highway 34	1990s	15,000	Armed Forces, Blimpie, Hardware
Plaza 154	Highway 154	1990s	10,000	Bank of Georgia, Police Precinct
Stacy's Center	Bullsboro Dr.	1990s	25,000	Gold's Gym, Stacy's Home Décor
Stonewall Crossing	Baker Road	1990s	10,000	Animal Hospital, Nextel, Domino's
Coweta Crossing	Bullsboro Dr.	1994	68,500	Publix, Washington Mutual
Thomas Crossroads	Highway 34	1995	85,000	Kroger, Washington Mutual
Newnan Crossing	Bullsboro Dr.	1996	424,000	Wal-Mart, Lowe's, Belk, Cato
J&R Plaza	Highway 34	1998	38,600	J&R Clothing, Coweta Custom Cycles
Thomas Grace Plaza	Highway 34	2001-2002	18,000	Bodyworks, Computer Tech
Summer Grove	Market Sq. Rd.	2001-2004	17,600	Partners, Starfish, Exit Realty
Cumberland Village	Highway 16	2002	16,100	Curves, Dollar Plus
Newnan Crossing	Bullsboro Dr.	2003-2005	1,350,000	Target, BJ's, HH Gregg, TJ Maxx
El Ranchera Center	Bullsboro Dr.	2004	12,000	El Ranchera Restaurant & Grocery
New Point Commons	Highway 34	2004	12,500	Curves, Applesauce Salon
Newnan Promenade	Bullsboro Dr.	2004	18,000	Mattress Expo, Moe's Southwest Grill
Park Place Center	Highway 34	2004	10,000	Cingular, Grand Affair
Sharpsburg Shops	Highway 34	2004	10,000	H&R Block, Varanda Spa
Stonewall Square	Baker Road	2004	20,000	Tobacco/coffee, barber, offices
Sullivan Towers	Sullivan Road	2004	13,000	World Gym
Bailey Station	Andrew Bailey	2005	N/A	None announced
Forum at Newnan Crossing	Bullsboro Dr.	2005	500,000	Georgian Cinemas
Park Place Center II	Highway 34	Proposed	10,000	None announced
Total			3,885,000	

Sources: CoStar Group, Dorey's Retail Guide, and Ackerman & Co.

There are two significant developments that will shape the County in the future. Pattillo Construction Company, an active Atlanta area industrial developer, will begin a 755-acre industrial park in 2005. This is the first significant privately developed industrial park in the County with an experienced and well-connected industrial developer. This development should attract high-quality industrial users to the County. The Forum at Newnan Crossing, developed by Thomas Enterprises, will be the first lifestyle center in the County. This high-quality development is scheduled to open in 2005. It is positioned to attract more people to the County from surrounding areas.

Draft

Coweta County offers several ***strengths*** for economic growth and development including:

- Strong geographic location – Interstate 85 corridor, proximity to Atlanta and Hartsfield-Jackson Airport.
- Small-town lifestyle, offering a high quality of life.
- The Central Education Center, as well as quality and cost of the local workforce
- Availability of land and buildings to accommodate businesses.

The County also has a few ***challenges*** for economic development:

- Providing the infrastructure – roads, water, and sewer – to support business development. (Sewer service and capacity is at a critical juncture).
- Providing better workforce training opportunities is another challenge.
- Providing a more pro-active approach to business marketing, recruitment and retention.

Current economic development goals of Coweta County are: 1) to balance industrial and commercial growth (jobs) with residential (housing) growth; 2) to encourage denser growth along the Interstate 85 corridor by providing sewer and other infrastructure, while protecting the more rural areas further away from this corridor. The County's current Housing policy is not designed to encourage growth. A conscious decision by the County to provide sewer capacity to commercial and heavy industrial growth is intended to increase employment and the tax base in the County.

4 Housing

4.1 Housing Types and Mix

Figure 4-1: Housing Market Trends by Type of Unit for Coweta County

Year	Single-Family	Multi-Family	Mobile Home	Other	Total
Total					
1980	11,768	1,165	1,149	0	14,082
1990	15,512	2,297	2,424	180	20,413
2000	27,608	3,341	2,209	24	33,182
2005	33,093	4,051	2,625	25	39,794
% of Total					
1980	83.6%	8.3%	8.2%	0.0%	100.0%
1990	76.0%	11.3%	11.9%	0.9%	100.0%
2000	83.2%	10.1%	6.7%	0.1%	100.0%
2005	83.2%	10.2%	6.6%	0.1%	100.0%
Annual % Change					
1980-1990	2.8%	7.0%	7.8%	N/A	3.8%
1990-2000	5.9%	3.8%	-0.9%	-18.2%	5.0%
2000-2005	3.7%	3.9%	3.5%	0.8%	3.7%
Sources: U.S. Bureau of the Census and Claritas (2005 Estimate) Note that the increase in Mobile Home shown in 2000-2005 has not been reflected in county permit activity.					

Figure 4-2: Types of Housing for Coweta County

Units in Structure	1990	1990% of Total	2000	2000% of Total	2005	2005% of Total	Annual % Change
1 Unit (detached)	15,316	75.0%	27,176	81.9%	32,561	81.8%	5.2%
1 Unit (attached)	196	1.0%	432	1.3%	532	1.3%	6.9%
2 Units	593	2.9%	568	1.7%	658	1.7%	0.7%
3-19 Units	1,667	8.2%	2,324	7.0%	2,847	7.2%	3.6%
20-49 Units	37	0.2%	226	0.7%	276	0.7%	14.3%
50 or More Units	0	0.0%	223	0.7%	270	0.7%	45.2%
Mobile Home or Trailer	2,424	11.9%	2,209	6.7%	2,625	6.6%	0.5%
Other	180	0.9%	24	0.1%	25	0.1%	-12.3%
Total Housing Units	20,413	100.0%	33,182	100.0%	39,794	100.0%	4.6%
Sources: U.S. Bureau of the Census and Claritas (2005 Estimate)							

Coweta County has a 2005 inventory of 39,794 housing units. The housing market has increased by 183% since 1980 resulting in a rapid average annual growth rate of 4.2%. The vast majority of the county's housing stock is single-family (detached and attached) units, comprising 82.6% of total units. The other primary components are multi-family units (10.2%) and mobile homes (6.6%). Other important trends and observations about housing types and conditions are:

- **Single-Family Predominance:** The County's housing composition has remained fairly consistent since 1980 with single-family units accounting for approximately 83% of total. This trend is approximately 10 percentage points above the national average.

- Multi-Family Increasing:** Multi-family units are growing at a faster rate than the market average, resulting in an increase in market share from 8.3% in 1980 to 10.2% in 2005. Multi-family projects are also getting larger over time. During 1990, structures of 20+ units were virtually non-existent, but by 2005, 546 units were in these larger buildings. The majority of multi-family units, however, are in structures of 3 to 19 units.

Figure 4-3: Housing Permit Trends for Coweta County and Newnan

Year	Coweta County			City of Newnan		
	Single-Family	Multi-Family	Total	Single-Family	Multi-Family	Total
1993	1,182	44	1,226	15	0	15
1994	1,321	51	1,372	25	0	25
1995	1,224	58	1,282	52	0	52
1996	1,386	331	1,717	26	0	26
1997	1,199	303	1,502	103	228	331
1998	1,135	77	1,212	228	16	244
1999	892	181	1,073	388	307	695
2000	833	66	899	309	12	321
2001	755	212	967	610	313	923
2002	819	45	864	566	136	702
2003	804	27	831	643	258	901
Total	11,550	1,395	12,945	2,965	1,270	4,235
Annual Avg.	1,050	127	1,177	270	115	385

Source: Coweta County Planning and Zoning Department

Housing permit activity in Coweta County is declining. Between 1993 and 1999 an average 1,340 units per year were permitted, compared to 890 units per year from 2000 through 2003. By comparison, average annual permits for the City of Newnan increased from 198 to 712 during these same periods. The County has a minimum residential lot size of 1.6 acres as an effort to slow growth and to protect rural areas of the County. This policy was established on January 31, 1997 by a Residential Growth Strategy Ordinance; it was the result of a *Growth Management Strategy for Coweta County, Georgia* prepared by Robert Charles Lesser & Co. in July 1996. At the time, it increased the minimum lot size (for property on public water) to 1.6 acres from 0.8 acres; it also increased the minimum house size from 1,000 to 1,450 square feet in an effort to increase house prices.

As a result of this policy, many developers and private property owners are requesting annexation into local municipalities as a way to avoid this large minimum lot policy. Limited sewer service in the County is also fueling this trend. The County has taken a general policy of not providing sewer for residential development, except in areas near the Interstate 85 corridor and other commercial corridors and areas. Coweta County executed an annexation agreement with all the municipalities in the County, except for Senoia, in July 1998; the agreement outlines a service delivery strategy, as well as annexation criteria and process. County officials acknowledge that annexation has accelerated since the new land use and annexation policies were implemented. Since 2000, a total of 14 annexations have transpired, comprising more than 509 acres. The municipalities with the most annexations are Newnan (5 – 168+ acres), Senoia (3 – 215 acres) and Turin (3 – 50 acres). All but one of the properties involved were under private

ownership; the exception was Senoia’s annexation of 115 acres for use as a wastewater spray field.

4.2 Housing Condition and Occupancy

Figure 4-4: Age of Housing for Coweta County

Year Unit Built	2005	% of Total
1999-Present	9,708	25.2%
1995-1998	6,379	16.6%
1990-1994	5,767	15.0%
1980-1989	6,374	16.6%
1970-1979	3,995	10.4%
1960-1969	2,464	6.4%
1950-1959	1,797	4.7%
1940-1949	1,186	3.1%
1939 or Earlier	2,124	5.5%
Median Year Unit Built	1992	---

Source: Claritas (Based on US Census data)

Figure 4-5: Percent of Houses Built Before 1939 for Coweta County vs. Georgia and the U.S.

Area	1990	2000
Coweta County	10.9%	6.6%
State of Georgia	8.0%	5.9%
United States	18.3%	15.0%

Source: U.S. Bureau of the Census

Figure 4-6: Condition of Housing for Coweta County vs. Georgia and U.S.

	Coweta County	Georgia	United States
Complete Plumbing Fixtures (% Units)			
1990	98.5%	98.9%	98.9%
2000	99.3%	99.1%	98.8%
% Change 1990-2000	63.9%	24.6%	13.3%
Lack of Complete Plumbing Fixtures (% Units)			
1990	1.5%	1.1%	1.1%
2000	0.7%	0.9%	1.2%
% Change 1990-2000	-26.3%	3.8%	21.2%

Source: U.S. Bureau of the Census

The median year built for housing units in Coweta County is 1992, as of 2005. Approximately one-fifth of housing units have been built since the 2000 Census and more than one-half since the 1990 Census. Although Newnan and Coweta County are known as historic communities, only 5.7% of housing units were built before 1939. The County’s housing stock is generally in good condition. Less than 1.0% lack plumbing fixtures.

Figure 4-7: Tenure of Housing Units for Coweta County

Category	1980	1990	2000	2005
Total Housing Units	14,082	20,413	33,182	39,794
Total Households	13,307	18,930	31,442	37,719
% Owner Occupied	73.2%	72.8%	78.0%	77.7%
% Renter Occupied	26.8%	27.2%	22.0%	22.3%
Vacant Units	775	1,483	1,740	2,075
Vacancy Rate	5.5%	7.3%	5.2%	5.2%
Seasonal Units	N/A	77	151	N/A

Sources: U.S. Bureau of the Census and Claritas (2005 Estimate)

Figure 4-8: Tenure of Housing Units for Georgia

Category	1980	1990	2000
Total Housing Units	N/A	2,638,418	3,281,737
Total Households	1,869,754	2,366,615	3,006,369
% Owner Occupied	65.0%	64.9%	67.5%
% Renter Occupied	35.0%	35.1%	32.5%
Vacant Units	N/A	271,803	275,368
Vacancy Rate	N/A	10.3%	8.4%

Source: U.S. Bureau of the Census

Coweta County has 37,719 households as of 2005 resulting in a housing occupancy rate of 94.8%, and a housing vacancy rate of 5.2%. The vacancy rate is significantly lower than the Georgia average. Other housing tenure trends include:

- **Increase in Ownership:** Owner-occupied housing has increased from 73.2% in 1980 to 77.7% in 2005. The County’s ownership rate is significantly higher than the Georgia average by approximately 10 percentage points. It is also higher than the national average of just over 70%. This suggests that the County is a very stable community.
- **Decrease in Renter-Occupancy:** Renter-occupied housing has decreased from 26.8% in 1980 to 22.3% in 2005. Renters are split between single-family and multi-family product in the marketplace.
- **Nominal Seasonal Units:** Seasonal units represent less than 10% of vacant housing units and less than 0.5% of total housing units.

4.3 Cost of Housing

Figure 4-9: Cost of Housing for Coweta County and Georgia

Category	Coweta County			State of Georgia		
	1990	2000	% Change	1990	2000	% Change
Owner Median Property Value	\$68,741	\$121,740	77.0%	\$71,278	\$100,600	41.1%
25th Percentile	\$47,400	\$91,000	92.0%	\$47,300	\$77,000	62.8%
75th Percentile	\$96,200	\$161,900	68.3%	\$102,100	\$167,400	64.0%
Renter Median Rent	\$321	\$628	95.6%	\$365	\$613	67.9%
25th Percentile	\$182	\$306	68.1%	\$202	\$320	58.4%
75th Percentile	\$397	\$663	67.0%	\$466	\$692	48.5%

Source: U.S. Bureau of the Census

Figure 4-10: Owner-Occupied Housing Units by Value for Coweta County

Value	1990	% of Total	2000	% of Total	Annual % Change
Less than \$50,000	2,768	27.7%	1,059	5.0%	-9.2%
\$50,000-99,999	5,023	50.3%	6,058	28.8%	1.9%
\$100,000-149,999	1,378	13.8%	7,487	35.6%	18.4%
\$150,000-199,999	524	5.3%	3,746	17.8%	21.7%
\$200,000-299,999	222	2.2%	1,942	9.2%	24.2%
\$300,000-499,999	50	0.5%	584	2.8%	27.9%
\$500,000+	14	0.1%	153	0.7%	27.0%
Total	9,979	100.0%	21,029	100.0%	7.7%
Median House Value	\$68,741	---	\$121,740	---	5.9%

Source: U.S. Bureau of the Census

Figure 4-11: Renter-Occupied Units by Rent for Coweta County

Monthly Rent	1990	% of Total	2000	% of Total	Annual % Change
Less Than \$200	1,250	27.6%	855	13.7%	-3.7%
\$200-499	2,806	61.8%	2,460	39.4%	-1.3%
\$500-749	448	9.9%	1,991	31.9%	16.1%
\$750-999	27	0.6%	694	11.1%	38.4%
\$1,000+	6	0.1%	236	3.8%	44.4%
Total - With Cash Rent	4,537	100.0%	6,236	100.0%	3.2%
Total - No Cash Rent	331	---	440	---	2.9%
Total Renter-Occupied Units	4,868	---	6,676	---	3.2%
Median Rent	\$321	---	\$628	---	6.9%

Source: U.S. Bureau of the Census

According to the 2000 Census, Coweta County has a median owner-occupied house value of \$121,740 and a median rent of \$628 per month. Between 1990 and 2000, median house values

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increased by 77% and median rents nearly doubled. Other notable trends relating to housing costs include:

- **Increase in Affluence:** Between 1990 and 2000, the median house values and rent rose from below to above the Georgia average, indicating an increase in affluence in Coweta County. Although median rents for the County are increasing at a much faster rate than house values, both values and rents for the County are growing faster than the State average, primarily due to the influence of metro Atlanta.
- **Narrow House Value Spread:** The County’s house value spread between the bottom and top 25th percentile (\$91,000 to \$161,900) of \$70,900 is significantly narrower than the State spread of \$90,400. Compared to the State, Coweta County’s housing stock is newer and the quality is not as varied. House values are predominately at the lower end of the market with nearly 90% valued at under \$200,000 as of the 2000 Census.
- **Rental Market Growth Potential:** The County’s overall median rent is higher than the State and rents for the County are growing at a faster rate than the State. However, the median rents and spreads for the bottom and top 25th percentiles for the County are lower than the State. The County’s rental market is somewhat immature compared to more urbanized counties of metro Atlanta, but there is tremendous potential for rent growth as new high-quality apartment projects are developed in the county.

Figure 4-12: Household Characteristics for Coweta County

Characteristic	1990	% of Total	2000	% of Total	2005	% of Total	Annual % Change	
							90-00	00-05
Total Households	18,930	100.0%	31,442	100.0%	37,719	100.0%	5.2%	3.7%
Family Households	15,020	79.3%	24,699	78.6%	29,440	78.1%	5.1%	3.6%
Married Couple Families	11,907	62.9%	19,656	62.5%	23,396	62.0%	5.1%	3.5%
Nonfamily Households	3,910	20.7%	6,743	21.4%	8,279	21.9%	5.6%	4.2%
Householder Living Alone	3,394	17.9%	5,535	17.6%	6,753	17.9%	5.0%	4.1%
Average Household Size	2.82	N/A	2.81	N/A	2.81	N/A	0.0%	0.0%
Race of Householder								
White	15,063	79.6%	25,590	81.4%	N/A	N/A	5.4%	N/A
Black	3,764	19.9%	5,140	16.3%	N/A	N/A	3.2%	N/A
Other	103	0.5%	712	2.3%	N/A	N/A	21.3%	N/A
Hispanic (Any Race)	385	2.0%	641	2.0%	1,104	2.9%	5.2%	11.5%
Age of Householder								
Under 25	993	5.2%	1,221	3.9%	1,658	4.4%	2.1%	6.3%
25-34	4,094	21.6%	6,546	20.8%	7,132	18.9%	4.8%	1.7%
35-44	4,426	23.4%	8,008	25.5%	9,398	24.9%	6.1%	3.3%
45-54	3,387	17.9%	6,557	20.9%	7,854	20.8%	6.8%	3.7%
55-64	2,584	13.7%	4,411	14.0%	5,937	15.7%	5.5%	6.1%
65-74	2,040	10.8%	2,704	8.6%	3,325	8.8%	2.9%	4.2%
75+	1,406	7.4%	1,995	6.3%	2,415	6.4%	3.6%	3.9%
Income of Householder								
Less than \$15,000	4,282	22.6%	3,333	10.6%	3,610	9.6%	-2.5%	1.6%
\$15,000-24,999	3,067	16.2%	2,917	9.3%	2,970	7.9%	-0.5%	0.4%
\$25,000-34,999	3,088	16.3%	3,234	10.3%	3,335	8.8%	0.5%	0.6%

Figure 4-12: Household Characteristics for Coweta County

Characteristic	1990	% of Total	2000	% of Total	2005	% of Total	Annual % Change	
							90-00	00-05
\$35,000-49,999	3,580	18.9%	5,073	16.1%	5,188	13.8%	3.5%	0.4%
\$50,000-74,999	3,221	17.0%	7,849	25.0%	8,855	23.5%	9.3%	2.4%
\$75,000-99,999	1,098	5.8%	4,590	14.6%	5,911	15.7%	15.4%	5.2%
\$100,000-149,999	439	2.3%	3,053	9.7%	5,477	14.5%	21.4%	12.4%
\$150,000+	225	1.2%	1,380	4.4%	2,373	6.3%	19.9%	11.5%
Average Household Income	\$38,862	N/A	\$61,955	N/A	\$72,292	N/A	4.8%	3.1%
Median Household Income	\$31,925	N/A	\$53,688	N/A	\$60,607	N/A	5.3%	2.5%
Median House Value	\$68,741	N/A	\$121,740	N/A	\$154,545	N/A	5.9%	4.9%
Median Contract Rent	\$321	N/A	\$628	N/A	N/A	N/A	6.9%	N/A

Sources: U.S. Bureau of the Census and Claritas (2005 Estimates)

The household characteristics of Coweta County provide important indicators for housing demand, including affordability and costs. The previous table summarized relevant household information for the County, including the type, race, age, and income of householders. There are several demographic factors shaping the local housing market, including:

- The market is dominated by family households, representing 78.1% of total households. More than half of family households have children that will likely require a more traditional single-family neighborhood.
- Non-family households are increasing at a faster rate than family households and people living alone represent a significant number (18%) of households.
- The majority of householders are white (81.4%), but minority races, particularly Hispanics, are increasing at a faster rate.
- The largest age cohort, representing one-quarter of householders, are in their child-raising years – 35 to 44 years old. However, the fastest growing age cohorts are empty-nesters and seniors, aged 55 and older. This older demographic group will create demand for smaller, higher-density housing units.
- Householders are gaining affluence. The County has a 2005 median household income of \$60,607 according to Claritas. Approximately 36.5% of households have incomes exceeding \$75,000; and these higher-income groups are growing at a significantly higher rate, which creates a need for executive-level housing in the County (e.g., \$300,000+). Conversely, nearly 10% of householders earn less than \$15,000 per year and are in need of low-cost housing.

Figure 4-13: House Sales Trends by Zip Code for Coweta County

Zip Code	City	2000	2001	2002	2003	2004	Total
30220	Grantville	103	109	117	139	152	620
30259	Moreland	56	44	43	53	69	265
30263	Newnan	1,020	1,040	1,152	1,080	1,291	5,583
30265	Newnan	897	841	843	936	1,036	4,553
30268	Palmetto	13	24	24	45	55	161
30276	Senoia	287	312	291	287	337	1,514
30276	Sharpsburg	634	607	599	553	536	2,929
Total	Coweta County	3,010	2,977	3,069	3,093	3,476	15,625

Source: Atlanta-Journal-Constitution Home Sales Report

Figure 4-14: House Sales Price Trends by Zip Code for Coweta County

Zip Code	City	2000	2001	2002	2003	2004	Annual % Change
30220	Grantville	\$86,400	\$87,900	\$95,950	\$104,700	\$106,850	5.5%
30259	Moreland	\$76,200	\$82,850	\$79,000	\$117,900	\$113,600	10.5%
30263	Newnan	\$98,500	\$103,650	\$117,000	\$119,500	\$123,000	5.7%
30265	Newnan	\$149,000	\$155,000	\$163,000	\$165,000	\$165,350	2.6%
30268	Palmetto	\$105,600	\$93,950	\$97,000	\$150,000	\$157,700	10.5%
30276	Senoia	\$102,000	\$107,700	\$115,300	\$135,000	\$128,600	6.0%
30277	Sharpsburg	\$145,000	\$153,500	\$162,500	\$168,600	\$167,950	3.7%
Total	Coweta County	\$114,353	\$117,448	\$126,333	\$138,826	\$139,447	5.1%

Source: Atlanta-Journal-Constitution Home Sales Report

Sales prices are another way to gauge housing costs. As shown on the previous table, average median home sales prices in Coweta County were approximately \$140,000 in 2004, up from just over \$114,000 in 2000. Median prices are highest in Newnan, the County seat, and in the eastern portion of the County, including Palmetto and Sharpsburg. Conversely, prices are lower in the more rural and inaccessible areas of the County. Housing prices have increased at an average annual rate of 5.1% between 2000 and 2004. Overall, Coweta County is considered an affordable place to live, compared to other areas of metro Atlanta.

4.4 Cost-Burdened Households

Figure 4-15: Affordability Mismatch Output for All Households for Coweta County (2000)

Housing Units by Affordability	Renter Units by Bedrooms				Owner Units by Bedrooms			
	1	2	3+	Total	1	2	3+	Total
Rent <=30%*								
Occupied Units	350	765	690	1,805	N/A	N/A	N/A	N/A
% Occupants	77.1%	40.5%	45.7%	49.6%	N/A	N/A	N/A	N/A
% Built Before 1970	60.0%	49.0%	54.3%	53.2%	N/A	N/A	N/A	N/A
% Some Problem	55.7%	28.1%	21.0%	30.7%	N/A	N/A	N/A	N/A
Vacant for Rent/Sale	15	95	50	160	N/A	N/A	N/A	N/A
Rent >30% to <50%				Value <=50%**				
Occupied Units	440	1,230	805	2,475	112	1,220	5,095	6,427
% Occupants	54.5%	44.3%	32.9%	42.4%	75.0%	50.4%	25.2%	30.9%
% Built Before 1970	48.9%	40.7%	48.4%	44.6%	75.9%	65.6%	28.9%	36.7%
% Some Problem	61.4%	33.7%	31.7%	38.0%	17.9%	11.9%	4.8%	6.4%
Vacant for Rent/Sale	0	90	15	105	25	65	130	220
Rent >50% to <80%				Value >50% to <80%				
Occupied Units	505	925	830	2,260	119	745	9,295	10,159
% Occupants	72.3%	47.0%	46.4%	52.4%	58.0%	38.9%	23.6%	25.1%
% Built Before 1970	24.8%	31.9%	13.9%	23.7%	32.8%	34.2%	8.4%	10.6%
% Some Problem	57.4%	39.5%	40.4%	43.8%	0.0%	4.0%	0.8%	1.0%
Vacant for Rent/Sale	20	60	50	130	0	4	115	119
Rent >80%				Value >80%				
Occupied Units	184	100	68	352	113	519	7,344	7,976
Vacant for Rent/Sale	0	0	0	0	0	19	225	244
* Rent 0-30% = Units with gross rent (rent and utilities) that are affordable to households with incomes below 30% of HUD Area Median Family Income. Affordable is defined as gross rent less than or equal to 30% of a household's gross income.								
** Value 0-50% = Homes with values affordable to households with incomes at or below 50% of HUD Area Median Income. Affordable is defined as annual owner costs less than or equal to 30% of annual gross income. Annual costs are estimated assuming the cost of purchasing a home at the time of the Census based on reported value of the home. Assuming a 7.9% interest rate and national averages for utility costs, taxes, and hazard and mortgage insurance, multiplying income times 2.9 represents the value of a home a person can afford to purchase. For example, a household with an annual gross income of \$30,000 is estimated to be able to afford an \$87,000 home without having total costs exceed 30% of their annual household income.								
Source: Comprehensive Housing Affordability Strategy (CHAS) Data Book								

Cost-burdened households are those paying 30% or more of net income on housing costs. The previous table shows renters and owners in Coweta County broken down by incomes related to the percentage of U.S. Department of Housing and Urban Development (HUD) median income for the area – metro Atlanta. It is based on 2000 Census data. At that time, the Atlanta MSA had a median income of \$59,127, compared to \$53,688 for Coweta County.

As shown, 1,805 occupied rental units (26.2% of renter-occupied households) are affordable to households earning less than 30% of HUD Area Median Income (AMI). These rental units tend to be older (more than half built before 1970) and with some problems. Another 2,475 rental

units are affordable to households earning 30-50% of HUD AMI. Additionally, 6,427 owner-occupied units, representing 26.2% of total owner-occupied units, are affordable to households at or below 50% of HUD AMI. Thus, a total of 10,707 occupied housing units in the County are affordable to households earning 50% of less of HUD AMI – representing 34% of total households. By comparison, the County has 6,250 households earning less than \$25,000 per year, and 9,484 households earning less than \$35,000 per year, based on 2000 Census data. This assessment indicates that the County generally has an adequate inventory of affordable housing units.

Figure 4-16: Poverty Status in 1999 for Coweta County

Poverty Status	Number	% Below Poverty Line
Families Below Poverty Line	1,515	6.1%
With Related Children Under 18	1,100	8.1%
With Related Children Under 5	515	9.5%
Householder 65 Years and Older	244	1.5%
Received Supplemental Security Income	261	20.8%
Received Social Security Income	312	7.1%
Married-Couple Families Below Poverty Line	440	2.2%
With Related Children Under 18	256	2.5%
With Related Children Under 5	119	2.8%
Householder 65 Years and Older	82	4.0%
Received Supplemental Security Income	18	3.1%
Received Social Security Income	110	3.3%
Families with Female Householder Below Poverty Line	890	24.0%
With Related Children Under 18	747	28.5%
With Related Children Under 5	343	42.2%
Householder 65 Years and Older	88	17.6%
Received Supplemental Security Income	209	35.5%
Received Social Security Income	155	19.1%
Individuals Below Poverty Line	6,888	7.8%
18 Years and Over	4,365	6.9%
65 Years and Over	747	10.5%
Not a US Citizen	421	18.6%

Source: U.S. Bureau of the Census

Poverty status is another method to gauge cost-burdened households. The previous table shows that 1,515 families fell below the poverty line in 1999, representing 6.1% of total families in Coweta County. Approximately three-quarters of these low-income families have children under 18 years old. Nearly 40% of them receive supplemental security or social security income. The majority of low-income families – 58.8% - are headed by female householders. Claritas estimates 1,846 families below the poverty line in 2005 (6.3% of total families), which indicates an increase of 331 new low-income families since the 2000 Census, representing an annual growth rate of 4.0%. In addition, there were 6,888 individuals, representing 7.8% of Coweta County population that lived below the poverty line in 1999. This includes a significant number of children (2,523 – 36.6% of low-income individuals), people over 65 (747 – 10.8%) and foreign-born people (421 – 6.1%).

Figure 4-17: Residents Using Public Assistance in Coweta County

Category	FY 2001	FY 2002	FY 2003	Annual % Change 2001-2003
Food Stamps				
Avg. Households/Month	1,831	2,148	2,557	18.2%
Avg. Recipients/Month	3,939	4,699	5,950	22.9%
% of Population	4.2%	4.8%	5.9%	---
Medicaid				
Recipients	12,063	13,311	12,420	1.5%
% of Population	12.8%	13.6%	12.3%	---
Temporary Assistance to Needy Families (TANF)				
Avg. Families/Month	289	309	313	4.1%
Avg. Recipients/Month	533	565	594	5.6%
% of Population	0.6%	0.6%	1.3%	---
Supplemental Security Income (SSI)				
Aged Adults	214	190	187	-6.5%
Blind/Disabled Adults	1,213	1,225	1,247	1.4%
Total SSI Recipients	1,427	1,407	1,434	0.2%
% 65+	27.0%	42.6%	23.7%	---
% Also Receiving OASDI	44.3%	42.6%	41.0%	---
% of Population	1.5%	1.4%	1.4%	---
OASDI (Social Security)				
Retirement Beneficiaries	7,615	8,080	8,530	5.8%
% 65+	64.4%	64.6%	64.7%	---
% of Population	12.3%	12.5%	4.9%	---

Source: University of Georgia Center for Agribusiness and Economic Development

Coweta County residents receiving public assistance is on the rise, particularly Food Stamps and Temporary Assistance to Needy Families, which are geared to families in need. Social Security income is also increasing, a trend that is expected to continue as the population ages. The number of Supplemental Security Income recipients has stabilized; however, the vast majority (87%) of these recipients are blind or disabled adults.

4.5 Special Housing Needs

Figure 4-18: Special Needs Housing in Coweta County

Project	Location	No. of Units/ Beds	Target Population
Public Housing			
City of Newnan	Newnan	398	Individuals & Families
City of Senoia	Senoia	31	Individuals & Families
City of Newnan - HUD Section 8 Vouchers	Newnan Area	68	Individuals & Families
Total - Public Housing		497	
Emergency Shelters			
Community Welcome House	Newnan	30	Women & Children
Angel's House	Newnan	8	Children
Good Shepherd	Newnan	8	Men
Total - Emergency Shelters		46	
<i>Sources: Newnan Housing Authority, Community Welcome House, and Alliance for Children's Enrichment.</i>			

Interviews with several local service providers furnished valuable information for assessing the special needs of Coweta County, including a list of housing options available for low-income and homeless people in the local community. As shown in the previous table, Coweta County has an inventory of 497 public-subsidized housing units, the most significant of which is managed by the Newnan Housing Authority. The community also offers three emergency shelters totaling 46 beds. In addition, there are several privately-owned rental projects that provide affordable units, including Eastgate Apartments (96 units) and Highland Apartments (92 units), among others. Some mobile home parks and limited-service hotels also offer weekly rates geared to lower-income people. Interviews with service providers, combined with hard data sources, revealed the following about special housing needs in Coweta County:

- **Elderly:** A total of 5,740 householders in the County are aged 65+, as of 2005 according to Claritas, representing 15.2% of total households. Of these, 1,314 senior householders (22.9%) earn less than \$15,000 per year and 2,344 (40.8%) earn under \$25,000 per year. The County offers two nursing homes (260 beds) with an average occupancy of 69% as of 2003. Wesley Woods is the only market-rate continuing care retirement center. The local housing authorities also accept low-income elderly householders, but there exists a need for additional housing for low-income and higher-income households.
- **Homeless:** There are no population estimates for homeless victims in the County but there are three emergency shelters to serve this group (46 beds). They also get priority for public housing as units become available. There is a critical need for a men's shelter of 10 beds, as well as another women and children's shelter of 10 beds, according to local service providers.
- **Domestic Violence Victims:** There are no population estimates for domestic violence victims in the County. They do receive priority for public housing and one homeless shelter serves this population – Community Welcome House. Again, there is a need for an additional women's shelter to serve this group.
- **Migrant Farm Workers:** According to local service providers, there is not a notable population of migrant farm workers in Coweta County that require housing assistance.

- **Disabled Persons (Mental and Physical):** According to 2000 Census data, there are 13,440 people (aged 5+) in Coweta County with disabilities, representing 16.5% of the County’s total population. This includes 9,219 who are of working age (16 to 64), of which 61% are employed. The most common disabilities for working-aged people are physical disability (35%), mental disability (15.5%), and sensory disability (14.3%). Approximately 65% have employment-related disabilities. The disabled population also includes 3,280 seniors (65+ years old), of which three-quarters have physical disabilities. Mental health sufferers can find treatment at Pathways, but no special housing exists in the County for disabled persons, so there is likely a need.
- **HIV/AIDS Patients:** Between 1981 and 2003 only 83 AIDS cases were reported in Coweta County, according to the University of Georgia Center for Agribusiness and Economic Development. This does not create a notable unmet housing need for this group.
- **Persons Recovering from Substance Abuse:** There is not a population estimate for this group, but there are a couple of local short-term treatment programs for substance abuse patients: Pathways and Charter. There is a need for a longer-term, more intensive drug treatment program in the County, particularly since many low-income housing providers require drug-testing. The closest is the Pathways facility in Griffin that includes a home in conjunction with treatment.

4.6 Job-Housing Balance

Figure 4-19: Jobs-Housing Balance for Coweta County

Category	1990	2000	2003
Population	54,490	90,150	101,395
Average Household Size	2.82	2.81	2.81
Number of Households	18,930	31,442	35,210
Housing Units	20,413	33,182	37,153
Employment	17,579	26,906	28,264
Employment/Population Ratio	0.32	0.30	0.28
Employment/Housing Unit Ratio	0.86	0.81	0.76

Sources: U.S. Bureau of the Census and Georgia Department of Labor.

Jobs-housing balance seeks a geographic equilibrium between housing and jobs. The underlying theory is that as jobs and housing are more evenly distributed and mixed, people will be able to live closer to their jobs, and traffic congestion and vehicular traffic will be reduced. A balanced community generally has a jobs-housing ratio of 1.25 to 1.75, with 1.4 considered ideal. Coweta County has a low jobs-housing ratio of 0.76, as of 2003. This ratio has actually fallen from 0.86 in 1990, which indicates that the County serves as a bedroom community more than a balanced community. This is further indicated by the fact that nearly 52% of residents worked outside the County in 2000, compared to nearly 80% in 1970.

Figure 4-20: Correlation of Household Income to Housing Prices for Coweta County Residents

Annual Household Income	Maximum Annual Income	Max. Monthly Income for Housing (30%)	Equivalent House Price*
Less Than \$15,000	\$15,000	\$375	\$59,332
\$15,000-24,999	\$25,000	\$625	\$98,887
\$25,000-34,999	\$35,000	\$875	\$138,441
\$35,000-49,999	\$50,000	\$1,250	\$197,773
\$50,000-74,999	\$75,000	\$1,875	\$296,660
\$75,000-99,999	\$100,000	\$2,500	\$395,546
\$100,000-149,999	\$150,000	\$3,750	\$593,319
\$150,000-249,999	\$250,000	\$6,250	\$988,866
\$250,000-499,999	\$500,000	\$12,500	\$1,977,731
\$500,000+	N/A	N/A	N/A
Average Household Income			
2000	\$61,955	\$1,549	\$245,061
2005	\$72,292	\$1,807	\$285,948
Median Household Income			
2000	\$53,688	\$1,342	\$212,361
2005	\$60,607	\$1,515	\$239,729
* Based on a 95% loan at 7% interest for 30 years.			
Sources: U.S. Bureau of the Census (2000 Household Income), Claritas (2005 Household Income), and Ackerman & Co.			

Figure 4-21: Correlation of Average Weekly Wages to Housing Prices for Coweta County Workers (2000)

Industry	Average Weekly Wage	Average Monthly Income	Monthly Income Available for Housing (30%)	Equivalent House Price*
Agriculture, Forestry, Fishing	\$444	\$1,924	\$577	\$91,324
Mining	N/A	N/A	N/A	N/A
Construction	\$581	\$2,518	\$755	\$119,502
Manufacturing	\$684	\$2,964	\$889	\$140,688
Transportation, Warehousing & Utilities	\$822	\$3,562	\$1,069	\$169,072
Wholesale Trade	\$645	\$2,795	\$839	\$132,666
Retail Trade	\$363	\$1,573	\$472	\$74,663
Finance, Insurance, Real Estate	\$588	\$2,548	\$764	\$120,942
Services	\$472	\$2,045	\$614	\$97,083
Federal Government	\$655	\$2,838	\$852	\$134,723
State Government	\$497	\$2,154	\$646	\$102,225
Local Government	\$549	\$2,379	\$714	\$112,921
All Industries - Coweta County	\$519	\$2,249	\$675	\$106,750
All Industries - Atlanta MSA	\$764	\$3,311	\$993	\$157,143
All Industries - State of Georgia	\$658	\$2,851	\$855	\$135,340
* Based on a 95% loan at 7% interest for 30 years.				
Sources: U.S. Bureau of Labor Statistics, Georgia Department of Labor, and Ackerman & Co.				

Figure 4-22: Correlation of Average Weekly Wages to Housing Prices for Coweta County Workers (2003)

Industry	Average Weekly Wage	Average Monthly Income	Monthly Income Available for Housing (30%)	Equivalent House Price*
Agriculture, Forestry, Fishing	\$577	\$2,500	\$750	\$118,680
Mining	N/A	N/A	N/A	N/A
Construction	\$532	\$2,305	\$692	\$109,424
Manufacturing	\$716	\$3,103	\$931	\$147,270
Transportation, Warehousing & Utilities	\$942	\$4,082	\$1,225	\$193,754
Wholesale Trade	\$678	\$2,938	\$881	\$139,454
Retail Trade	\$411	\$1,781	\$534	\$84,536
Finance, Insurance, Real Estate	\$757	\$3,280	\$984	\$155,703
Services	\$456	\$1,976	\$593	\$93,792
Federal Government	\$765	\$3,315	\$995	\$157,348
State Government	\$546	\$2,366	\$710	\$112,303
Local Government	\$632	\$2,739	\$822	\$129,992
All Industries- Coweta County	\$555	\$2,405	\$722	\$114,155
All Industries - Atlanta MSA	\$812	\$3,519	\$1,056	\$167,015
All Industries - State of Georgia	\$704	\$3,051	\$915	\$144,802
* Based on a 95% loan at 7% interest for 30 years.				
Sources: U.S. Bureau of Labor Statistics, Georgia Department of Labor, and Ackerman & Co.				

The previous three tables illustrate supportable housing prices based on income of Coweta County residents and wages for workers in Coweta County. Workers in Coweta County are less affluent than residents by a wide margin. In 2000, County residents had an average household income of \$61,955, which can support a house price of approximately \$245,000. By comparison, average county wages in 2000 were \$519 per week (\$26,988 per year), which would support a house price of about \$107,000, based on a single-income household. As previously indicated, median house values for Coweta County were \$121,740 in 2000 and average median sales prices were \$114,000 for the same year. There is a huge disparity between housing costs affordable to residents versus workers in the County. The County's wages are also significantly lower than metro Atlanta (by 46%) and the State (by 27%). As a result, many County residents are working outside the County in higher wage areas of metro Atlanta; and conversely, many Coweta County workers are living outside the County because they cannot afford to live in Coweta County.

Although housing prices, or costs, in Coweta County are considered relatively affordable compared to more urban counties of metro Atlanta, costs are rising more rapidly than incomes. Median house values have increased at an average annual growth rate of 4.9% since 2000. Median sales prices are also on the rise, increasing at an average rate of 5.1% per year. By contrast, average household incomes have increased by 3.1% annually, and average weekly wages have increased at an annual rate of 2.3%. This analysis points to a need for housing at both ends of the spectrum. First, there is clearly a need for workforce housing in the County, but it may be difficult to develop a more affordable housing product with the County's current land use and housing policies that limit densities. Lastly, there is a dearth of higher-priced, executive-level housing (homes priced from \$300,000+), which is a fast-growing segment of County households.

5 Natural and Cultural Resources

Maps illustrating the location of resources described in this analysis can be found at the end of this report in the “Atlas of Supportive Maps.”

5.1 Wetlands

5.1.1 Regulatory and Policy Assessment

In Coweta County, as in most rapidly growing areas, developers often want to drain or fill in wetlands to create developable property. Unlike other states, Georgia has no law protecting wetlands, other than along the coast. Freshwater wetland protection rests with the U.S. Army Corps of Engineers. Section 404 of the Clean Water Act, which gives the Corps authority to protect navigation channels, regulates the discharge of dredged or fill material in waters or wetlands.

Until recently, Section 404 applied to all wetlands. In January, 2001, however, the Supreme Court ruled that the Corps has jurisdiction over only those wetlands that are adjacent to navigable waterways. This ruling, known as the Swank decision, places many of Coweta County’s wetlands at increased risk.

Disturbing wetlands through drainage or discharge of fill is prohibited unless there is "no practicable alternative." Practicable alternatives can consider cost, existing technology and logistics and can include the acquisition of other suitable property. The Corps has considerable discretion in interpreting this provision. Applicants often suggest that securing another site would be too costly. If the developer argues there is an unavoidable loss of wetland, he may propose "mitigation," or recreating more wetlands elsewhere as compensation.

In 2001, Coweta County adopted a County Wetlands Protection Ordinance. Under the provisions of this ordinance, if the County Engineer determines that wetlands are likely to exist within 50 feet of an area proposed for development, as indicated by the Generalized Wetlands Map or a field investigation, the developer is then required to obtain a U. S. Army Corps of Engineers determination and, if required, a Section 404 permit before any County permits are issued.

5.1.2 Wetlands in Coweta County

Figure 5-1 illustrates the locations of wetlands within Coweta County. Of the approximately 17,000 acres of wetlands in Coweta County, some are at greater risk of impact from new development than others. The following wetland systems are threatened by new development over the next twenty years.

Northeast Coweta County:

- Line Creek
- Shoal Creek

Newnan Area:

- Wahoo Creek
- White Oak Creek

Grantville Area:

- New River
- Yellow Jacket Creek

5.2 Groundwater Recharge Areas

5.2.1 Regulatory and Policy Assessment

As recommended in the 1995 Comprehensive Land Use Plan, Coweta County has adopted a Groundwater Recharge Protection District ordinance: an overlay of restrictions for the areas of probable thick soils that may function as significant groundwater recharge areas. This ordinance includes restrictions on siting septic tanks and certain hazardous waste land uses.

5.2.2 Recharge Areas in Coweta County

Figure 5-2 illustrates probable groundwater recharge areas and known points of significant groundwater contamination. Extensive sections of the County are probable recharge areas. The vast majority of county resident's drinking water, however, comes from surficial sources. While local aquifers are, generally, of insufficient quality for municipal use, some subdivisions and many individual homes are served by wells. In fact, roughly one third of the land area of the county is not served by municipal drinking water.

Of the contaminated sites included in **Figure 5-2**, many are not located in designated groundwater recharge areas. Still, the contamination may threaten local wells or leach into nearby streams.

5.3 Protected Rivers: the Chattahoochee River

5.3.1 Policy and Regulatory Assessment

Coweta County emplaced the Chattahoochee River Corridor Protection District, an overlay zoning district, to protect and preserve this vital water resource. The district requires a 100-foot natural vegetative buffer next to the river and a 35-foot natural buffer along its tributaries. The district also requires wide setbacks for adjacent residential and commercial uses and establishes a minimum residential lot size of two acres.

5.3.2 The Chattahoochee River in Coweta County

The Chattahoochee River edges Coweta County for approximately 16 miles in the County's far northwestern corner. Only one bridge traverses the river via Coweta County, the location of the most prominent source of public access to the river. The state of Georgia recently acquired 3,000 acres of land along the river to form a state park. This acquisition can be seen as an extension of a multi-year effort to create a continuous 200-mile greenway along the Chattahoochee River from Helen to Columbus. A network of public and private stakeholders

raised more than \$160,000,000 for the Chattahoochee River Land Protection Campaign. The campaign has successfully protected 70 miles along the river, representing over 48 separate land acquisitions and 13,280 acres. Added to previously existing parkland, more than 146 miles of riverbank are now permanently preserved.

5.4 Water Supply Watersheds and Water Supply Sources

5.4.1 Regulatory and Policy Assessment

At the time of completion of the 1995 Comprehensive Land Use Plan, Coweta County had adopted the Cedar Creek District, a zoning district to protect the water supply watershed of Alexander Creek and the B.T. Brown reservoir. Since the 1995 plan was prepared, Coweta County adopted the Water Supply Watershed Protection District overlay to establish protection along river banks and around reservoirs and other impoundments upstream from the raw water intakes on Line Creek, Shoal Creek, Sandy/Brown Creek, Cedar Creek, White Oak Creek, and Keg Creek. All of these areas are now protected watersheds along with the Cedar Creek watershed. These regulations require stream and reservoir buffers of natural vegetated land. Establish setback standards for impervious surfaces and establish impervious surface limits. In the case of Cedar Creek District, minimum lot sizes for septic tanks are determined by soil type.

A stream is generally considered “impacted” when imperviousness within the watershed exceeds 10% of the land area, and considered “degraded” when imperviousness exceeds 30%. The Water Supply Watershed Protection Districts cap imperviousness at 25% for public and private structures, utilities, or facilities. As a result, most of the County’s water supply watersheds are vulnerable to degradation through increases in impervious surface cover. At this time, the County does not have a mechanism for monitoring the level of imperviousness within each of the protected watersheds. So there is no functional way for the County to know when any of its protected watersheds reach the 25% threshold. As many of the water supply watersheds in the northern and eastern sections of the county approach buildout, they may actually exceed the 25% impervious surface coverage limit due to this lack of monitoring. However, the County Engineering and Development Department is in the process of building the technology needed to implement such a system.

5.4.2 Water Supply Watersheds and Water Supply Sources in Coweta County

Figure 5-3 illustrates the locations of the water supply watersheds and drinking water sources within Coweta County. In addition to those where the water intake point is located within the County, there is an additional intake, located in Fulton County, whose water supply watershed includes part of Coweta County. There is also a drinking water intake point in Meriwether County on White Oak Creek that is downstream from Coweta County, but its watershed is not afforded protection under the state’s present protection criteria. (The intake point is on a watershed greater than 100 square miles and not on a reservoir.)

5.5 Steep Slopes

5.5.1 Regulatory and Policy Assessment

The Comprehensive Plan Update from 2004 includes the following strategy: Develop subdivision regulations that require preservation of natural landforms (streams, rock outcropping, meadow, steep slope) for their ecological and aesthetic value, and for common enjoyment.

In 2005, the County adopted an Erosion and Sediment Control Ordinance. While it does not afford steep slopes special protection, it does attempt to control erosion on such slopes when development does occur through the use of Best Management Practices and monitoring.

5.5.2 Steep Slopes in Coweta County

Figure 5-4 illustrates the locations of all slopes greater than ten percent within the County. While the eastern side of the County is relatively flat, there is a large, fairly contiguous concentration of steep slopes on the western side of the County, near the Chattahoochee River and the Heard County line, including both the Moore and Thomas Creek basins. Additional concentrations of steep slopes are found within the Caney, Sandy, Mountain, and Cedar Creek basins, all on the western side of the County.

As the county lacks any regulations restricting development on steep slopes, steep slopes throughout the County are subject to development

5.6 Soils, Septic Tank Suitability and Prime Agricultural Land

5.6.1 Prime Agricultural Land

Coweta County has a substantial amount of prime agricultural land, as illustrated in **Figure 5-5**. In 1980, there were 58,500 acres of prime agricultural land in Coweta County, 20.5% of the county's land area. The County is losing its prime agricultural land to residential development at an alarming rate. Between 1980 and 2005, roughly 10,900 acres, or 19%, of the prime agricultural land was developed, mostly into residential subdivisions.

The largest remaining, contiguous concentration of prime agricultural land is located around the towns of Turin and Sharpsburg, where 22,400 of the original 25,100 acres are remain. This is among the largest such concentration in all of metropolitan Atlanta.

5.6.2 Septic Suitability

Coweta County's soils are not well-suited to septic tank usage (**Figure 5-6**). Just under 100,000 acres of the county are classified as "very limited" in their septic tank suitability. In response, Coweta County has adopted a minimum lot size of 1.6 acres per residential dwelling unit.

Figure 5-6: Septic Tank Capability of Coweta County Soils

	Acres	Share
Very Limited	99,987	35.1%
Somewhat Limited	178,866	62.8%
Other*	6,014	2.1%
Total	284,867	100%
<i>Source: US Natural Resources Conservation Commission, 1980</i>		
<i>*Other includes urbanized areas, water, and exposed rock.</i>		

5.7 Floodplain

5.7.1 Regulatory and Policy Assessment

Coweta County protects property from flood damage through its Flood Damage Prevention Ordinance. This district applies to all areas within the floodplain. This ordinance provides an adequate level of protection to minimize property damage and human harm from floods.

The 2004 Future Land Use Plan recommends that land identified as the 100-year floodplain be preserved as permanent open space in the county.

5.7.2 Floodplains in Coweta County

Figure 5-7 indicates the locations of the 100-year floodplain within Coweta County. Not surprisingly, the floodplains and the wetlands are closely aligned throughout the County.

5.8 Air Quality

5.8.1 Regulatory and Policy Assessment

Because of Coweta County’s nonattainment status, the County falls under the jurisdiction of the Georgia Regional Transportation Authority (GRTA). This regional government is working to improve regional transit service and lessen the impact of Developments of Regional Impact (DRIs). GRTA also has influence over some aspects of new transportation investments.

Coweta County does not have an identifiable strategy for addressing air quality. In fact, many of its land use policies and ordinances, although unintentionally, will likely exacerbate the problem. These include:

- Rapid pace of development at low densities
- The strict segregation of uses by zoning
- Poor street connectivity of new developments
- Lack of pedestrian or bicycle accommodation in and between new developments
- Lack of tree protection and the resultant loss of tree cover and canopy

5.8.2 Air Quality in Coweta County

Metropolitan Atlanta’s air quality is among the worst in the United States. Coweta County is part of a 21-county air quality non-attainment basin. The county is in violation of the Clean Air Act standards for ground-level ozone and particulate matter. This non-attainment status directly

affects the County's ability to expand its system of regionally significant roadways, since automobile emissions are directly linked to these high levels of air pollution. Due to federal regulations, non-attainment designation directly impacts the County's road improvement program and its ability to add additional travel capacity to regionally significant roads, such as through street widening.

The County's recent development trends will likely exacerbate air quality problems in Coweta County. With rare exception, recent developments have been entirely auto-centric either effectively or by design. Contributing factors include the segregation of uses, low-density residential patterns, extensive commercial and industrial patterns, lack of street connectivity and preponderance of dead-end streets, lack of accommodation or design for pedestrians or bicyclists, and lack of local employment opportunities.

5.9 Water Quality

Eleven significant rivers and streams in Coweta County are identified by the US Environmental Protection Agency, via the Georgia Environmental Protection Division (EPD), as not supporting Clean Water Act (CWA) standards. The list of waterways not meeting the CWA mandate is referred to as the 303(d) list, referring to the section of the CWA requiring the list. **Figure 5-8** below summarizes the 303(d) listed streams and rivers in Coweta County, and **Figure 5-9** illustrates the locations of those streams in the county.

The sources of pollution are identified in the table. The clear, overwhelming sources of contamination are nonpoint source pollution and urban runoff. One industrial source is impacting the Mineral Springs Branch.

The county has several items within its existing ordinances that contribute to protecting water quality. The county has several sensitive land overlay zoning ordinances including one for wetlands, groundwater recharge areas, floodplains, and water supply watersheds. Additional watershed protection is provided by an erosion and sedimentation control ordinance as well as a stormwater management ordinance. These ordinances require on-site stormwater management which includes regulations limiting runoff to pre-development runoff rates and requires the use of detention basins or ponds, infiltration trenches or pits, swales, grade stabilization and porous pavement. The county, however, does not have a tree protection or tree replacement ordinance.

Figure 5-8: State Listed Impaired Waterways

Stream	Location	Water Use Classification	Criterion Violated	Potential Causes	Evaluation	303(d)	Priority	Actions to Alleviate	305(b)
Cedar Creek	Coweta County	Fishing	Dissolved Oxygen	Nonpoint Sources	Partially Supporting	X	2	EPD will address nonpoint sources through a watershed protection strategy.	X
Chattahoochee River	Wahoo Creek to Franklin	Fishing	Fecal Coliform Bacteria, Fish Consumption Guidance	Urban Runoff	Partially Supporting	X	3	EPD will address nonpoint source (urban runoff) through a watershed protection strategy. Fish Consumption Guidelines due to PCBs. PCBs have been banned in the U.S. and levels have been declining.	X
Hilly Mill Creek	Heard/Coweta Counties	Fishing	Fecal Coliform Bacteria, Biota Impacted	Nonpoint Sources	Partially Supporting	X	3	EPD will address nonpoint sources through a watershed protection strategy.	X
Long Branch	Coweta County	Fishing	Biota Impacted	Nonpoint Sources	Partially Supporting	X	3	EPD will address nonpoint sources through a watershed protection strategy.	X
Mineral Springs Branch	Newnan Upstream from Bonnell	Fishing	Biota Impacted	Urban Runoff	Partially Supporting	X	3	EPD will address nonpoint source (urban runoff) through a watershed protection strategy.	X
Mineral Springs Branch	Newnan Downstream from Bonnell	Fishing	Toxicity Indicated, Biota Impacted	Industrial Facility, Urban Runoff	Partially Supporting	X	1	Bonnell went on final WET limits on 12/1/99. EPD will address nonpoint source (urban runoff) through a watershed protection strategy.	X
New River	Corinth	Fishing	Fecal Coliform Bacteria	Nonpoint Sources	Not Supporting	3	3	Impairment will be addressed by implementing a locally developed plan that includes the remedial actions necessary for problem resolution.	X

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Stream	Location	Water Use Classification	Criterion Violated	Potential Causes	Evaluation	303(d)	Priority	Actions to Alleviate	305(b)
New River	Heard/Coweta Counties	Fishing	Fecal Coliform Bacteria	Nonpoint Sources	Partially Supporting	X	3	EPD will address nonpoint sources through a watershed protection strategy.	X
Panther Creek	Coweta County	Fishing	Fecal Coliform Bacteria	Nonpoint Sources	Partially Supporting	3	3	Impairment will be addressed by implementing a locally developed plan that includes the remedial actions necessary for problem resolution.	X
Snake Creek	Coweta County	Fishing	Biota Impacted	Urban Runoff	Partially Supporting	X	3	EPD will address nonpoint source (urban runoff) through a watershed protection strategy.	X
Turkey Creek	Newnan to Reese Lake	Fishing	Fecal Coliform Bacteria	Urban Runoff	Not Supporting	X	3	EPD will address nonpoint source (urban runoff) through a watershed protection strategy.	X
Wahoo Creek	Downstream Arnco Mills Lake	Fishing	Fecal Coliform Bacteria	Nonpoint Sources	Not Supporting	3	3	EPD will address nonpoint sources through a watershed protection strategy. Impairment will be addressed by implementing a locally developed plan that includes the remedial actions necessary for problem resolution.	X
Wahoo Creek	Upstream Arnco Mills Lake	Fishing	Biota Impacted	Urban Runoff	Partially Supporting	X	3	EPD will address nonpoint source (urban runoff) through a watershed protection strategy.	X
White Oak Creek	Newnan - I-85 to Chandlers Creek	Fishing	Fecal Coliform Bacteria	Nonpoint Sources	Not Supporting	3	3	Impairment will be addressed by implementing a locally developed plan that includes the remedial actions necessary for problem resolution.	X

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Stream	Location	Water Use Classification	Criterion Violated	Potential Causes	Evaluation	303(d)	Priority	Actions to Alleviate	305(b)
White Oak Creek	Chandlers Creek to Bear Creek	Fishing	Dissolved Oxygen	Urban Runoff	Partially Supporting	X	2	EPD will address nonpoint source (urban runoff) through a watershed protection strategy.	X

Coweta County has established a Stream Corridor Protection District in order to protect streams which will serve as drinking water sources in the future. The Stream Corridor Protection Ordinance extends the minimum standards protection criteria to include all streams which may serve as future water supply sources. Unlike the state minimum standards, the Stream Corridor Protection criteria are not limited to streams which are upstream from water supply intakes. In the future, the following creeks should be protected under the Stream Corridor Protection ordinance:

- Caney Creek (southwest Coweta)
- New River (southwest Coweta)
- Sandy Creek (southwest Coweta)
- Golden Creek (southwest Coweta)
- Cedar Creek (Fulton Co. line to the Chattahoochee River)
- Alexander Creek (which feeds the B.T. Reservoir located in northern Coweta County)
- Shoal Creek (southeast Coweta)
- Keg Creek (southeast Coweta)
- Brown's Creek (above and below Redwine Plantation)

5.10 Plant and Animal Habitats

The following species are listed on both the Federal Endangered Species List and Georgia's Protected Species List. While some of these species are not known to live in Coweta County, they have been sighted in neighboring counties.

5.10.1 Animals

Federally Protected under the US Endangered Species Act

Red-Cockaded Woodpecker	<i>Pocoides borealis</i>
Peregrine Falcon	<i>Falco peregrinus tundrius</i>
Southern Bald Eagle	<i>Haliaeetus leucocephalus</i>
Gulf Moccasinshell	<i>Medionidus penicillatus</i>
Oval Pigtoe	<i>Pleurobema pyriforme</i>
Shinyrayed Pocketbook	<i>Lampsilis subangulata</i>
Purple Bankclimber	<i>Elliptioideus sloatianus</i>

Georgia Protected Species

Highscale Shiner	<i>Notropis hypsilepis</i>
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Species of Special Concern

Delicate Spike	<i>Elliptio arctata</i>
Downy Rainbow	<i>Villosa villosa</i>
Lined Pocketbook	<i>Lampsilis binominata</i>
Rayed Creekshell	<i>Anodontoides radiatus</i>
Sculptured Pigtoe	<i>Quincuncina infucata</i>
Southern Brook Lamprey	<i>Ichthyomyzon gagei</i>
Southern Creekmussel	<i>Strophitus subvexus</i>
Southern Elktoe	<i>Alasmidonta triangulata</i>

5.10.2 Plants

Federally Protected under the US Endangered Species Act

Monkeyface Orchid *Platanthera integrilabia*

Georgia Protected Species

Bay Starvine *Schisandra glabra*
Pink Ladyslipper *Cypripedium acaule*

5.10.3 Natural Communities

Officially, Coweta County does not contain any of Georgia’s natural communities of special concern. But that has more to do with the fact that a countywide survey has never been completed that a true lack of important natural communities.

5.11 Nature Parks, Recreation and Conservation Areas

The state of Georgia is in the process of opening Chattahoochee Bend State Park. Approximately 3,000-acres have been acquired for the new state park, which is located along the Chattahoochee, but no improvements to the land have been made and it is not yet open to the public.

This acquisition can be seen as an extension of a multi-year effort to create a continuous 200-mile greenway along the Chattahoochee River from Helen to Columbus. At this time, this is the sole acquisition along the Chattahoochee in Coweta County.

5.12 Greenspace

In November 2002 Coweta County adopted the Coweta County Greenspace Acquisition and Protection Plan, thus making it a part of the Comprehensive Land Use Plan. This plan was developed in accordance with the State of Georgia Governor’s Greenspace Program. It targets wetlands, floodplains, upland habitat, and areas of vulnerable groundwater recharge for greenspace acquisition and permanent preservation. The Greenspace Acquisition and Protection Plan provides a basis for preserving these environmentally sensitive areas through ordinances that require conservation easements.

The Greenspace Acquisition and Protection Plan includes greenspace objectives that are coordinated with the Goals and Policies of the Comprehensive Land Use Plan. The following is a listing of adopted greenspace-related strategies:

- Develop subdivision regulations that require preservation of natural landforms (streams, rock out-cropping, meadow, steep slope) for their ecological and aesthetic value, and for common enjoyment.
- Promote and pursue the eventual protection of at least 20% of the landmass of unincorporated Coweta County as permanently protected greenspace as defined by the administrative rules for the Governor’s Greenspace Program.
- Establish the Coweta County Greenspace Trust Fund to receive state appropriated funds and funds from other private or public sources for purchase of land or perpetual conservation easements to preserve greenspace.

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- Pursue permanent greenspace protection status, as defined in the administrative rules for the Governor's Greenspace Program, of the most sensitive areas through fee simple purchase, conservation easement or other measure.
- Work with land trusts to educate landowners on the process and benefits of conservation easements.
- Promote public education and awareness of the benefits of permanently protected greenspace.
- Work with Coweta County's Greenspace Citizen Advisory Board to develop methods of informing the public of the benefits of greenspace and Coweta County's participation in the Governor's Greenspace Program.
- Develop a stakeholder list of all local, regional, and state organizations that share an interest in greenspace preservation in Coweta County.
- Develop a working relationship between Coweta County's Greenspace Citizen Advisory Board and local, regional, and state organizations that share an interest in greenspace preservation in Coweta County.
- Investigate the feasibility of converting eligible publicly owned lands into permanently protected open space.
- Investigate the feasibility of purchasing and/or permanently protecting as greenspace suitable privately owned lands.
- Encourage the development of parks, permanently protected passive recreational sites and greenspace in areas otherwise inappropriate for structural development.
- Develop subdivision ordinance that : 1) requires central open space(s) for parks; and 2) requires walking and/or bike trail networks that provide efficient access to parks for all neighborhoods (phases) of the development.
- Work with Coweta County's Greenspace Citizen Advisory Board to develop programs and strategies to educate and involve citizens in Coweta County's Greenspace Program.
- Establish a Coweta County Greenspace Citizen Advisory Board with representatives from municipalities and other participants interested in Coweta County's Greenspace Program.
- Work with Coweta County's Greenspace Citizen Advisory Board to educate owners of historic agricultural properties about the process and benefits of conservation easements.
- Work with Coweta County's Greenspace Citizen Advisory Board and other interested groups or organizations to identify and pursue permanent protection of historic and cultural sites that are eligible as greenspace.
- Identify and pursue the purchase of tracts of land for permanent greenspace protection to be used for passive recreation and linkages between environmental areas.

5.13 Scenic Views

Scenic corridors are roadways of any functional type which are characterized by specific attributes, are officially designated by the County through the Comprehensive Plan, and whose abutting properties receive special regulations regarding roadway access and appearance. Scenic corridors may:

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- Exhibit aesthetic or environmental qualities of countywide significance
- Move through large open areas
- Contain an abundant landscape
- Control access points
- Limit non-residential uses along the corridor

Designated scenic corridors may not be scenic today, however they are intended to provide a valuable link in the overall system and should be enhanced. Scenic corridors may connect different areas of the County, improving the appearance of areas through which they pass. There are currently no designated scenic corridors in Coweta County. However there are several strong candidates such as Roscoe Rd, Mt Carmel Rd, Stallings Rd, Hwy 29, Bud Davis Rd, Corinth Rd, Johnson Rd, Happy Valley Rd, Sewell Mill Rd, Wagers Mill Rd and Smokey Rd. The following descriptions support consideration of these roadways as scenic corridors.

- Roscoe Road winds its way through the picturesque northwestern sections of the County. Many historic homesteads are still visible from the road and old crossroads communities such as Roscoe and historic sites such as Dunaway Gardens are along this route.
- Mt. Carmel Road is a beautiful rural road that passes by many large-acreage farms with old and often historic farm structures. It runs west of Newnan to the Chattahoochee River.
- Stallings Road is in the southeastern portion of the county and runs from near the Sharpsburg and Turin communities along the Line Creek watershed to Senoia.
- Highway 29 is a major route with many historic structures both north and south of Newnan. Many sections are heavily traveled but others are relatively quiet.
- Bud Davis Road is a small road in the northwestern corner of the County. It is only partially paved and winds through the hilly terrain along the Chattahoochee River close to the new Chattahoochee Bend State Park land. There are several boulders and rock outcroppings visible from the road.
- Corinth Road runs southwesterly out of Newnan and passes through some of the largest agricultural fields and meadows in the County. There is very little development along this long road and the vistas are particularly grand and unspoiled. At the intersection with Millard Farmer Road is Brown's Mill, the site of an important Civil War cavalry battle, that has been purchased by the County and master planned for public access.
- Highway 16 between Turin and Senoia

To reinforce, enhance and create the attractive features of scenic corridors, development regulations must be revised to:

- Provide and preserve views to particular scenic or unique features such as water bodies, farms, or views.
- Prohibit billboards and limit signs.
- Require a wide buffer zone along roadways to be kept in a natural or agrarian state.

5.14 Cultural Resources

A map illustrating the location of local cultural resources can be found in **Figure 5-10**.

5.14.1 Local History

Coweta County was named for the Coweta Indians, a group of Creek Indians who lived in and around Coweta, one of the largest and most important towns of the Lower Creek Indians. On February 12, 1825, a group of Creek Indians led by William McIntosh signed the Treaty of Indian Springs, in which they ceded all of their remaining lands in present-day Georgia, which included Coweta County. The act of naming and organizing Coweta County took place on December 11, 1826. In 1828, Newnan, named for General Daniel Newnan (1780-1851), Georgia's Secretary of State at the time Coweta County was created, was designated as the county seat, and a log courthouse was built there that year. It was replaced by a two-story brick courthouse in 1829. This building was torn down and replaced with the present courthouse in 1904.

In the mid 1880s, Newnan became one of the wealthiest towns per capita in the United States, due in part to the success of the cotton industry and investments in the railroad. Established as a saw mill in 1850, The R.D. Cole Manufacturing Company won major construction contracts and was the contractor for a majority of the homes built in Newnan from the 1880's until after the turn of the century. In the 1890's, the water works was built and Newnan installed electric street lamps. During this time, brick buildings replaced the last wood-framed structures on the square.

The Civil War came closest to Newnan in July 1864, when the Battle of Brown's Mill occurred three miles south of town, resulting in the defeat of Federal forces under the command of General E.M. McCook by Confederate General Joseph Wheeler.

The historic towns of Newnan, Senoia, Grantville, Sharpsburg, Turin, and Sargent, as well as the unincorporated landscape of Coweta County combined, have a large collection of historic homes, districts, and sites that represents a rich history. The agricultural and historic landscapes reflect the character of the county. On the following pages, National Register of Historic Places listed sites, potentially eligible sites, and historic markers are listed.

5.14.2 Sites Listed on the National Register of Historic Places

Name: W.A. Brannon Store/Moreland Knitting Mills

Address: Main Street, Moreland

The two-story, brick building constructed in 1894 served as a general dry goods store. In 1904, a one-story brick warehouse, an enclosed alleyway, and a one-story, brick cotton warehouse were added. It served as the trading center for Moreland from 1894 to 1920. The Mill served as a Hosiery Mill from 1920 to 1927 and then as Moreland Knitting Mill from 1927 to 1968.

Name: Cole Town Historic District

Address: Roughly bounded by Washington, Thompson, and Davis Streets and by Hooligan Alley, Newnan.

The largely residential district is located inside the city limits of Newnan, just east of the central business district. The district was developed between 1850 and 1910. It consists of approximately 80 single-family houses ranging in size from small shotgun houses to mansions. House styles include Greek Revival, Victorian Gothic, Victorian Eclectic, Eastlake, Queen Anne, Neoclassical, Georgian Revival, Bungalow, and Tudor. The district includes a historic industrial complex, the R.D. Cole Manufacturing Company.

Name: Coweta County Courthouse

Address: Courthouse Square, Newnan.

The courthouse was designed by J.W. Golucke and built by R.D. Cole Manufacturing Company. The building was constructed in 1904 of brick in a Neoclassical style. The building is trimmed with copper and stone in Ionic amphiprostyle. The dome is stamped and framed copper. Renovation work in 1975 of the interior was carefully detailed to match the original workmanship.

Name: William Crowder Home Place

Address: 1615 Handy Road, Newnan

The William Crowder Home Place is a 1880s Victorian farmhouse and several outbuildings on 44 acres. The house is a two-story "L" shaped wood-framed farmhouse with weatherboard siding with front and side porches and a rear ell on a granite foundation. Outbuildings associated with the house include a barn, chicken house, privy, tool shed, well house, and the Crowder Grist Mill located across the street. The property is also significant for its informally landscaped grounds and unusual semi-circular terraces separated by layers of rock leading to and from the house.

Name: Goodwyn/Bailey House

Address: 2295 Old Poplar Road

The Goodwyn/Bailey House c. 1835-1840, is a Greek Revival two-story, plantation home on approximately 30 acres. The structure is a wood frame, and still survives much as it did when it was built. The house is significant because it is a fine example of a rural Greek Revival style house built within the first decade of Georgia's westernmost frontier being opened for official settlement. The heavy timber frame construction, using mortise and tenon joints, exemplifies the major type of construction available at that time.

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Name: Gordon/Banks House
Address: Highway 29 South of Newnan.

The house was originally built in Haddock, Georgia around 1837. It was moved to Coweta County in 1969 and restored. Daniel Pratt designed the house in a Federal period fashion. The two-story house has a two-story portico with attenuated fluted Doric columns. The house was used as a headquarters by General Francis P. Blair of Sherman's Army in 1864.

Name: Grantville Historic District
Address: Bounded by U.S. Hwy 29, LaGrange Street, West Grantville Road, and the city cemetery.

The Grantville Historic District consists of commercial, residential, institutional, industrial, and transportation-related resources of the city of Grantville. The commercial district is located along either side of a railroad line. The brick commercial buildings are attached and range from the late 19th to early 20th centuries with details such as corbelling and rounded arched openings. The residential areas are located on three sides of the commercial center with one-and two-story homes built from the 1850s through the 1930s. Most of the house styles represented include Victorian and Craftsman-era details. There are two historic mill complexes with mill villages within the district and two historic school buildings, an auditorium, several church buildings, and the city cemetery.

Name: Greenville Street/LaGrange Street Historic District
Address: 79-161 Greenville Street, 66-168 LaGrange Street, Reese Street, Nimmons Street, and 1-17 Buchanan Street.

The residential neighborhood is located south of Newnan's central business district and dates from the 19th- and early 20th- centuries. The district encompasses approximately 50 acres. The larger houses are mostly located on LaGrange Street and Greenville Street. The smaller houses are located on the cross streets. Styles represented include Greek Revival, Victorian Gothic, Queen Anne, Neoclassical, Colonial Revival, Tudor, and Craftsman. One antebellum house, the Buena Vista, served as Confederate headquarters during the Battle of Brown's Mill in 1864.

Name: Henderson-Orr House
Address: Thomas Powers Road at Route 34, Coweta County

The Henderson-Orr House is a two-story, Early Classical Revival-style house built in two phases from c. 1829 to 1832. Henry Henderson built the hall-parlor house that now serves as the rear ell. Phillip Orr, a wealthy planter from Wilkes County, hired local master-builder Collin Rogers to build a large Neo-classical style I-house that forms the main block of the house. The house is located on approximately 14.5 acres. The original outbuilding complex was comprised of more than six buildings, including slave quarters; however, none survives.

Name: Hollberg Hotel
Address: Corner of Seavy and Barnes Streets, Senoia.

The Hollberg Hotel was constructed in 1906. It is a two-story wood frame structure with both Victorian and Neo-Classical details represented. The hotel served as a principal hotel

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during the early part of the 1900s. It currently functions as a Bed and Breakfast Inn known as “The Veranda.”

Name: Newnan Commercial Historic District

Address: Downtown Newnan, in an area generally bounded by Madison and Lee Streets to the north, Perry Street to the east, Spring Street and Salbide Avenue to the south, and Brown Street to the west.

The downtown central business district of Newnan consists of approximately 25 acres and is comprised of nine square blocks radiating from the centrally located courthouse square. The majority of commercial buildings in the district are one- and two-story attached brick buildings constructed during the late 19th and early 20th centuries. Many of the buildings have elaborate brick, stone, pressed metal, terra-cotta, and cast iron details. The district houses the Coweta County Government facilities. Landmark buildings include the 1904 Neoclassical Revival Courthouse, 1903 former Carnegie Library, and the former Virginia House Hotel built in 1868.

Name: Newnan Cotton Mill and Mill Village Historic District

Address: 50 Field Street, Newnan

The Newnan Cotton Mill and Mill Village Historic District is a late 19th century and early 20th century mill and mill village located east of downtown Newnan two blocks from the courthouse square. The Cotton Mill was constructed in 1888 of stone and brick along with approximately 12 saddlebag houses along Murray Street. There was also a 12,000-gallon water tower constructed at the same time. In 1905, the original mill added a large two-story addition on the north side, doubling the size of the original mill. Between 1900 and 1914, seven attached cotton warehouses were built just east of the mills, and in 1923, a large opening and picker house were built on the north side of the warehouses. In 1905, the mill expanded its village north, by opening Wilcoxon, Berry, and Glenn Streets. The complex also includes the c.1890s Mills Chapel, c.1900 mill manager’s house, c 1916 mill office, a pond, and an additional water tower constructed c.1950.

Name: Northwest Newnan Residential Historic District or College/Temple Historic District

Address: Northwest Newnan, around the intersection of Temple Avenue and College Street, an area bounded approximately by Jackson and Brown Streets on the east, West Spring Street on the south, the Central of Georgia Railroad tracks and Duncan Street on the west and Clark Street on the north.

The Northwest Historic district is a largely residential neighborhood of mainly middle and upper middle class 19th and early 20th century houses and encompasses approximately 125 acres. The housing styles represented are predominantly Greek Revival and late Victorian. The district contains examples of woodworking by the local R.D. Cole Company, and examples of designs by noted Georgia architect R. Kinnon Perry. The streets are lined with trees, sidewalks, and low retaining walls and the front yards of the houses are informally landscaped. The neighborhood also includes a church (oldest church congregation), two parks, a school, and a hospital.

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Name: Oak Grove Plantation
Address: 4537 N US 29, Newnan

The Oak Grove Plantation is thought to have been built in 1842 by William Yarborough, a well-known carpenter in the area who used materials sold by the R.D. Cole Manufacturing Company. The house is a two-story Georgian with elements of Federal and Greek Revival styles. The original house had eight rooms with a detached kitchen. The original kitchen has been destroyed and one of the parlors has been converted to a kitchen.

Name: Platinum Point Historic District
Address: Newnan, along Jackson Street (U.S. 29) one-half mile north of downtown Newnan.

The Platinum Point Historic District is an early 20th century residential suburb of Newnan that developed along Jackson Street and encompasses approximately 50 acres. The housing styles are largely revival styles popular in the 1920s and 1930s and include English Vernacular Revival, Georgian Revival, and Neoclassical Revival. The house sizes include both small one-story examples to large two-story structures. The district is significant for its development as an automobile suburb north of downtown Newnan that attracted wealthy citizens to build their homes on large lots.

Name: Powell Chapel School
Address: 620 Old Atlanta Highway, Newnan.

The Powell Chapel School was constructed in 1936-37 and served the surrounding African-American community north of Newnan until the mid-1950s. The school is located on approximately one acre. The building is a one-story wood-framed structure with a side-gabled roof, an interior chimney, exposed rafter tails, pine exterior siding, and front-gabled entry porch and a brick pier foundation. In 1942, an addition was constructed at each end of the building. The building functioned as a school from 1937 to the mid-1950s when Coweta County consolidated its school system. The school building is one of the last surviving wood-framed African-American community schools in Coweta County.

Name: Roscoe/Dunaway Gardens Historic District
Address: In north Coweta County and southwest of Fulton County in the Roscoe vicinity, in an area roughly bounded by the Chattahoochee River, Cedar Creek, Hood Branch and White Oak Creek.

The Roscoe/Dunaway Gardens Historic District is a rural district that includes the small crossroads community of Roscoe, as well as outlying farmsteads in the surrounding area. The designed landscape of Dunaway Gardens encompasses an area of approximately 4,500 acres. The small community of Roscoe was established in 1882 and contains several late 19th and early 20th century wood-framed houses with associated outbuildings. The outlying farmsteads are within a rolling agricultural landscape with farmhouse sites on knolls, associated agricultural outbuildings and fields, and a number of family cemeteries. Two tenant houses remain in the area as well as two churches with associated cemeteries. The district also contains Sewell Mill pond and dam, which was the site of a grist mill and cotton gin, and two known ferry sites that crossed the river. Dunaway Gardens is a 64-acre landscaped garden designed and laid out in the 1920s and 1930s. The gardens are terraced with an extensive system of stone retaining walls and pools and an amphitheater. There is

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also a potential for historic archaeological sites associated with the mills, ferries, former agricultural properties and former structures in the gardens.

Name: Sargent Historic District

Address: Roughly centered on the Arnall Mill complex at the intersection of Georgia Hwy 16 and Old Carrollton Road in Sargent.

The Sargent Historic District encompasses intact and contiguous historic residential, commercial and industrial resources associated with the development of the mill village. In 1907 a mill was constructed on the Central of Georgia rail line after the original mill burned. This new mill was called Wahoo Manufacturing Company and later became Arnall Mill. Two mill villages, "Old Town" and "New Town," were associated with the mills. "Old Town" was built in the northern part of Sargent with the older mill that burned and "New Town" was built in the southwest portion of the district. Also associated with the mill are houses that were constructed for African-American mill workers on the west side of the mill. The houses have simple forms and little or no applied ornamentation. The houses represent characteristics of several house types including saddlebag, shotgun, gabled ell cottage, pyramid cottage, saltbox, and bungalow. Other mill related resources in the district include a c. 1880 stone warehouse, two c. 1907 brick and metal warehouses, a c. 1936 mill store, the site of the company baseball field, three metal water tanks, and a mill race that supplied power to the mill. Also located within the district are a 1930s cotton gin and a 1930s post office.

Name: Senoia Historic District

Address: In Senoia, in the area north of Highway 16, bordered by the railroad track on the northeast side and a modern industrial area on the west.

The Senoia Historic District is a collection of late 19th century to early 20th century commercial, residential, religious, and industrial structures, which developed around the railroad and encompass approximately 70 acres. A central business area of two blocks has a variety of brick and frame buildings. The town was originally laid out on a grid pattern, with the original blocks being re-subdivided many times. The majority of the district is residential with architectural styles that vary from Greek Revival for the few antebellum homes to the Victorian Era, which reflect the use of the Queen Anne and Italianate styles and some Neoclassical detailing. There are also a few Craftsman Bungalows, built in the 1930s.

Name: Dr. Robert L. and Sarah Alberta Smith House

Address: 1262 Bob Smith Road; Sharpsburg

The Dr. Robert L. and Sarah Alberta Smith House is a two-story residence constructed in c. 1835. The house was originally built as a hall-and-parlor I-house and then the two-story shed addition and central hall were added soon after construction. The frame house has weatherboard siding, mortis-and-tenon construction, a symmetrical front façade with a front paneled door and three-light sidelights, a brick exterior end chimney at each gable, a stone and brick exterior end chimney on the shed portion, granite pier foundation, and a raised-seam metal roof. The only major alterations to the house are the rebuilding of the front porch and the recent construction of a one-story kitchen and sitting room connected to the house by an enclosed breezeway. The current owners completed a certified rehabilitation on

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the property in 1995. The property also contains a front-gabled grain shed and smokehouse, a c. 1950 outhouse, a well, remnants of two granite retaining walls, pecan trees, a rock pile, and foundation remains from three outbuildings.

Name: George R. Sims House or Sims/Brown/Harrison House
Address: 1851 Collinsworth Road, Coweta County. Approximately four miles southeast of Palmetto.

The George R. Sims House is a two-story, wood-framed Greek Revival House built in c. 1850. The architecture is a modified Georgian plan. The modified plan resulted in the combination of a projecting front-gabled wing and two-story L-shaped columned portico. The portico consists of two-story fluted Doric columns supporting a plain entablature. The house's exterior is covered with weatherboarding and flush boards. In 1939 renovation of the house added some Neoclassical Revival details on the interior. Historic outbuildings are a tenant house, that may have been the original kitchen that was moved and altered in the 1940s, a c. 1850 carriage house with a later addition, a 1939 elevated water tank, and a barn. The house sits on a hill overlooking a rural setting of pastureland on approximately 16 acres.

Name: Tidwell-Amis-Haynes House
Address: 1200 Sid Hunter Road, Senoia Vicinity.

The Tidwell-Amis-Haynes House is a one-story, brick, Federal style, Georgian cottage. It features a hipped roof, brick chimneys, dentils along the cornice, ornate central entrance with leaded-glass semi-elliptical fanlight and leaded-glass sidelights, fluted pilasters, and bible-and-cross front door, 6/6 double-hung windows with stone lintels, brick beltcourse, and a brick-on-granite block foundation. The front portico is a non-historic addition. The outbuildings consist of a 19th century smokehouse, mid-20th century shed and privy, a non-historic well house, and a guesthouse. During the certified rehabilitation, the current owners added a rear addition, which is connected to the main house by a one-story connector. The house is set in an informal landscaping with a 19th century L-shaped stone wall, several mature shrubs, rose bushes, and pecan and oak trees.

Name: Willcoxon/Arnold House
Address: 1 Bullsboro Drive (GA 34), Newnan.

The Willcoxon-Arnold House is a two-story Greek Revival style home in a four-over-four with a central hall plan built in c. 1850 with material manufactured by the R.D. Cole Company in town. It has a full-width two-story portico with Doric fluted columns on two sides. The house is constructed of brick with wood columns. Historic outbuildings include a brick attached kitchen, a storage barn with shed rooms, and a smokehouse/storage house. The house and outbuildings sit on a large, open lot and is bounded on the north by a major thoroughfare, on the west by the A & WP railroad, and on the east and south by residential streets. The Willcoxon family was a large industrial owner partly responsible for helping Coweta's economy during and after Reconstruction.

Browns Mill Civil War Battlefield Site

An additional County historic preservation effort of significance is the acquisition of the Brown's Mill Civil War Battlefield site, located to the southwest of the City of Newnan at the intersection of Millard Farmer Road and Old Corinth Road. This property was

purchased with assistance from a grant from the State of Georgia Governor's Greenspace Program, and an historical assessment and master plan has been prepared for the property that recommends appropriate means to provide public access and facilities for historic interpretation. The Brown's Mill Battlefield Park project commemorates the Civil War Battle of Brown's Mill on an approximate 104-acre site that will serve as a passive park for Coweta County.

5.14.3 Potentially Eligible National Register Sites

The following sites have been identified by the Department of Natural Resources Division as sites which are potentially eligible for listing on the National Register of Historic Places.

Name: Allen House, Coweta County.

This homestead structure was believed to be built in the early 1830s, which would place it as one of the earliest structures in the county. Currently the house is in need of extensive renovation.

Name: Erskine Caldwell Birthplace, Moreland.

Erskine Caldwell is the author of books about the rural south. The Erskine Caldwell Birthplace was constructed in 1903. The structure has been relocated from its original site, restored and refurnished by the Erskine Caldwell Birthplace and Museum Committee.

Name: Cedar Creek Watershed Structure, Coweta County.

This archaeological site represents one of the few surviving Early Woodland utilization of lithic resources. An inventory of the site was conducted and it was determined that only one of the archaeological sites meets the eligibility criteria for listing on the National Register of Historic Places.

Name: Cedar Hill (Pinson House)

Location: Intersection of Rexton Road and SR 54, Coweta County.

This plantation home sits on the remaining five acres of the original 202 acres. The plantation house is a two-story structure with five fireplaces. The property is believed to contain remnants from the original kitchen and slave houses. More detailed documentation and structural information is needed in order for the Historic Preservation Office to determine if this house is eligible for the National Register of Historic Places.

Name: Old Henson House

Location: Corner of SR 54 and Cecil Hunter Road, Coweta County.

This two story structure was built around 1850. The house contains eight rooms and has double columns on the front portico. More documentation is needed for the Historic Preservation Office to determine whether this house is eligible for the National Register.

Name: LeMel House

Location: Collingsworth Road near Palmetto.

This massive two-story plantation home was established in 1854. The house features a two-story portico with Doric columns. The plantation has a rich Civil War history - the home was occupied by both Confederate and Federal militaries. During a renovation in 1938,

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grain and meat were found hidden in a column that was being repaired. More information about the architectural history and influences of the structure are needed in order to determine whether this house is eligible for the National Register.

Name: John Thomas McKoy House

Location: Corner of Summers and McKoy Road, Coweta County.

This early 19th century homestead plantation home is an early representation of the larger plantation homes of this area. The house was constructed prior to 1862 when the 600-acre plantation was established. The house is a one-and-one-half story structure with architectural elements of Greek Revival. An addition was later added to the house which gave the structure an "L" shape. The plantation is eligible for the National Register of Historic Places.

Name: The Walter B. Hill Industrial School

Location: Turin

The Walter B. Hill Industrial School opened in 1927 through the Rosenwald Fund. The school was a wooden building with a hipped roof and housed three teachers. The school was the only vocation school for African Americans in Coweta County until it was consolidated in 1953. The Walter B. Hill Industrial School was determined eligible for listing in the National Register as a rare African American resource and one of the few remaining Rosenwald Schools in Georgia. Due to a legal agreement with a cell tower company, the town of Turin received \$10,000 to rehabilitate the building for use as a town hall and local history center. An additional \$100,000 was provided for the project through public referendum in Special Local Option Sales Tax. As funding allows, the town will rehabilitate the balance of the building exterior.

5.14.4 List of Historic Markers

The following is a list of State Historic Markers which are located throughout Coweta County.

Birthplace of a Confederate Hero

(GA 34 about ten miles east of Newnan near junction with Ga 54.)

William Thomas Overby was born on this site in the 1840s. He enlisted May 31, 1861, in Company A, 7th Regiment, Georgia Volunteer Infantry, C.S.A. Overby served with the 43rd Battalion, Virginia Cavalry, Mosby's Rangers and participated in many raids that harassed the enemy. On Friday, September 23, 1864, Overby and five other Rangers were captured at Front Royal, Virginia. Overby was offered his freedom if he would reveal the hiding place of Mosby's Rangers. This he refused to do, so he was hanged without the benefit of a trial. He "lay down his life for his friends."

Battle of Brown's Mill

(At the Courthouse in Newnan)

On July 27, 1864, Brig. General E.M. McCook with 3,600 Federal cavalry began a raid to destroy railroads south of Atlanta and release 32,000 Federal prisoners at Andersonville. Three miles south of Newnan on July 30th, Major General Joseph Wheeler, with 1,400 Confederate cavalry, caught and routed the Federals, captured about 2,000 men, several

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ambulances, a full battery and released 500 Confederate prisoners. Here General Wheeler whipped the "pick" of the Federal cavalry and saved Newnan from capture and possible destruction.

Confederate Hospitals

(At the Courthouse in Newnan)

In Newnan between 1862 and 1865 there were seven Confederate hospitals - Bragg, Buckner, "College Temple", "Coweta House," Foard, Gamble and Pinson's Springs. More than 10,000 Confederate sick and wounded and about 200 Federal soldiers wounded in the Battle of Brown's Mill were cared for in these hospitals and in private homes. The hospitals were directed and supervised by Samuel H. Stout, Army Medical Director Department of Tennessee. Loyal men and women of the county rendered valuable aid.

Coweta County

(At the Courthouse in Newnan)

Coweta, an original County, was created by Acts of June 9, 1825 and December 11, 1826 from Creek cessions of January 24, 1826 and March 31, 1826. It was named Coweta to perpetuate the Coweta Towns by General William McIntosh, a half-blood Creek Indian. General. McIntosh, a daring soldier and useful ally during the War with the British, was killed in his home by some of his own people after he signed the Treaty at Indian Springs, ceding land to the whites. First officers of Coweta County, Commissioned May 15, 1827 were: Josiah B. Beall, Sher.; John F. Beavers, Ckl. Sup. Ct.; Henry Taulett, Ckl, Inf. Ct.; Irwin Baggett, Surv.; and Shadrach Green, Cor.

Confederate Dead

(Oak Hill Cemetery, Newnan)

Here are buried 268 Confederate soldiers, most of whom died of wounds or disease in the several Confederate hospitals located in Newnan. Some were killed in the battle fought south of there on, July 30, 1864. Due to the efficiency of the local hospitals, only two are "unknown." Most of these men were veterans of many hard fought battles. Every state in the Confederacy is represented in these burials. Also, buried here are two Revolutionary War soldiers and one soldier from the First World War.

5.14.5 Regulations and Policies

The National Register of Historic Places' listing of a property is a federal recognition of its significance, but it does not offer protection for the site. Federally funded undertakings will avoid a listed or eligible resource as much as possible, but the listing does not protect a historic home or district from changes. To protect historic structures and sites, Coweta County can create historic overlay zoning districts to protect them from future changes. The districts should include structure standards and guidelines to maintain the character and integrity of a district or historic area.

The creation of Design Guidelines for historic resources located in Coweta County would act as a guide for both appropriate maintenance, and for new construction of structures within historic districts. The Design Guidelines could also act as a guide for maintenance for existing resources. They are meant to do the following:

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- Reinforce the historic character of properties within Coweta County
- Protect its visual aspects
- Serve as a tool for designers and clients in making design decisions
- Increase public awareness
- Discourage inappropriate new construction
- Deal with exterior only
- Guarantee “high quality” construction
- Be specific but not restrictive

6 Community Facilities and Services

Following the requirements of the Minimum Planning Standards, this review of community services and facilities covers several key aspects of community services that impact future development, including:

- Water supply and treatment
- Sewerage system and wastewater treatment
- Other community facilities
 - Fire protection
 - Public safety
 - Recreation
 - Education
 - Healthcare
 - Libraries
 - General Government
- Consistency with the Service Delivery Strategy

Maps related to this analysis can be found in the “Atlas of Supportive Maps” at the end of this document.

6.1 Water Supply and Treatment

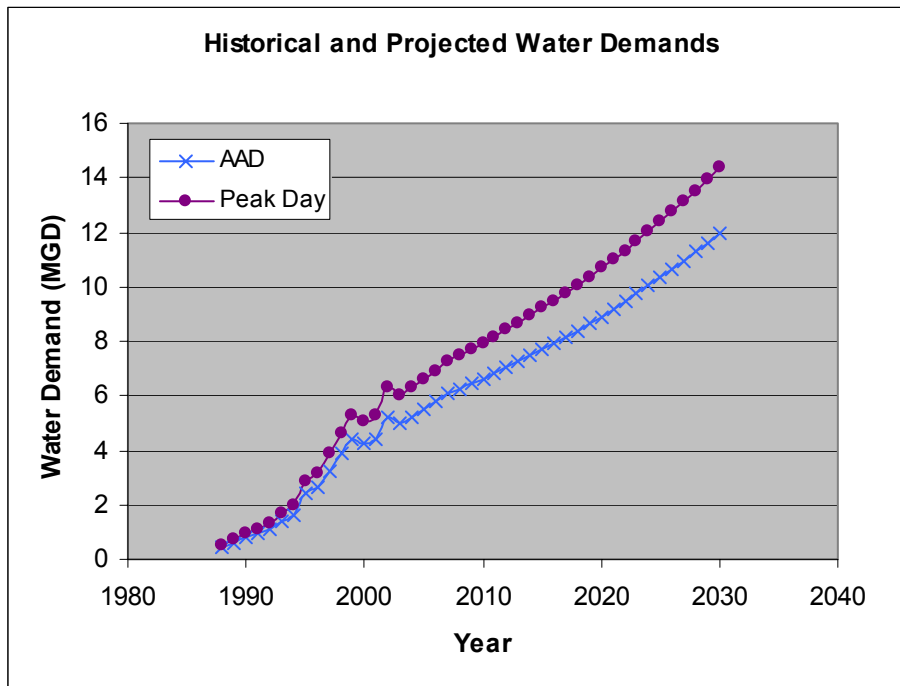
Water Service Area. The Coweta County Water System provides water service to approximately 62,000 people through 21,620 metered connections. **Figure 6-1**, at the end of the report, shows the approximate area served by the county water system. These customers are located primarily in the unincorporated portions of Coweta County, as well as the Cities of Grantville, Haralson, Moreland, and Senoia. The Cities of Newnan, Palmetto, Sharpsburg and Turin have their own water supply sources and distribution systems. Approximately 90 percent of the population has its water service provided by Coweta County Water System. The remaining 10 percent obtain water from either individual wells or a community well system. Approximately 20 community systems are located in the County.

Water Distribution System. Coweta County maintains a distribution system of approximately 600 miles, consisting of pipes ranging in size from 6-inches through 24-inches in diameter. Water distribution system storage consists of four 1-million gallon (MG) elevated storage tanks.

Existing Water Supply and Demand. Water is currently purchased from Newnan Utilities and the City of Atlanta. Newnan Utilities obtains its water supply from Line Creek, White Oak Creek and Sandy/Brown Creek. Water is pumped from these creeks to storage reservoirs where it is then withdrawn and treated. The City of Atlanta withdraws its water supply from the Chattahoochee River north of Peachtree Creek. Up to 2.4 million gallons per day (MGD) of water can be obtained from the City of Atlanta, while a maximum of 4 MGD of water can be purchased from Newnan Utilities. In 2003, Coweta County’s annual average daily demand (AADD) was 5.0 MGD with a peak day demand of 5.9 MGD.

Future Water Supply and Demand. Coweta County constructed the B.T. Brown Reservoir in 1984 and construction of the B.T. Brown Water Treatment Plant (WTP) began in 2005. The new WTP is anticipated to be operational mid-2006 with a peak day capacity of 8 MGD. In addition to the contractual agreements with Newnan Utilities and the City of Atlanta, Coweta County has also developed an agreement with the City of Griffin. Griffin anticipates completion of its Still Creek Reservoir and WTP by January 1, 2006, and has guaranteed up to 7.5 MGD capacity to Coweta County. Taking all the water supply sources into consideration, a total of 19.4 MGD will be available to Coweta County. How long this water supply will last is a key consideration in the planning process. Water demand projections were obtained from the Preliminary Engineering Report for 2005 Bond Issue, completed in February 2005 by Stevenson and Palmer Engineering. These projections are presented in Figure 1. The 2026 peak day demand is projected to be 12.8 MGD; therefore, water supply is expected to be adequate to meet the water demands over the planning period and beyond.

Figure 6-2



6.2 Sewerage System and Wastewater Treatment

Coweta County owns and operates three Water Pollution Control Plants (WPCPs). Each of these facilities has a distinct collection system and service area. A fourth service area, East Newnan, has its wastewater collected and pumped to the Wahoo Creek WPCP, which is owned and operated by Newnan Utilities. **Figure 6-3** shows the four service areas. These four systems provided wastewater service to 2,230 customers as of December 2003. The cities of Newnan, Grantville, Palmetto and Senoia provide wastewater service within their corporate boundaries.

Shenandoah WPCP. The Shenandoah WPCP, located at 1519 Poplar Road, has an existing capacity of 0.89 MGD and discharges to White Oak Creek, which is a tributary of the Flint River. The WPCP provides sewer service to the Shenandoah Industrial Park as well as residential and commercial customers in the immediate area and is operating at approximately 85 percent of its capacity. Inflow and infiltration has been a serious problem for this service area. The Shenandoah WPCP service area is experiencing additional residential, commercial and industrial growth and as a result, Coweta County is in the process of expanding the capacity of the WPCP to 2.0 MGD. The expansion is scheduled to be completed mid-2008.

Arnco WPCP. The Arnco WPCP, located at U.S. Highway 27 in Arnco Mills, has a permitted capacity of 0.1 MGD and discharges to Wahoo Creek, which is located in the Chattahoochee River basin. Inflow and infiltration have been a serious problem for this service area. New connections to the Arnco WPCP service area are not permitted.

Sargent WPCP. The Sargent WPCP, located at 90 Ball Street, has a permitted capacity of 0.06 MGD. The facility discharges to Wahoo Creek, which is located in the Chattahoochee River basin. Inflow and infiltration have been a serious problem for this service area. New connections to the Sargent WPCP service area are not permitted.

East Newnan Service Area. The East Newnan collection system conveys wastewater to the Wahoo Creek WPCP located in the City of Newnan for treatment. The pump station has a design capacity of 50,000 gallons per day. There is capacity in this system to allow new developments to connect to the sewer, where feasible. However, inflow and infiltration have been a serious issue for this area and could limit the overall capacity of the area.

Private Septic Tank Systems. Public wastewater collection and treatment services are limited in Coweta County. The County's approach to residential wastewater management has been through the use of on-site septic systems. This effort has been solidified with the minimum lot size being increased to 1.6 acres. Overall, the septic tanks are performing well for residential developments; however, older homes that had septic systems installed over 30 years ago are beginning to fail and require replacement. Commercial developments on septic systems have had issues with raw sewage backing up in the system and flooding the establishments. Commercial use of septic systems should be discouraged, where possible, and monitoring and maintenance standards implemented. There has also been some use of community septic systems, which have also experienced problems. Four community systems have failed in the past ten years, two in Senoia and two in subdivision in the unincorporated county.

Future Wastewater Needs. A study of the Shenandoah service area was completed for Coweta County in February 2005 (*Preliminary Engineering Report for 2005 Bond Issue* by Stevenson and Palmer Engineering, Inc.) to assess the wastewater needs. According to the study, at build-out, the area will generate 2.0 MGD of wastewater. In order to meet these needs, Coweta County is in the process of expanding its Shenandoah WPCP to 2.0

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MGD. The Arnco and Sargent WPCP service areas are already at capacity and no new connections are allowed. Developments in these areas as well as the rest of the unincorporated portions of the county are managing wastewater through on-site septic systems. A Sewer Master Plan for Coweta County, which is already underway, will address the development of sewer service districts and treatment strategies for industrial and commercial centers.

Future Regional Wastewater Needs. According to the Metro Atlanta Chamber of Commerce Quality Growth Task Force:

"Under Georgia's previous draft Tri-State agreements with Alabama and Florida, septic tanks, land application systems and outdoor irrigation were considered '100% consumptive' of water supply, as they did not return measurable amounts of water to the rivers (unlike sewers, that treat and return wastewater). Under this premise, a house on a septic tank can 'consume' 6.6 times the water of a house served by sewer."

(Source: "Metro Atlanta Quality Growth Task Force, Consolidated Recommendations", dated May 7, 2004)

It should also be noted that land application systems would be treated the same as individual septic tanks under the assumptions of these Tri-State agreements. With the region's available water supply diminishing as result of regional growth, this suggests that there may be future political pressure to develop sewer systems in favor of septic.

6.3 Other Community Facilities

6.3.1 Fire Protection

The Coweta Fire Department has 14 stations that run 24 hours a day, seven days a week. The stations are numbered #1 through #16, there is no station #9 or #13. The county fire department services the entire county with the exception of Newnan, which has its own fire department. The Department currently has 104 employees, of which 99 are regular firefighters. There have been 16 new hires in the last two years. The Fire Department would like to hire 40 more over the next 5 years.

A national standard for firefighters is 1.65 per 1,000 residents. In 2005, there were approximately 73,000 residents in the unincorporated county, suggesting 119 firefighters for unincorporated Coweta County.

The current ISO rating is 6/9 for the county. This rating denotes a 6 for areas that are located within 5 vehicle miles of a station and within 1,000 feet of a fire hydrant, the county rates a 9 outside those ranges. **Figure 6-4** shows what areas are within 5 vehicle miles of a station. To raise the rating to a 1, the entire county would have to have a fire station within 2.5 vehicle miles of any location. That would require 17 new stations in addition to the 14 they already have.

The department is now in the process of acquiring property for a new station on New Hope Road in the southwestern portion of the county. This will serve a large area that is currently not within 5 miles of existing stations. In 2005, the department replaced Station #8 with a new facility. In the near future, Station #11 in Grantville is to be relocated closer to downtown and Station #10 will be remodeled. The county is also building a new Fire Headquarters building behind the old one to replace the old facility at a cost of approximately \$1.2 million. It should be completed in Fall 2006.

In 1997-98, the department had two response trucks. Since one was due for replacement, they added new extraction equipment to all the engines to improve emergency response capabilities.

In addition to staffing, stations, and the truck fleet, the capacity of many county bridges is an issue. Many were not designed to handle the 44,000 pound fire engines. The railroad bridge on Greentop Road is among the most critical and frequently used of the inadequate bridges. Other transportation needs include improvements to Smokey Road, to complete the By-Pass, and improvements to Lower Fayetteville Road.

6.3.2 Public Safety

The Coweta County Sheriff's Office has five divisions: criminal investigation, uniformed patrol, jail operations, support services, and court services. Court services division is responsible for serving warrants, civil papers, prisoner transport, and security of the courts.

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The Sheriff's Department provides protection to approximately 450 square miles of unincorporated Coweta County in six zones, including the municipalities of Sharpsburg, Turin, Haralson, and Moreland. Back up assistance is provided to Newnan, Palmetto, Senoia, and Grantville.

Routine services provided by the Sheriff's Office include crime prevention, traffic control, maintaining order, investigating crimes, apprehending offenders, responding to emergencies (911) and non-emergency calls for service. Some of the special programs offered by the Sheriff's Office include Neighborhood Watch, classes in women's firearms, women's self-defense, citizen's Police Academy, and SAFE (Students for Education). The SAFE program is a ten-week program taught by specially-trained Coweta County Sheriff's deputies. The program is targeted at fifth grade students.

The Crime Suppression Unit (CSU) is a multi-function unit of specially trained officers that are deployed for directed patrols in high risk situations. Their deployment frees regular patrol units to answer routine service calls. When not otherwise deployed, the CSU officers are assigned to known high crime areas, with a primary focus on deterring street level drug activity.

The Coweta County Prison (formerly known as the Correctional Institution) is a medium security institution under the control of Coweta County and the Georgia Department of Corrections. The facility is located at 101 Selt Road, Newnan, and contains 216 beds, housing 202 state prisoners and 14 county inmates. Its occupancy averages about 95 percent. County inmates are received from the local courts and are usually sentenced for up to 12 months in jail. Inmates perform a variety of functions for the county, such as road maintenance, building maintenance, lawn maintenance, laundry, and food service.

The Sheriff's Department Headquarters is a 110,000 square foot facility located at 560 Grieson Trail in Newnan. The Zone 1 East Coweta Precinct is located on Highway 154 in Sharpsburg and contains 800 square feet.

The Sheriff's Office has a total staff of 178, including deputies, dispatchers, clerks and jailers. There are 111 sworn officers, and 67 non-sworn personnel. A typical method used by police departments to measure level of service is the number of police personnel serving 10,000 residents. According to the U.S. Census of Governments in 2000, local governments in Georgia employed approximately 26.8 public safety personnel per 10,000 residents. . In Coweta County, the Sheriff's Office currently has approximately 23.7 public safety personnel for every 10,000 residents in the service area. Using this standard, Coweta County's level of service is slightly below the statewide average.

The Sheriff's Office does not currently have plans to increase its personnel or expand the jail, but a new Courthouse is under construction, with an opening date in late 2005 or early 2006. The Sheriff's Office will hire additional personnel to serve the new Courthouse.

6.3.3 Parks and Recreation

The Recreation Department serves the entire county and maintains a wide range of facilities, including 56 baseball fields, 4 football fields, 15 soccer fields, 2 gyms, and 3 senior service centers. These facilities are spread around the county in several parks and complexes. These recreation facilities include:

- James Mottola Recreation Center (39 Hospital Road, Newnan) The facility includes a gym, meeting rooms, weight rooms, 3 tennis courts, 9 ball fields, 1 softball field, playground and pavilion, a multi-purpose building (Johnny Brown building), and a football field.
- Hunter Complex (2970 East Highway 16, Sharpsburg) This facility includes a gym, 4 baseball fields, 3 multi-purpose fields, 2 tennis courts, playground, pavilion, weight room, 2 classrooms, ADA field and walking trail.
- B.T. Brown Reservoir (621 S. Alexander Creek Rd, Newnan) This facility includes a pavilion, playground, boat ramp, grills and picnic tables.
- Harriet Alexander Art House (Corner of Hospital Road and Recreation Center Road). This facility includes arts and crafts rooms and meeting rooms for club and organizations. The Newnan Art Association will meet there.
- Richard Allen Drive Pool (Corner of Richard Allen and Wesley Streets). This facility includes a large pool used in the summer for open swimming.
- Pickett Field (Wesley Street) – Baseball field, picnic areas and football field.
- C.J. Smith Park (Farmer Street) – Baseball field and picnic area.
- Grantville Park – 3 baseball fields
- Senoia Park – 2 tennis courts and 5 baseball fields.
- Wesley Street Gym
- Moreland Park – 2 tennis courts and 1 softball field
- Sharpsburg Park – 2 tennis courts
- Western Park – 1 softball field and 2 tennis courts
- Arnco Park – 1 little league field
- Sargent Park – 4 little league fields and 1 pavilion
- Andrew Bailey – 4 baseball fields and 1 pavilion
- Whitlock Park (Hwy 34 Soccer Complex, 100 Walt Sanders Road) – 10 soccer fields, 4 youth softball fields, 4 pavilions and a welcome center. (This facility was donated by Yamaha – includes 29 acres).
- Expo Center

Other facilities include 3 senior centers and the Pine Road Fairgrounds. The fairgrounds include 3 miles of walking trails, lake, amphitheater, meeting room with kitchens, the W.C. Adamson Horse Arena, and the James McGuffey nature center.

Figure 6-5 summarizes countywide recreation facilities against national recreation standards. Compared with the national standards, Coweta County as a whole has ample baseball and soccer fields, but a substantial shortage of tennis courts. These findings need to be weighed against local preferences for facilities. For example, softball and soccer are likely more popular in Coweta County than in the nation as a whole.

Figure 6-6: NRPA Recreation Standards and Needs for Coweta County

Facility	Count	NRPA Standard	NRPA Recommendation	NRPA-Based Need
Baseball fields	58	1 per 5,000 residents	21	None
Football fields	4	1 per 20,000 residents	5	1
Soccer fields	15	1 per 10,000 residents	11	None
Tennis court	17	1 per 2,000 residents	53	36

Sources: Coweta County Recreation and Parks Department; National Recreation and Parks Association

The county is in the process of acquiring 77 acres off Happy Valley Circle near where it intersects with Cedar Creek. Plans for this site include a gym and a soccer complex. It will cost \$4 million to develop the park and about \$100,000 a year to maintain. There are also plans to expand the Grantville Park to include more ballfields.

The Recreation Department is active in supporting sporting activities and local county leagues. Parents run the baseball and soccer leagues. The Recreation Department runs the football and basketball leagues. Scheduling these events is always a problem, particularly baseball. There is a 2% annual growth in baseball participation every year with 4,100 to 4,200 youth involved in the county league.

About 900 youth participate in football, 400 in basketball and soccer is split into a spring league that has about 1,000 participants, and a fall league with 700 participants.

The Recreation Department also runs Art classes (175 students), ballet (50 students), karate (40 to 45 students), yoga (20 students), dog obedience (8 week program, 15 per class), and wrestling (40 participants). The Department also runs a day camp in the summer (125 children). There are also adult softball (400 people), football (10 teams) and basketball leagues (22 teams). Participants must work or live in the County and are usually sponsored by local churches for industries.

All the capital improvements are paid through the SPLOST program. The Recreation Department also has about \$100,000 in debt it hopes to repay via sales tax. Most of its requests for the next SPLOST will go to fund the new Happy Valley Complex.

6.3.4 Stormwater Management

As discussed in the Natural Resources portion of this assessment, Coweta County is in two drainage basins. Stormwater runoff and streams flowing in the eastern portion of the county drain into the Flint River. The stormwater runoff and streams flowing in the western portion of the county drain into the Chattahoochee River. The stormwater management system in Coweta County consists of conveyance, storage, and treatment facilities, as well as the existing procedures for proper design, permitting, construction, enforcement and management of new facilities to control the quantity and quality of non-point discharges into streams and other waterbodies. The management of these facilities are subject to the Clean Water Act and a long list of related federal and state regulations.

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Under the requirements of the National Pollution Discharge Elimination System (NPDES), all development sites that disturb greater than one acre are required to receive a permit before they can begin land disturbance. Larger development sites (those with more than 5 disturbed acres) must prepare an approved erosion sedimentation and pollution control plan with Best Management Practices to control soil erosion and sedimentation at the site, and maintain onsite water quality monitoring during construction.

Also under this NPDES Phase II permit, Coweta County is required to inventory their stormwater management facilities and discharges, and create a monitoring database that maintains and evaluates samples of water quality for the discharges. Information, such as the location, size and discharge rate of stormwater management facilities in Coweta County, are being entered into a Geographic Information System so that the information can be mapped and tracked. The vast majority of stormwater management facilities in Coweta are privately owned and maintained. Most publicly owned and maintained stormwater management facilities have been constructed in conjunction with the construction of highway and utility projects.

The Clean Water Act also includes monitoring of the quality of fresh water rivers, streams, and lakes. The Clean Water Act provides water quality standards and guidelines, that EPD implements with Total Maximum Daily Loads (TMDLs) for various waterbodies based on certain designated uses. All stream segments in Coweta County are given designated uses, such as fishing, swimming, and potable water withdrawal, and then divided into three categories based on ambient levels of water quality: fully supporting designated uses, partially supporting designated uses, and not supporting designated uses. In Coweta County, there are a number of rivers and streams that do not support their designated uses, including Turkey Creek between I-85 and Chandler Creek and the Chattahoochee River between Pea Creek and Wahoo Creek. Streams that only partially support their designated uses include Cedar Creek, Long Branch Creek and Panther Creek. Coweta County will need to work with Georgia EPD to refine and implement special management plans for stormwater and other discharges in these sub-basins.

Coweta County is a member of the Metropolitan North Georgia Water Planning District (MNGWPD). The MNGWPD created a District-Wide Watershed Management Plan that includes a suite of model stormwater management ordinances:

1. Model Ordinance for Post-Development Stormwater Management for New Development and Redevelopment
2. Model Floodplain Management / Flood Damage Prevention Ordinance
3. Model Conservation Subdivision/ Open Space Development Ordinance
4. Model Illicit Discharge and Illegal Connection Ordinance
5. Model Litter Control Ordinance
6. Model Stream Buffer Protection Ordinance

These ordinances are designed to meet the requirements of the NPDES Phase II permit that stress the management of water quality as well as water quantity when designing

stormwater management systems. The Georgia Stormwater Management Manual contains a detailed battery of Best Management Practices that are designed to filter harmful pollutants from stormwater before it is released into state waters. All local governments within the MNGWPD were required to implement new stormwater management ordinances that meet or exceed the standards of those prepared by MNGWPD. Coweta County passed its stormwater management ordinances in early 2005. These ordinances, along with the Erosion and Sedimentation Control Ordinance, provide the basis for proper design, permitting, construction, enforcement, and management of stormwater management facilities for new development.

Some of the issues related to stormwater management in Coweta County include:

- Administration and staffing of the new procedures for plan review, engineering, permitting and enforcement of stormwater management ordinances
- Public education and developer training regarding the new development procedures related to stormwater management
- Enforcement of new stormwater management and erosion/ sedimentation control ordinances
- Updating FIRM maps of floodplain
- Identifying and financing the retrofit of failing or inadequate stormwater management facilities such as existing culverts and ponds that pose a risk to public health and property
- Consideration of cost effective stormwater management methods such as areawide stormwater storage and treatment
- Coordination of stormwater management implementation strategies and funding with municipalities
- Implementing Best Management Practices in support of TMDL's in sub-basins of streams that do not fully support designated uses.

All these issues are made more urgent by the current rate of growth in Coweta County.

6.3.5 Solid Waste Management Facilities

Environmental Management is responsible for the solid waste program, recycling, and NPDS permitting. The county currently operates under a 1993 Solid Waste Management Master Plan, and is planning on updating the master plan by October 2006. Currently, the county is able to meet its solid waste management needs. Through the update of the master plan the county will assess its ability to meet future needs.

The county's solid waste facilities and services are paid for through the general fund, recycling sales, and garbage user fees. The trash pickup is based on trash bag sales at local grocery stores (yellow and white bags). In 2004, the county collected \$157,736 in bag sales. Trash pickup is franchised out. There are about eight carriers in the yellow pages, they are not restricted by service areas. The Environmental Management office permits the carriers and collects the franchise fees. The county collects about \$50,000 a year from recycling sales.

There is no active landfill in the county; the county disposes of its waste at the Pine Ridge landfill in Griffin. The county has a ten-year contract with Pine Ridge. There is an old landfill west of Newnan. The county does maintain a C&D landfill in county, a transfer station, and 16 collection sites (12 manned). Recycling centers are located at the 12 manned sites.

6.3.6 Education

Throughout the public involvement process, participants stressed the importance of a good education system to the overall quality of life and in attracting both residential and employment growth. The general perception is that the county's education system is good, but citizens want a system that is superior to all others in the region. Currently, Coweta County educational system is comprised of the Coweta County School System, the Central Educational Center, the State University of West Georgia Newnan Campus, and a number of private school campuses.

Public School System

Coweta County schools are accredited by the Southern Association of Colleges and Schools; they also meet the State Board of Education Standards for programs, personnel facilities, and financial operation. The Coweta County School System also offers adult education classes, GED preparation, English as a Second Language and vocational training. Coweta County operates 28 public schools with more than 19,000 students. These schools are listed below:

1. Arbor Springs Elementary School, 4840 Highway 29 North, Newnan (K – 5)
2. Arnall Middle School, 700 Lora Smith Road, Newnan, (6-8).
3. Arnco-Sargent Elementary School, 2449 West Highway 16, Newnan (K - 5)
4. Atkinson Elementary School, 14 Nimmons Street, Newnan (K - 5)
5. Cannongate Elementary School, 200 Petes Road, Sharpsburg (K - 5).
6. Central Education Center (CEC), 160 Martin Luther King Jr. Drive, Newnan (Continuing Education)
7. East Coweta Middle School 6291 East Highway 16, Senoia (6-8)
8. East Coweta High School, 400 McCollum-Sharpsburg Road, Sharpsburg (9-12).
9. Eastside Elementary School, 1225 Eastside School Road, Senoia (K - 5).
10. Elm Street Elementary School, 46 Elm Street, Newnan (K - 5).
11. Evans Middle School, 41 Evans Drive, Newnan (6-8).
12. Grantville Elementary School, 5725 Highway 29, Grantville (K – 5)
13. Jefferson Parkway Elementary, 154 Farmer Industrial Blvd, Newnan (K-5).
14. Madras Middle School, 240 Edgeworth Road, Newnan (6-8)
15. Maggie Brown Pre-K, 32 Clark Street, Newnan (Pre-K)
16. Moreland Elementary School, 145 Railroad Street, Moreland (K - 5).
17. Newnan Crossing Elementary School, 1267 Lower Fayetteville Road, Newnan (K-5).
18. Newnan High School, 190 LaGrange Street, Newnan (9-12).
19. Northgate High School, 3220 Fischer Road, (6-8).
20. Northside Elementary School, 720 Country Club Road, Newnan (K - 5).
21. Poplar Road Elementary School, 2925 Poplar Road, Sharpsburg (K – 5)

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22. Ruth Hill Elementary School, 57 Sunset Lane, Newnan (K - 5).
23. Smokey Road Middle School, 965 Smokey Road, Newnan (6 - 8)
24. Thomas Crossroads Elementary School, 3530 Highway 34, Sharpsburg (K - 5).
25. Western Elementary School, 1730 Welcome Road, Newnan (K - 5).
26. White Oak Elementary School, 770 Lora Smith Road, Newnan (K - 5)
27. Willis Road Elementary School, 430 Willis Road, Sharpsburg (K - 5)
28. Winston Dowdell Academy (previously named Fairmount Alternative School), 1 Dowdell Street, Newnan (Alternative Schools, 7-11)

The general location of local schools can be found in **Figure 6-7**. The system is experiencing a growth rate of 4-5% each year. Eight new schools have opened since 1994 along with a number of schools expanded and refurbished. That makes for a total of 1 Pre-K school, 17 elementary schools, 5 middle schools, 3 high schools, 1 technology charter school, and an alternative school. The technology charter school - the Central Educational Center (CEC) - is recognized by the state as Georgia's model for seamless education, and has welcomed over 80 visitors from around the nation. CEC is a joint-venture partnership between Coweta County Schools, West Central Technical College, and business and industry.

The State Board of Education does the enrollment forecasting and facility allocation for the school system. The County has minimum enrollment standards, but no maximums. The school system considers the optimum elementary school size to be around 700 with maximum practical size of 900. The County plans 20-25 acres for an elementary school, 50-75 acres for a middle school, and 75-100 acres for a high school.

With the growth of the county, overcrowding is a concern. There are currently 80 trailers in use, and there are plans for 3 new Elementary Schools, 2 new Middle School and 5 additions to existing schools, long range land acquisition, remodeling of existing schools, and bus replacement.

Private Schools

There are three private schools in the county that offer Kindergarten through 12th grade education: (1) Heritage School is a college preparatory school which is co-educational and non-sectarian; (2) Newnan Christian School is sponsored by the Bible Baptist Church; and (3) The Pentecostal Church of God Christian Academy. In addition there is also the Carolyn Barron Montessori School which offers primary (2 1/2 - 6 years) and elementary (6-12 years) education using the Montessori educational philosophy.

Post-Secondary Education

West Georgia College operates a Newnan Center, through the Continuing Education and Public Services Program. It is located in the Shenandoah Industrial Park at 7 Solar Circle in Newnan. Established in 1988, this center offers credit and noncredit evening and televised courses for students enrolled at West Georgia College. Core curriculum, graduate-level Education, Master of Public Administration (MPA), and Master of Business Administration (MBA) courses are offered at the Center

Within commuting distance of Coweta County are West Georgia College in Carrollton and all Atlanta educational facilities, including Georgia Institute of Technology, Emory University, Georgia State University, and Atlanta University. Other nearby facilities are Clayton State College and Carroll Technical Institute.

6.3.7 Health Care

Throughout the public involvement process for this plan, a great deal of concern was expressed about the Health Care facilities in the county. Coweta County had 3.2 licensed nursing home beds per 100 persons in 1999, compared with the state average of 5.5 per 100 persons. In 1999, the number of physicians in the county per 10,000 persons was 10, compared to the state average of 19.3. It is generally known that many Coweta residents seek medical attention in Atlanta and nearby Fayette County.

Newnan is also the medical center for the county, with one hospital and several medical clinics. The location of the hospital can be found on **Figure 6-9**. Newnan Hospital is a 110-bed JCAHO licensed, private, non-profit facility offering the latest in medical technology. The hospital offers a 24-hour emergency department, Same Day Surgery, a 12-bed intensive-coronary care unit, an on-site CT scan and mobile services, including MRI and lithotripsy. Outreach services include the Newnan Hospital Health and Fitness Center that promotes positive lifestyles to employees, business and industry and the general public.

The Georgia Rehabilitation Center, an affiliate of Newnan Hospital, opened in 1993. This center is located at the White Oak Center one mile west of I-85 on Highway 34, and provides physical therapy, rehabilitation and pain management. Newnan Hospital also provides a personal emergency response system through Companions for Life.

Through the Health and Fitness Center, the hospital offers a variety of educational programs to serve individuals, employers, and civic organizations. The Cradle Club, a program for new and expectant parents, is based at the Health and Fitness Center. The Life Steps Program for healthful eating and Heart Smart, for identifying people who may be considered "at risk" for developing heart disease because of high blood cholesterol levels, are examples of programs offered through the Health and Fitness Center. Additionally, fitness assessment, aerobic instruction, and exercise equipment are available six days a week.

6.3.8 Libraries

The Newnan-Coweta Library is a member of the Troup-Harris-Coweta Library System. Currently, the county is planning a new facility, the first "county" library. Existing libraries are city facilities. There are branch facilities in Newnan, Grantville and Senoia. The location of these existing facilities can be found on **Figure 6-9**. The new facility and will be approximately 25,000 sq. ft. and located at the corner of Lower Fayetteville Road and Hwy 154 in East Coweta. The library is planned to open in the Spring of 2006.

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Once constructed, the county will be running the facility, including library service programs, library collections, library facilitator of learning, outreach efforts with Coweta School system, developing a service in a way that people will see a need for library services, and creating a partnership between schools and libraries. Currently there is only one county librarian, but by the opening of the new facility, the county will have a staff of 16. The regional system currently does not have a book mobile. It has had one in the past, but budget cuts ended the program in 2004.

The new facility will cost \$8 million to include the cost of architectural design, construction, collections, and landscaping. SPLOST raised \$6 million for the new facility with the other \$2 million coming from the State Library System. Operating costs will come from the county general fund, with some money from the Georgia Public Library based on per capita, with additional money from summer reading programs.

The goal level of service for the library system is 2.0 volumes per capita minimum. The system is hoping for a collection of 75,000 – 80,000 books in 2006. If the county grows at the predicted rate, additional library facilities may be needed within five to ten years. To pay for these anticipated facilities, the Library System hopes to secure grants for library programs, and plans to set up a “Friends of the Library” network to fundraise for matching grants (many grants require a match of some kind). Lots of money is available for this kind of service, and the County is in a unique position of growth to have use for available grant money.

6.3.9 General Government

The Coweta County government consists of a county commission with a five-member board of commissioners who elect a chairperson annually. The Coweta County government is located in several facilities throughout the County. The primary facilities are the Coweta County Courthouse and Coweta County Administration Building located in downtown Newnan. Other facilities include Airport, Board of Health, Sheriff, Fire, EMS, Public Works, the Correctional Institute, Water and Sewer, and Parks and Recreation.

The Coweta County Courthouse, constructed in 1904, serves as a significant landmark and historical resource to the community. In recent years the courtroom has been restored and repairs have been made to the interior of the courthouse dome in order to stabilize the structure. The county courthouse is entirely devoted to court and judicial offices; the magistrate and probate courts are located in the County Administration Building.

The County Administration Building includes several courtrooms and accommodates some court procedures including magistrate and probate courts. The building also houses the bulk of the county government operations. Portions of the administrative building were recently renovated and expanded.

The Public Works Department, Water and Sewer Department and the Correctional Institute are located in separate facilities located throughout the county. The Water and

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Sewer Department recently expanded into a new office facility which will be sufficient to serve the needs of the department in the long term future. The Public Works Department and the County Correctional Department are sufficient to meet the needs of the community.

As a result of numerous expansion projects, the majority of Coweta County government facilities are sufficient to meet the needs of the community. In the immediate future, the County will continue to monitor growth patterns, provide general maintenance, minor renovations, and make modifications to government buildings required under Americans with Disabilities Act.

6.4 Consistency with Service Delivery Strategy

The Service Delivery Strategy agreement was last updated in 2004 to correspond with the last update of the County Comprehensive Plan. The following table outlines the general provisions of the SDS.

Services Provided	Coweta County Service Delivery Strategy (1999)	Areas served	Changes in SDS Update (2004)
Airport	Coweta Co. Airport Authority operates the Newnan-Coweta Airport and receives its funding from grants, user fees and the County general fund	Coweta County and all cities	
Animal Control	Coweta Co. provides for county. Newnan, Palmetto, Senoia and Grantville provide service for their cities. Coweta agrees to provide the same level of service to all the cities provided that the cities amend their animal control ordinances to be consistent with the County's ordinance	Coweta County and all cities	
Building Insp.	Each government provides its own services	Coweta County and all cities	
Bus. Regulations	Coweta Co., Newnan, Palmetto, Grantville, Senoia, and Turin serve their own communities	Coweta County and listed cities	Add Sharpsburg
Cable TV	Newnan and Grantville provide services; Turin grants franchise to private firm. Coweta has franchise agreement with service providers.	Coweta, Newnan, Grantville, Turin	Add Sharpsburg
Cemeteries	Newnan, Grantville, Moreland, and Senoia provide services.	Newnan, Grantville, Moreland, Senoia	
Code Enforcement	Each government entity provides services; Coweta agrees to serve the cities	Coweta County and all cities	
Convention/ Tourism	County provides services throughout the county; Newnan will build a convention center - funded by hotel/motel tax	Coweta County and Newnan	
Court Services	Coweta provides Superior Court, State Court, Juvenile Court, and Magistrate Court for entire County; Cities provide City Court for municipal code violations	Coweta County and listed cities	Municipal Courts in Senoia, Grantville, and Sharpsburg Recorders Courts in Palmetto and Newnan
Economic Development	Service to all the cities provided by Coweta County Development Authority and 21st Century Coweta	Coweta County and all cities	
Elections	Provided by Coweta County for all cities	Coweta County and all cities	

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Services Provided	Coweta County Service Delivery Strategy (1999)	Areas served	Changes in SDS Update (2004)
Electric/Gas Service	Provided by Newnan, Grantville, Palmetto and Moreland only	Newnan, Grantville, Palmetto, Moreland	
Emergency Mgmt.	Coweta provides for entire county and all cities	Coweta County and all cities	
Emergency Medical	Coweta provides county-wide with private firm	Coweta County and all cities	
Emergency Rescue	Coweta provides county-wide with special tax district (not county-wide)	Coweta County and all cities	
E-911 Dispatch	Coweta provides county-wide through assessment on telephone service supplemented from general fund	Coweta County and all cities	
Fire Services	Coweta provides county-wide. Haralson, Senoia and Grantville contract with County. Newnan provides own services. Newnan, Haralson, Senoia and Grantville provide own service from general fund.	Coweta County, Newnan, Grantville, Haralson, Senoia	
Hospital Services	Coweta serves entire County through Hospital Authority	Coweta County and all cities	Indigent Health Care provided by Newnan Hospital (Private, non-profit facility)
Indigent Defense	Coweta provides for entire county and all cities	Coweta County and listed cities	Cities of Newnan, Palmeto, Grantville, Senoia, and Sharpsburg provide Indigent Defense.
Jail	Coweta County provides for entire County and all cities	Coweta County and all cities	
Juvenile Intake	Coweta serves entire County and all cities	Coweta County and all cities	
Law Enforcement	Coweta Sheriff Dept. serves entire County. Newnan, Grantville, Palmetto and Senoia provide enhanced law enforcement services to their communities	Coweta County and all cities	
Library	County and Newnan provide joint Library; Senoia also provides Library	Coweta County, Newnan, Senoia, (Grantville, Turin)	Coweta to build Library in NE County; Grantville and Turin operate separate libraries
Mapping	Coweta serves unincorporated area. Newnan and Palmetto serve their cities; Turin and Moreland contract for service with Chatt-Flint RDC	Coweta County, Newnan, Palmetto, Turin, Moreland, (Sharpsburg)	Turin, Moreland and Sharpsburg provide their own mapping (no services from RDC)
Parks & Recreation	Coweta serves entire County. Newnan, Senoia, Sharpsburg and Grantville own and maintain facilities that are operated by the County	Coweta County and all cities	
Planning and Zoning	Each local government provides their own services from general revenues	Coweta County and all cities	
Probate Supervision	Coweta County provides for entire County and all cities	Coweta County and all cities	

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Services Provided	Coweta County Service Delivery Strategy (1999)	Areas served	Changes in SDS Update (2004)
State & Superior Ct.			
Probate Supervision Municipal Court	Newnan, Grantville, Palmetto, and Senoia provide services.	Newnan, Grantville, Palmetto, Senoia	
Public Health Services	Coweta County provides for entire County and all cities	Coweta County and all cities	
Public Works	Coweta County provides for entire County and all cities. Newnan, Grantville, Senoia, Palmetto and Turin supplement County services	Coweta County and all cities	
Road/ Street Constr.	Coweta County provides for entire County and all cities. Haralson, Moreland, Newnan, Grantville, Senoia, Palmetto and Turin supplement County services	Coweta County and all cities	Sharpsburg provides services through General Fund/ State Contracts.
Road/ Street Maint.	Coweta County provides for entire County and all cities. Haralson, Moreland, Newnan, Grantville, Senoia, Palmetto and Turin supplement County services	Coweta County and all cities	
Solid Waste Mgmt.	Coweta provides disposal countywide-compactors and special garbage bags. Newnan and several cities provide door-to-door garbage pickup	Coweta, Newnan, and other listed cities	Coweta Co. and Newnan provide own services. Grantville and Turin provide services through private collector.
Storm Water Mgmt.	Coweta, Newnan, Palmetto, Grantville, Moreland, Sharpsburg, Turin and Haralson provide separate services. Coweta uses stormwater development fees	Coweta, Newnan, and other listed cities	
Water supply/distr.	Coweta purchases water from Newnan Utilities; County wholesales water to Senoia and Grantville. Newnan Utilities serves City of Newnan. Palmetto provides water to its citizens; Turin serves its citizens and also Sharpsburg. Unincorporated areas are served by Coweta Co as well as Newnan Utilities, Senoia, Grantville, Palmetto with coordination by County.	Coweta County and Cities of Newnan, Senoia, Grantville, Turin, Sharpsburg, and Palmetto	
Sewage Collection and Disposal	Coweta serves limited areas in unincorporated County; Newnan, Grantville, Senoia and Palmetto serve their citizens with no duplication	Coweta, Newnan, Grantville, Senoia and Palmetto	
Tax Assessment	Coweta County provides for entire County and all cities	Coweta County and all cities	
Tax Collection	Coweta, Newnan, Palmetto, Grantville, Moreland and Senoia collect taxes	Coweta County and listed cities	Sharpsburg also provides tax collection
Voter Registration	Coweta County provides for entire County and all cities	Coweta County and all cities	

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Services Provided	Coweta County Service Delivery Strategy (1999)	Areas served	Changes in SDS Update (2004)
Coordination Issues	Incompatible land uses adjacent land uses (Office/Institutional vs. Residential; Commercial vs. Residential; Industrial vs. Residential; Industrial vs. Commercial	Buffer Standards by 6/30/01 Annexation Resolution Agreement signed in 1998	

The provisions of the last SDS agreement as shown in this table were reviewed by Project Management Team. Individual interviews were held with the staff and elected officials of the different municipalities to determine whether any changes needed to be made as part of the upcoming update of this plan. In conducting this review, it was discovered that several changes are likely to have to be made to reflect the proper funding sources of the different services and changes in sewer service. Another general concern expressed by the public and elected officials is the need for better coordination concerning annexation and land use coordination issues. As work on the Comprehensive Plan continues, work will also continue to update the SDS to be consistent with the recommendations of the plan and recent changes in service delivery in the county.

7 Intergovernmental Coordination

7.1 Purpose

According to the State Planning Goals and Objectives of *the Standards and Procedures for Local Comprehensive Planning, Chapter 110-12-1-.06*, local governments must evaluate the consistency of their policies, activities, and development patterns with the following goal for Intergovernmental Coordination:

“To ensure the coordination of local planning efforts with other local service providers and authorities, with neighboring communities and with state and regional plans and programs”.

The Community Assessment is intended to evaluate the community’s current policies, activities, and development patterns for consistency with the Quality Community Objectives, identify potential issues and opportunities for further study, and use supportive data and information to check the validity of potential issues and opportunities. According to the *Standards and Procedures for Local Comprehensive Planning, Chapter 110-12-1-.07*, this is to be done by identifying existing coordination mechanisms and processes with adjacent local governments, independent special authorities and districts, Independent development authorities and districts, school boards, and federal, state, or regional programs and activities that relate to local planning.

7.2 Coordination Partners

Intergovernmental coordination in Coweta County concerns the on-going communication, and cooperation of Coweta County’s general purpose government with eight municipalities:

- Grantville
- Haralson (part Coweta/ part Meriwether County)
- Moreland
- Newnan
- Palmetto (part Coweta/ part Fulton County)
- Senoia
- Sharpsburg
- Turin

In addition Coweta County government coordinates with the School Board and seven authorities that serve Coweta County. The authorities include:

- Coweta County Water and Sewerage Authority
- Coweta County Development Authority
- The Development Authority of Coweta County
- Coweta County Solid Waste Authority
- Coweta, Fayette, Meriwether Joint Development Authority
- Newnan- Coweta County Airport Authority
- Residential Care Facilities Authority for the Elderly of Coweta County

Primary responsibility for intergovernmental coordination within the county government lies with the County Administrator's office.

Coweta County is located in the Chattahoochee-Flint Regional Development Center. The RDC has been most active in Coweta County by assisting small cities. The RDC provides GIS mapping for the cities of Moreland, Sharpsburg, and Turin.

7.3 Existing Policy and activities

The 1995 Coweta County Comprehensive Plan contains the following statements about intergovernmental coordination:

“In order to provide efficiency in government cooperation, the Commission agrees to exercise their power to encourage an expanded, formal mechanism for intergovernmental cooperation and coordination involving the several governmental units in Coweta County. To help achieve this objective, the Commission will, through all appropriate means:

- *work to establish equitable agreements between the several governmental units to provide for mutual participation in providing public facilities; and.*
- *maximize the use and support of the Chattahoochee-Flint Regional Development Center for matters requiring or appropriate for intergovernmental cooperation and mutual assistance.”*

Some of the on-going forms of intergovernmental cooperation in Coweta County include:

1. Coweta County voters approved a SPLOST program, with funds currently shared by Coweta County and all eight of its cities. The SPLOST renewal vote will likely come up again in March 2006.
2. Joint funding of new Courthouse that is under construction.
3. Cooperation on water supply between Newnan and Coweta County. They have the ability to back up each other.
4. Joint library agreement between City of Newnan and Coweta County.
5. Joint GIS mapping by Coweta, Newnan, and Palmetto.
6. Joint provision of Emergency Management and E-911 services through the county.
7. Joint provision of indigent care through the Coweta County Hospital Authority.
8. Coordination of timing and location of new schools.
9. County shares development activity and building permit data with School Board.
10. County Sheriff provides school resource officer for schools that targets drug prevention beginning at 5th grade level.
11. County coordinates state Local Assistance Road Paving (LARP) funding for cities and provides minor road maintenance assistance to small cities.
12. County residents have access to school recreation facilities after school hours.
13. Mutual aid for public safety and fire protection.
14. Shared cost of Line Creek bridge project with Peachtree City and Fayette County.

15. Coordination on Metropolitan-Atlanta transportation issues with the Atlanta Regional Commission.

In 2003 Coweta County and its municipalities, Newnan Utilities and the School Board established the Coweta Intergovernmental Association (CIA). The CIA met only once, on February 7, 2003. Their meeting was facilitated by the University of Georgia Carl Vinson Institute of Government. Issues that were raised for discussion included rapid growth, school enrollment, need for cross-county transportation improvements, transportation funding sources, regional water supply, water conservation, stormwater management, buffers for annexed property, jurisdiction notification regarding annexation, coordinated Comprehensive Planning, and recreation sites in planned developments. Since then the CIA has been replaced by an Intergovernmental Committee with more involvement of staff and less involvement with elected officials. The new Intergovernmental Committee has yet to meet.

7.4 Intergovernmental Coordination Opportunities

Annexation is clearly a significant issue in Coweta County. In the period 1994-2000 and before the effects of House Bill 489 (Service Delivery Strategy) approximately 3,500 acres were annexed by municipalities in Coweta County. After 2000 another 500 acres were annexed by the cities. The majority of the acreage was annexed by the cities of Newnan and Senoia.

Coweta County also has intergovernmental coordination issues with abutting counties. Power plants and landfills planned along the Coweta County line by Meriwether and Heard County led to high-level consultations in the past few years. A Development of Regional Impact under consideration near Whitesburg in Carroll County will require on-going coordination across county lines.

Up to now, the county coordination efforts have been adequate, but as the county continues to grow and particularly as demands on the county staff grow, maintaining strong and productive coordination efforts will be more difficult. Potential future intergovernmental coordination opportunities for later consideration in the Community Agenda include:

1. Coordinating planning for growth with transportation improvements.
2. Annexation and potential “spheres of influence” for cities
3. Need to establish a process of having a pre-conference with cities considering annexation to discuss mitigation of annexation impacts.
4. Carroll County DRI impacts on Coweta County
5. SPLOST renewal referendum and how funding and projects will be coordinated.
6. Impact fees by cities, and whether the County should also collect them.
7. Role of MNGWPD in Coweta County
8. NPDES/ Stormwater management implementation and coordination with cities
9. Coweta’s role in the Southern Crescent planning at ARC
10. Coordinating GRTA bus services in Coweta County and cities
11. Industrial development on mega development site near Moreland
12. Coordinating sewer service expansion with cities.

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13. Coordination of tourism activities and funding agreements for promotions.
14. Maintaining integrity of ad valorem taxation to cover bond payments for Fire Districts as source of funding as cities annex into the Fire District and provide their own fire services.
15. Development of industry and sewer service for Joint Development Authority site in Grantville and Meriwether County.
16. Future needs for technical college or other expansion of post-secondary education.
17. Role of school board in commenting on impacts of rezoning applications.
18. Coordinating transportation, water and sewer services with new school sites.
19. City-county cooperation in parks and recreation.

8 Transportation

This assessment of existing transportation conditions was taken from technical report prepared by URS for the **Coweta County Joint Comprehensive Transportation Plan (CTP)**. The CTP will identify projects and strategies to provide for the mobility needs of both the current and future citizens of the County and seven incorporated municipalities. The CTP study area includes the entirety of Coweta County and an approximate five mile buffer externally surrounding the County.

The County's transportation system currently contains a number of elements including roads and other modes. All of these elements have been inventoried as part of the CTP planning effort. Coweta County has 1,264 miles of roadway. Interstate 85 passes northeast to southwest for 23 miles and has five interchanges within the County. Other significant roadways include:

- US 27 Alternate;
- US 29;
- SR 16;
- SR 34;
- SR 54;
- SR 74;
- SR 85;
- SR 154;
- Lower Fayetteville Road; and
- Poplar Road.

The County is served by one GRTA express bus route that connects to downtown Atlanta. There are designated bicycle routes, limited sidewalk facilities, aviation services provided through an airport authority, and freight rail service provided by the two major eastern rail carriers.

The purpose of this section is to inventory and document the existing transportation system conditions in Coweta County. An understanding of the existing conditions is essential for developing a Comprehensive Plan that balances transportation needs against other important community values such as quality of life, economic development, and rural character. This section describes existing transportation data including:

- Roadway inventory
- Traffic signal locations
- Traffic control infrastructure
- Roadway geometrics
- Functional classifications
- Traffic volumes
- Level of service
- Planned improvements

- Bridges
- Bicycle and pedestrian facilities
- Parking facilities
- Public transportation and services
- Freight movements
- Railroads and airports

This inventory of existing conditions also provides a considerable amount of background information associated with travel behavior, socioeconomic characteristics, land use policies, and existing traffic variables. Data information sources included prior plans and studies, information from Coweta County and the cities of Newnan, Senoia, Grantville, Moreland, Sharpsburg, Turin, and Haralson, the Atlanta Regional Commission (ARC), the Chattahoochee-Flint Regional Development Center, the Georgia Department of Transportation (GDOT), and the Georgia Regional Transportation Authority (GRTA). To ensure accuracy, this data was then field verified by the project team.

8.1 Streets, Roads, and Highways

The existing transportation system in Coweta County includes roadways constructed and maintained by several government agencies, including the state, county, and local cities. The existing road inventory as illustrated by **Figure 8-1** shows the number of lanes for each facility throughout the County.

8.1.1 Roadway Characteristics

This section describes the general physical characteristics of roadways in Coweta County. Included are overviews of traffic signal locations, traffic control infrastructure, roadway geometrics, and the functional classifications of roads in the County.

Traffic Signal Locations

Twenty-one traffic signals are located in unincorporated **Coweta County**.

Figure 8-2 illustrates the location of the existing signals in Coweta County and includes the City of Senoia signal.

Traffic Control Infrastructure

Signal controllers in use throughout the unincorporated parts of the County are maintained by GDOT. Currently, GDOT is in the process of upgrading all of their controllers to the 2070L model. However, at this time there is not a set schedule for the upgrades to take place.

Most of the existing signals in the City of Newnan are fixed time signals. Similar to GDOT, the City of Newnan is in the process of changing over to 2070L signal controllers.

Signal controller information was provided by GDOT and the City of Newnan.

The signal controllers in place in Coweta County at the present time do not support advanced functions such as signal coordination or Intelligent Transportation Systems (ITS). However, the 2070L model controllers that are being upgraded are capable of supporting signal coordination and other ITS applications.

The signal controllers in place in Newnan at the present time do not support advanced functions such as signal coordination or Intelligent Transportation Systems (ITS). However, the 2070L model controllers that are being upgraded are capable of supporting signal coordination and other ITS applications.

Roadway Geometrics

There are a number of intersections with obsolete geometric configuration and design (e.g., turning radii, sight-lines, etc.). Examples of such intersections include Major Road, Raymond Hill Road, Shaw Road at Fischer Road, Weldon Road at Shell Road, Turkey Creek Road at SR 16, and US 29 at Greentop Road in Coweta County.

Other intersections with potential issues include US 29 at Main Street, and Main Street at Post Street in Grantville, Turkey Creek Road, East Newnan Road at Poplar in Newnan, SR 154 at Old Highway 16 in Sharpsburg, Seavy Street at SR74-85 and SR 16 at Pylant Road in Senoia, and US29 at College Street in Moreland.

These intersections are examples and a comprehensive list will be developed during the Needs Assessment phase of the Joint CTP.

Intersections with potential geometry issues were identified through input from county staff and several project team visits to the County.

Functional Classifications

Roads are classified as to the functions they perform within a total transportation system. The general categories used in a functional classification scheme are:

- Interstate Principal Arterial;
- Principal Arterial;
- Minor Arterial;
- Major Collector;
- Minor Collector;
- Collector; and
- Local Streets.

Each category places a different emphasis on providing the two major functions of a roadway: movement of traffic and access to property. Interstate Principal Arterials serve only to move traffic through an area, providing no direct access to property. In contrast, Local Streets provide excellent access to adjacent properties but move significantly less traffic through an area. **Figure 8-3** details the centerline miles of roadway in Coweta

County by functional classification. **Figure 8-4** shows the existing functional classification for the County roadway networks.

The existing functional classification data was provided by Coweta County and the City of Newnan.

Figure 8-3: Coweta County Roadway Centerline Miles by Functional Classification

Functional Classification	Centerline Miles
Interstate Principal Arterial	23.3
Principal Arterial	25.7
Major Arterial	53.1
Major Collector	128.0
Minor Collector	37.9
Collector	150.5
Local Street	845.7
Total	1,264.2

Source: Coweta County

8.1.2 Traffic Conditions

Traffic conditions are determined using two components: volume and capacity. Volume is generally reported as Average Annual Daily Traffic (AADT) and provides insight with regard to demand on the system. Using the ARC regional travel demand model, volumes can be combined with roadway capacities to determine how well the system is functioning and identify issues where transportation network is over capacity.

Average Annual Daily Traffic

AADT volumes were collected to give an indication of the overall utilization of roadways in Coweta County. These volumes are obtained using mechanical road tube counters or by manual traffic counting. **Figure 8-5** shows the existing daily traffic counts for various locations throughout the County.

Level of Service

The volume-to-capacity relationship of an intersection or roadway section is expressed in terms of its Level of Service (LOS), which is a measure of the amount of delay and congestion experienced by motorists as they pass through an intersection or roadway section. LOS A represents free flow conditions with very little delay and LOS F indicates forced flow with extreme congestion and long delays. In most urban areas, LOS E is typically considered to be the limit of acceptable delay; however it should be noted that the acceptable level of LOS is a policy decision by individual jurisdictions.

Coweta County

Because of the predominant rural and small town nature of Coweta County, LOS C is the limit of acceptable delay. Therefore, this analysis highlights sections of roadways that are currently operating at LOS C or worse. However, GRTA considers LOS D the default level for Coweta County in their Development of Regional Impact studies. **Figure 8-6** shows the current level of service for all roads in Coweta County.

For this analysis, the ARC regional travel demand model was used to calculate the vehicles to capacity (V/C) ratio and determine LOS on the Coweta County transportation network for the PM peak hour. This time period for analysis was chosen because the heaviest traffic volumes during a twenty-four hour period typically occur during the PM peak hour. As the travel demand model is designed to model travel at a regional level, tools capable of a more detailed micro simulation of traffic may be used during the Needs Assessment phase of the Joint CTP to model conditions and improvements for congested areas of the County that are not identified by this analysis.

Currently, the portion of I-85 in the northeastern part of the County is at LOS C or from the county line to Collinsworth Road with other isolated areas of congestion that are detailed in the following paragraph. The section of I-85 from the county line to Collinsworth Road has a V/C ratio of 0.75, which corresponds to LOS C. At Sharpsburg – McCollum Road, the I-85 southbound exit ramp has a V/C ratio of 0.71, or LOS C. The I-85 southbound exit ramp at Bullsboro Drive has a V/C ratio of 0.74, or LOS C. The rest of I-85 is currently operating at LOS A or B.

Also in the northeast section of Coweta County, a segment of Sharpsburg – McCollum Road from US 29 to Hammock Road is experiencing unacceptable levels of congestion. Sharpsburg – McCollum Road from US 29 to I-85 has a V/C ratio 0.71, corresponding to LOS C. The section of Sharpsburg – McCollum Road under I-85 is severely congested with a V/C ratio of 1.05 and a LOS of F. The segment from Raymond Hill Road to Hammock Road has a V/C ratio of 0.80 or LOS D. The remaining portions of Sharpsburg - McCollum Road are operating at LOS A or B.

Herring Road, from Green Top Road to Bullsboro Drive, in the northeast section of the County, is currently experiencing LOS E and F. Herring Road from Green Top Road to Beasley Road has a V/C ratio of 0.94 or LOS E. From Beasley Road to just south of St. John Circle, Herring Road has a V/C ratio of 1.08 or LOS F. Herring Road from just south of St John Circle to Bullsboro Drive has a V/C ratio of 1.08 or LOS F.

Various segments of Bullsboro Drive, in the northeastern section of the County, are currently experiencing an unacceptable LOS from the I-85 access ramps to the Coweta/Fayette County line. The section of Bullsboro Drive between the I-85 access ramps is operating at LOS C with a V/C ratio of 0.75. From Shenandoah BLVD to Walt Sanders Memorial Drive, Bullsboro Drive also has a V/C ratio of 0.75 or LOS C. From Lora Smith Road to Posey Road, Bullsboro Drive has a V/C ratio of 0.71 or LOS D. Between Fisher Road and SR 54, the facility has a V/C ratio of 0.84 or LOS D. SR 54 from SR 34 to the county line has a V/C ratio of 1.12 or LOS F.

8.1.3 Over the Road Freight Conditions

Several national and state highways serve Coweta County. A number of these are suitable for over the road freight movement. Interstate 85 serves as the primary freight route through the County and is designated as an oversized truck route by GDOT. Other facilities in the County designated as oversized truck routes include the following:

- US 29 from I-85 to the southern county line;
- SR 34 from the western county line to I-85;
- SR 16 from the northwestern county line to I-85 and from I-85 to the eastern county line;
- US 27 Alt/SR 41 from I-85 to the southern county line; and
- SR 85.

Within Coweta County, there is one restriction on US 29 about ½ mile north of the Troup County line.

8.1.4 Safety and Accident Assessment

Figure 8-7 shows the top 30 high accident location sites and **Figure 8-8** shows the top 30 high accident locations sites on both state and county road system in Coweta County. These top 30 accident locations were obtained from the extensive accident location data provided by GDOT. The data includes unincorporated Coweta County and the seven municipalities. It should be noted that these locations are high accident locations as compared to statewide averages. Additionally, the top 30 high accident rate road segments were obtained and are presented in **Figure 8-9**. These are not high accident sections of road with regard to statewide averages.

Figure 8-8: Top 30 High Accident Locations

Map Key	Total	Fatal	Injury	People Injured	Jurisdiction	Route	Milepost	Description
1	30	0	13	27	Newnan	SR 34	8.33	SR 34 at SR 34-Bypass
2	19	0	5	5	Newnan	SR 14	10.82	US 29/SR 14 at SR 16
3	18	0	11	23	Coweta	SR 14	23.02	US 29/SR 14 at SR 154
4	17	0	4	6	Newnan	SR 34	15.32	SR 34 at Beaver CT
5	15	0	9	18	Coweta	SR 34	18.91	SR 34 at SR 154
6	15	0	4	7	Newnan	SR 34	15.91	SR 34 at Shenandoah BLVD
7	14	0	5	6	Coweta	SR 14	26.53	US 29/SR 14 at Weldon RD
8	13	0	9	17	Newnan	SR 34	14.68	SR 34 at Amlajack BLVD
9	12	0	8	21	Coweta	SR 70	3.11	SR 70 at Macedonia RD/Buddy West RD
10	12	0	2	4	Newnan	SR 14	14.42	US 29/SR 14 at SR 34
11	11	0	5	15	Newnan	SR 14	13.32	US 29/SR 14 at Spence AVE
12	11	0	4	6	Newnan	SR 34	12.76	SR 34 at Coweta CS 845-09
13	11	0	4	5	Newnan	SR 34	16.35	SR 34 at Walt Sanders Memorial DR
14	11	0	2	11	Newnan	SR 34	12.32	SR 34 at Coweta CS 688-09
15	9	0	4	5	Coweta	SR 154	1.72	SR 154 at Willis RD
16	9	0	4	6	Newnan	Broad ST	0.55	CR 546 at Coweta CS 717-09
17	9	0	2	3	Newnan	SR 34 Bypass	5.87	SR 34 Bypass at Coweta CS 880-09
18	9	0	0	0	Coweta	Raymond Hill RD	0.00	Raymond Hill RD at Fischer RD
19	8	0	6	14	Sharpsburg	SR 54	11.02	SR 54 at SR 154
20	8	0	5	10	Newnan	SR 34	15.58	SR 34 at Interstate Way
21	8	0	2	2	Newnan	SR 16	7.93	SR 16 at SR 34
22	8	0	2	2	Coweta	SR 34	17.47	SR 34 at Baker RD
23	7	0	5	8	Newnan	SR 34 Bypass	3.09	SR 34 Bypass at SR 70
24	7	0	4	11	Coweta	SR 154	3.32	SR 154 at Lower Fayetteville RD
25	7	0	3	9	Newnan	SR 14	16.06	US 29/SR 14 at SR 34 Bypass
26	7	0	3	5	Newnan	SR 14	15.47	US 29/SR 14 at Roscoe RD
27	7	0	2	2	Coweta	SR 154	7.70	SR 154 at Raymond Hill RD
28	6	0	4	4	Newnan	CR 503-00	0.50	Amlajack BLVD at Barith RD
29	6	0	3	3	Newnan	SR 34-Bypass	5.42	SR 34 Bypass at Coweta CS 912-09
30	6	0	3	7	Coweta	SR 154	1.80	SR 154 at Malvern Hill RD

Source: GDOT

Figure 8-9: Top 30 High Accident Rate Road Segments

Jurisdiction	Route	Begin MP	End MP	Crashes per Million Vehicle Miles Traveled
Newnan	Shenandoah BLVD	0	0.2	112.31
Newnan	Amlajack BLVD	0.3	0.5	106.19
Newnan	Herring RD	2.4	2.8	79.78
Newnan	CS 706-09	0.6	0.9	73.26
Newnan	Shenandoah BLVD	1	1.4	59.50
Newnan	CS 782-09	0.1	0.5	46.69
Newnan	Walt Sanders Memorial DR	0	0.3	46.21
Coweta	Lazenby RD	0	0.4	44.43
Newnan	Bledsoe RD	0	0	39.85
Coweta	Woods Ford RD	0	0	37.02
Newnan	SR 34	8.3	8.4	36.67
Newnan	CS 804-09	0	0.3	33.33
Newnan	CS 941-09	0	0	33.25
Newnan	CS 713-09	0	0.1	33.25
Newnan	Smokey RD	10.2	10.6	33.09
Newnan	Beaver CT	0	0.3	33.01
Coweta	Raymond Hill RD	0	0.2	29.65
Coweta	SR 70	2.7	3.1	24.83
Newnan	US 29/SR 14	13.7	14.1	20.92
Grantville	US 29/SR 14	3.4	3.8	20.15
Newnan	US 29/SR 14	14.2	14.6	19.10
Coweta	Tommy Lee Cook RD	3.5	3.8	18.26
Coweta	Raymond Hill RD	0.7	1.1	16.20
Newnan	US 29/SR 14	10.8	11.2	14.99
Coweta	US 29/SR 14	22.7	23	14.78
Newnan	CS 845-09	0	0.3	14.75
Newnan	Spence AVE	0	0.4	13.86
Newnan	E Broad ST	0.5	0.9	13.33
Coweta	US 29/SR 14	26.5	26.9	13.16
Newnan	E Broad ST	0	0.3	12.80

Source: GDOT

8.2 Bridge Inventory and Conditions

Bridge inventory data was obtained from GDOT. The overall bridge rating is indicated by its sufficiency rating, where a sufficiency rating greater than 50 is considered satisfactory and a rating less than 50 is considered unsatisfactory (i.e. needing replacement). A total of 109 bridge reports were reviewed. This review indicated that 39 percent of the bridges are in unsatisfactory condition. **Figure 8-10** shows the location and condition of bridges that are in unsatisfactory condition. These bridges require immediate attention, which could include reconstruction or replacement. Some routine maintenance is required to preserve the status of bridges in satisfactory condition. **Figure 8-11** shows all bridges in the County.

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Figure 8-10: Coweta County Bridges In Unsatisfactory Condition

Condition	Sufficiency Rating	Structure ID	Facility Carried	Location	Year Built
Unsatisfactory	19.10	077-5056-0	Grandma Branch RD	2.6 Miles NW of Grantville	1970
Unsatisfactory	41.24	077-5044-0	Gray Girls RD	4.0 Miles SE of Senoia	1960
Unsatisfactory	28.64	077-5045-0	Hines RD	4.0 Miles S of Moreland	1940
Unsatisfactory	18.11	077-5046-0	Haynie RD	2.0 Miles SE of Moreland	1960
Unsatisfactory	35.84	077-5091-0	Al Roberts RD	At Meriwether County Line	1950
Unsatisfactory	44.08	077-5060-0	Bohannon RD	0.5 Miles N of Grantville	1994
Unsatisfactory	32.39	077-5067-0	Chandler RD	4.0 Miles SW of Newnan	1970
Unsatisfactory	48.10	077-5062-0			
Unsatisfactory	22.64	077-5072-0	Boone RD	8.9 Miles NW of Newnan	1950
Unsatisfactory	47.16	077-5071-0	Payton RD	9.2 Miles NW of Newnan	1970
Unsatisfactory	41.28	077-5070-0	Mount Carmel RD	8.3 Miles W of Newnan	1950
Unsatisfactory	29.82	077-5068-0	Holbrook RD	4.0 Miles SW of Newnan	1960
Unsatisfactory	32.39	077-5067-0			
Unsatisfactory	30.41	077-5082-0	Bridge ST	At City Limits of Senoia	1940
Unsatisfactory	25.97	077-5075-0	Sewell Mill RD	7.5 Miles N of Newnan	1958
Unsatisfactory	17.58	077-5076-0	Main ST	2.5 Miles NW of Newnan	1940
Unsatisfactory	41.41	077-5129-0	Minnie Sewell RD	3.0 Miles SW of Grantville	1965
Unsatisfactory	36.26	077-5077-0	Henry Bryant RD	3.5 Miles NW of Newnan	1950
Unsatisfactory	47.38	077-0054-0	Lower Fayetteville RD	5.0 Miles ? of Newnan	1955
Unsatisfactory	7.00	077-0057-0	Lower Fayetteville RD	3.9 Miles N of Sharpsburg	1970
Unsatisfactory	18.11	077-5012-0	Reese RD	1.0 Miles NE of Turin	1945
Unsatisfactory	28.71	077-5008-0	Greentop RD	2.0 Miles NE of Newnan	1950
Unsatisfactory	37.41	077-5010-0	McIntosh TRL	1.0 Miles E of Sharpsburg	1945
Unsatisfactory	5.21	077-5004-0	Happy Valley RD	6.0 Miles N of Newnan	1950
Unsatisfactory	49.41	077-5005-0	Happy Valley RD	6.0 Miles N of Newnan	1950
Unsatisfactory	23.21	077-5006-0	Old Atlanta HWY	2.3 Miles N of Newnan	1950
Unsatisfactory	18.10	077-5002-0	Jim Starr RD	6.0 Miles N of Newnan	1950
Unsatisfactory	30.51	077-5003-0	Brimer RD	6.0 Miles N of Newnan	1970
Unsatisfactory	12.78	077-5033-0	Luther Bailey RD	3.5 Miles SW of Senoia	1960
Unsatisfactory	12.78	077-5034-0	Cox RD	1.8 Miles S of Senoia	1960
Unsatisfactory	48.60	077-5035-0	Nixon RD	At City Limits of Senoia	1945
Unsatisfactory	25.32	077-5027-0	Cannon RD	3.5 Miles NE of Moreland	1960
Unsatisfactory	47.09	077-5029-0	Ragsdale RD	2.0 Miles W of Turin	1970
Unsatisfactory	22.49	077-5025-0	Moore RD	3.0 Miles E of Moreland	1970
Unsatisfactory	27.01	077-5026-0	Moore RD	3.0 Miles E of Moreland	1960
Unsatisfactory	9.92	077-5019-0	McIntosh TRL	1.0 Miles W of Sharpsburg	1940

Figure 8-10: Coweta County Bridges In Unsatisfactory Condition (Cont'd)

Condition	Sufficiency Rating	Structure ID	Facility Carried	Location	Year Built
Unsatisfactory	39.80	077-5061-0	Graddy RD	1.0 Miles N of Corinth	1982
Unsatisfactory	48.10	077-5062-0	J.D. Walton RD	6.5 Miles N of Corinth	1970
Unsatisfactory	47.72	077-5050-0	Bradbury RD	2.7 Miles E of Grantville	1960
Unsatisfactory	21.73	077-5051-0	Lowery RD Extension	2.5 Miles E of Granville	1970
Unsatisfactory	26.55	077-5052-0	Bo Bo Banks RD	0.5 Miles N of Grantville	1970
Unsatisfactory	33.95	077-5053-0	Allen RD	0.5 Miles N of Grantville	1970
Unsatisfactory	19.82	077-5055-0	Grandma Branch RD	2.5 Miles NW of Grantville	1970

Source: GDOT

Several bridges on this list could affect fire protection because of low weight limits. These bridges include Moore at White Oak Tributary, Moore at Little White Oak, Sewell Mill at Panther Creek; Minnie Sewell at Yellow Jacket Creek; Bohannon at Messiers Creek, and Payton at Moore Creek.

In addition several bridges that could affect fire protection are scheduled for upgrade and include Cannon over White Oak Creek, Lower Fayetteville over Shoal Creek, Raymond Hill at Shoal Creek, and Happy Valley at Brown Creek.

Determining which roadway bridges would affect the ability of the Fire Department to reach the site of a fire depends on the nature of the call. If multiple response trucks are required for a call, it could have some effect on transportation corridors, as they are coming from several different directions.

8.3 Bicycle and Pedestrian Facilities

8.3.1 Planning Efforts

A Coweta County Bicycle Plan was created in 2000, which identified seven on-street routes that are predominantly recreational in nature. A field survey, by the project team, verified signage (designated bicycle route and share the road) along each of the identified routes in the Plan. However, signage is directional and not located at all key turns. A route map is available from the County.

A recently adopted plan, by the Chattahoochee-Flint Regional Development Center, also identifies proposed bicycle and pedestrian facilities including greenways, on-road bicycle facilities and project areas for sidewalk improvements. This plan, which is currently under review by the GDOT, includes a Georgia Statewide Bicycle Plan designated bicycle route, called Chattahoochee Trace, which is partially signed as it shares a portion of its route with a route designated in the County Bicycle Plan; each of the bicycle routes identified in the Coweta County Bicycle Plan; and inter-city connections.

8.3.2 Assessment of Existing Bicycle Network

The project team conducted a field survey of all countywide roads, classified as minor collector and higher to determine suitability of these existing roads for bicycle travel based on the Georgia Department of Transportation Functional Classification Map. The following criteria were used in the subjective evaluation of roadways and are based on a Type B user as described in the Guide for Development of Bicycle Facilities, developed by AASHTO. Type B cyclists typically know the rules of the road and how to ride a bicycle. The main distinction between this user type and other user types is that they prefer less traveled routes to and from their destinations and are less confident along roadways with high volume vehicular traffic. These cyclists may use facilities for transportation purposes, but will forego the most direct and fastest route in favor of a less highly traveled, safer, or more scenic route.

Figure 8-12: Bicycle Suitability Criteria

Criteria	Suitability
Traffic volume	
Less than 2500 vehicles per day per lane	Good
Between 2500 and 5000 vehicles per lane per day	Average
More than 5000 vehicles per lane per day	Poor
Roadway width	
Existence of shoulders (at least 2 feet wide ¹)	Good
No shoulders, wider than 11 feet	Average
Less than 11 feet	Poor
Driveways	
Very few driveways	Good
Mainly residential driveways	Average
Numerous driveways, with some being commercial	Poor
Automobile traffic speed (posted and observed)	
Less than 35 miles per hour	Good
Between 35 and 45 miles per hour	Average
More than 45 miles per hour	Poor
Truck Traffic (observed)	
Light	Good
Medium	Average
Heavy	Poor
Terrain	
Smooth grades, excellent sight distance	Good
Moderate grades, moderate sight distance	Average
Severe grades, short sight distance	Poor
Pavement Surface	
Smooth	Good
Some uneven surfaces	Average
Uneven, cracked surface, drainage grates	Poor

¹ The project field personnel noted the existence of rumble strips within the two foot paved shoulder of most rural state routes. While these provide an important safety measures for motorists, they also present a hazard to cyclists and were not rated as suitable for bicycle travel. Bicycle friendly design standards for rumble strips do exist and should be considered for use in new or reconstructed roadways throughout the County.

Field survey results were mapped using ArcGIS, as shown on **Figure 8-13**. As expected, most of the arterial roadways are not suitable for bicycle travel. In addition, the roadways most suitable for bicycle travel are within the rural areas of the County.

8.4 Sidewalk Conditions

The project team conducted both a general field assessment of sidewalk conditions within the County and identified specific existing gaps in sidewalks within all downtown areas, which include Newnan, Moreland, Senoia, Sharpsburg, Turin, Haralson, and Grantville. Gaps in the sidewalk networks were evaluated based on the following criteria:

- Existence of worn walking path along a roadway;
- Pavement gap between two existing sidewalks; and
- No facility between existing sidewalk facilities and key pedestrian destination points (i.e. libraries, post offices, neighborhood stores, churches).

It is important to note that this evaluation does not take into account sidewalk location preferences, only gaps within an existing network.

Coweta County

The field survey illustrated few sidewalks throughout the unincorporated county. Sidewalks were located in a few subdivisions and along a few commercial corridors (mostly those recently constructed or repaved). At this time, Coweta County regulations do not require the construction of sidewalks during new or re-development; however, the County does have minimum standards for sidewalk facilities, if constructed.

8.5 Parking Conditions

The project team conducted a general assessment of existing parking conditions as required by DCA requirements in Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning, Section 07 – Data and Mapping Specifications. This assessment identified no public parking facilities within the unincorporated county. In addition, private parking appeared adequate and not obsolete. A shortage of parking at the county fairgrounds during special events was identified as a concern by county staff.

The Georgia Regional Transportation Authority is currently using a private parking facility for its Express Bus Park/Ride lot. This lot is located in the The Forum Of Newnan Crossing, which is off SR 34 at the Newnan Crossing Bypass.

8.6 Public Transportation and Services

The only public transportation service in Coweta County is express bus service that operates between Newnan and downtown Atlanta. This service was implemented on November 29, 2004 and is operated by the Georgia Regional Transportation Authority (GRTA) through a contract service provider. The service is provided within GRTA's regional "Xpress" system that operates in partnership with eleven metropolitan Atlanta counties including Coweta County. The service is supported by passenger fares and

federal, state, and local funds. Each participating county made a one-time payment to help fund the first five years of the Xpress operations. In exchange for this support, funds were provided to the County for the construction of arterial road improvements, which are scheduled in the ARC's Transportation Improvement Program (TIP).

No other urban or rural public transportation services are available in Coweta County; however, taxicab service is provided by Atlanta South Taxi & Transportation, Inc. located in Newnan. Service is provided on demand through a six-vehicle fleet, at all times, with metered fares, and to destinations within and outside the County. Greyhound Lines, Inc. previously provided intercity bus service to and from a Newnan station located on Jefferson Street, but this service was discontinued.

8.6.1 Service Areas

The transit service area in Coweta County is very limited, due to the express nature of the current bus service. **Figure 8-14** shows the existing transit service area in Coweta County.

8.6.2 Existing Public Transit Routes

The only existing transit route in Coweta County is GRTA Xpress Route 450 - Newnan Crossing - Downtown Atlanta. This route begins at a park and ride lot located in The Forum Of Newnan Crossing at the intersection of SR 34 and Newnan Crossing Bypass, follows SR 34 East to I-85, and then takes I-85 to Downtown Atlanta.

8.6.3 Operating Characteristics

Xpress Route 450-Newnan Crossing-Downtown Atlanta operates on weekdays, except holidays, during peak morning and afternoon periods. Five inbound trips operate on 30 minute frequencies between 5:30AM and 7:30AM, five outbound trips also operating on 30 minute frequencies are offered between 3:50PM and 6:00PM. Parking is available at the Forum of Newnan Crossing, which is located near the intersection of SR 34 (Bullsboro Drive) and the Newnan Crossing Bypass. The single round trip fare is \$5.00 with discounts available for passes.

Number of Vehicles

Four over-the-road type coaches with an individual 57 seating capacity are operated by GRTA in Coweta County to provide service on Xpress Route 450.

Ridership And Vehicle Miles Traveled

As service was initiated in late November of 2004, historic data for ridership and revenue miles is limited. However, the relevant information by month for this route is shown in **Figure 8-15**. A recent check of Route 450 activity revealed that ridership is increasing and certain morning and afternoon trips are approaching the vehicle seated capacity.

Figure 8-15: Monthly Route 450 Ridership And Vehicle Mileage Statistics Exhibit:

	Period	Ridership	Revenue Miles
2004	December	1,648	10,046
2005	January	1,665	9,173
	February	2,906	8,736
	March	3,940	10,046
	April	3,907	9,173
	May	5,489	n/a

Source: Georgia Regional Transportation Authority

8.6.4 Existing Rights-Of-Way

There are no existing transit rights-of-way in Coweta County at this time.

8.6.5 Major Public Transit Trip Generators and Attractors

The major transit trip generator in Coweta County is located in Newnan and is the leased GRTA Xpress park and ride lot at The Forum Of Newnan Crossing. The major transit trip attractor is Downtown Atlanta.

8.6.6 Major Public Transit Terminals and Facilities

The only existing public transit facility in Coweta County is the leased GRTA Xpress park and ride lot in Newnan. At this time, there are no intermodal terminals, transit terminals, transfer stations, or GDOT rideshare lots in the County.

Automobile, Bicycle, And Pedestrian Access To Facilities

Automobile access to the aforementioned park and ride lot is excellent, as it is adjacent to a four lane highway (SR 34) and proximate to I-85. A recent check of the designated GRTA Xpress park ride area revealed approximately 155 individual vehicles. A review of the individual vehicle Georgia county tag designations indicated over 80 percent were from Coweta County.

While bicycle and pedestrian connections are not evident on adjacent streets near the development that contains the park ride site, sidewalks are present within the development.

8.7 Railroads and Airports

8.7.1 Freight Railroads

Three rail freight lines operate in the County. A Norfolk Southern local line travels in an east-west direction from Carroll County and passes through the Sargent, Newnan, Sharpsburg, and Turin areas and terminates in Senoia. Although track is still in place to

Griffin, operations east of Senoia have been discontinued for a number of years. A branch from this line was in place between Raymond and Greenville but was previously abandoned. Two CSX Transportation main lines pass through the County in a north-south direction. A major line that connects Atlanta and Montgomery parallels US 29 from Palmetto and passes through Newnan, Moreland, and Grantville to Troup County. The other major line that connects Atlanta and Waycross enters the County from the Peachtree City area of Fayette County and travels approximately eight miles through Coweta County passing through Senoia and Haralson into Meriwether County. **Figure 8-16** shows the rail facilities in Coweta County.

8.7.2 Passenger Railroads

There is no current passenger railroad service in Coweta County.

8.7.3 Airports

The Newnan-Coweta Airport is located near the I-85/US-29 intersection, was established in 1966, and is the only airport in the County. This facility is owned and operated by the Newnan-Coweta County Airport Authority and accommodates a variety of aviation related activities including recreational flying, corporate business jets, police/law enforcement, ultra-light aircraft, and helicopters. The airport has one runway that is 5,500 feet long and 100 feet wide with lighting and navigation aids. Services for fixed base operations include aviation fuel, rental cars, a 5,500 square foot terminal/administrative building, 36 hanger aircraft parking spaces, 53 apron parking aircraft parking spaces, and 28 automobile parking spaces. The airport currently experiences approximately 31,000 annual aircraft takeoffs and landings and has 84 based aircraft.

8.8 Planned Improvements

As a result of prior and ongoing transportation planning efforts, several transportation projects within Coweta County are included in local plans, the ARC 2005 – 2010 Transportation Improvement Program (TIP), and the ARC 2030 Regional Transportation Plan (RTP). These planned improvements are detailed in this section.

8.8.1 Local Projects

There are currently twelve local projects planned within Coweta County. Most of these projects are intersection improvements focused on safety upgrades and widening. Time frames for local projects include short range from 2005 to 2010 and long range from 2011 to 2030. The following list details local projects:

- **Greenville/Sewell RD Intersection**
Project Jurisdiction: Newnan
Project Description: Intersection improvement including safety upgrades and widening.
Project Implementation: 2005 - 2010
- **Greenville/Spence RD Intersection**
Project Jurisdiction: Newnan
Project Description: Intersection improvement including safety upgrades and widening.

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Project Implementation: 2005 - 2010

- **Greenville/Corinth RD Intersection**
Project Jurisdiction: Newnan
Project Description: Intersection improvement including safety upgrades and widening.
Project Implementation: 2005 - 2010
- **Poplar RD/East Newnan RD Intersection**
Project Jurisdiction: Newnan
Project Description: Intersection improvement including safety upgrades and widening.
Project Implementation: 2011 - 2020
- **Jackson/Sprayberry/Roscoe Intersections**
Project Jurisdiction: Newnan
Project Description: Intersection improvements along US 29/SR 14
Project Implementation: 2011 - 2020
- **Old Jefferson ST Improvements**
Project Jurisdiction: Newnan
Project Description: Street improvements including widening, turning lanes, sidewalks, and curb. Project limits are from Greison TRL to SR 34.
Project Implementation: 2011 – 2020
- **LaGrange ST/Lone Oak Intersection**
Project Jurisdiction: Grantville
Project Description: Safety upgrades.
Project Implementation: 2011 - 2020
- **LaGrange ST/Coweta-Heard RD Intersection**
Project Jurisdiction: Grantville
Project Description: Safety upgrades.
Project Implementation: 2011 - 2020
- **LaGrange ST/Lowery RD Intersection**
Project Jurisdiction: Grantville
Project Description: Safety upgrades.
Project Implementation: 2011 - 2020
- **Terrentine ST/SR 154 Intersection**
Project Jurisdiction: Sharpsburg
Project Description: Safety upgrades.
Project Implementation: 2011 - 2020
- **Pylant ST/SR 16 E Intersection**
Project Jurisdiction: Senoia
Project Description: Safety upgrades.
Project Implementation: 2011 - 2020

- **SR 16/N and S Hunter Intersection**
Project Jurisdiction: Turin
Project Description: Intersection improvements.
Project Implementation: 2011 - 2020

8.8.2 Transportation Improvement Program Projects

Twenty-three projects are included in the 2005 – 2010 TIP, which covers the time period from 2005 to 2010. They include transit funding, roadway widening projects, bridge upgrades, intersection improvements, and a multi-use trail.

- **5307 Allocation For Coweta County – FY 2005 - 2007**
Project #: AR-CW-5307A
Project Description: Transit funding distributed based on the FTA 5307 Transit Urbanized Area Formula Program.
Project Sponsor: Coweta County
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- **5307 Allocation For Coweta County – FY 2008 - 2010**
Project #: AR-CW-5307B
Project Description: Transit funding distributed based on the FTA 5307 Transit Urbanized Area Formula Program.
Project Sponsor: Coweta County
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- **SR 34 Bypass**
Project #: CW-006A
Project Description: Roadway capacity from 2 existing lanes to 4 planned lanes. Project limits are from Hospital RD to Jefferson PKWY.
Project Sponsor: GDOT
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- **SR 34 Bypass**
Project #: CW-006B
Project Description: Roadway capacity from 2 existing lanes to 4 planned lanes. Project limits are from Jefferson PKWY to Bullsboro Drive east of Newnan.
Project Sponsor: GDOT
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- **SR 34 Bypass**
Project #: CW-007
Project Description: Roadway capacity from 0 existing lanes to 4 planned lanes. Project limits are from US 29/US 27 Alternate to Turkey Creek RD.
Project Sponsor: Coweta County
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- **SR 74/85**
Project #: CW-028A
Project Description: Bridge upgrade at the Central Of Georgia Line between SR 16 and Seavy ST.
Project Sponsor: GDOT
Page: 169 of 320

- **SR 74/85**
Project #: CW-028B
Project Description: Bridge upgrade at the Central Of Georgia Line between SR 16 and Seavy ST.
Project Sponsor: GDOT
Page: 170 of 320

- **SR 74/85**
Project #: CW-029
Project Description: Bridge upgrade at the CSX rail line between Old Highway 85 and Hardy RD.
Project Sponsor: GDOT
Page: 170 of 320

- **SR 54**
Project #: CW-030A
Project Description: Bridge upgrade at Shoal Creek
Project Sponsor: Coweta County
Page: 170 of 320

- **SR 54**
Project #: CW-030B
Project Description: Bridge upgrade at Shoal Creek
Project Sponsor: Coweta County
Page: 170 of 320

- **SR 74**
Project #: CW-031A
Project Description: Bridge upgrade at Line Creek and the Coweta/Fayette County line
Project Sponsor: GDOT
Page: 170 of 320

- **SR 74**
Project #: CW-031B
Project Description: Bridge upgrade at Line Creek and the Coweta/Fayette County line
Project Sponsor: GDOT
Page: 171 of 320

Draft

- **Lower Fayetteville Road**
Project #: CW-032
Project Description: Roadway operational upgrades from Greison TRL to Fischer RD
Project Sponsor: GRTA
Page: 171 of 320

- **Coweta County Intersection Improvements – Phase I – Witcher RD/Glover RD at SR 16; Hammock RD at SR 154; Vaughn RD at SR 154; Tanglewood RD at US 29; Hal Jones RD/Greentop RD at US 29**
Project #: CW-033A
Project Description: Roadway operational upgrades
Project Sponsor: GRTA
Page: 171 of 320

- **Coweta County Intersection Improvements – Phase II – Stewart RD/Reese RD at SR 54, McIntosh TRL at SR 54/154**
Project #: CW-033B
Project Description: Roadway operational upgrades
Project Sponsor: GRTA
Page: 171 of 320

- **Coweta County Intersection Improvements – Phase III – Gordon RD at SR 54; Pine RD at US 29; Lower Fayetteville Rd at SR 154**
Project #: CW-033C
Project Description: Roadway operational upgrades
Project Sponsor: GRTA
Page: 172 of 320

- **SR 16**
Project #: CW-034
Project Description: Roadway capacity upgrade from existing 2 lanes to planned 4 lanes from I-85 South to US 29
Project Sponsor: Coweta County
Page: 172 of 320

- **US 27 Alternate (Carrollton Highway)**
Project #: CW-035
Project Description: Bridge upgrade at the Chattahoochee River
Project Sponsor: GDOT
Page: 172 of 320

- **I-85 South**
Project #: CW-AR-001
Project Description: Roadway capacity upgrade from existing 4 lanes to planned 6 lanes from SR 34 (Bullsboro DR) to US 29/27A
Project Sponsor: GDOT
Page: 173 of 320

- **I-85 South**
Project #: CW-AR-007A
Project Description: Interchange capacity at SR 34 (Bullsboro DR) – add loop ramp from SR 34 eastbound to I-85 northbound
Project Sponsor: GDOT
Page: 175 of 320
- **I-85 South**
Project #: CW-AR-007B
Project Description: Interchange capacity at SR 34 (Bullsboro DR) – add loop ramp from SR 34 eastbound to I-85 northbound
Project Sponsor: GDOT
Page: 175 of 320
- **Senoia Multi-Use Trail**
Project #: CW-AR-BP001
Project Description: Multi-use bicycle and pedestrian facility from Senoia City Park to Leroy Johnson Park Ballfield
Project Sponsor: City of Senoia
Page: 175 of 320
- **TDK Boulevard Extension**
Project #: FA-253
Project Description: Roadway capacity project that runs from McIntosh Trail in Coweta County to the intersection of TDK Boulevard and Dividend Drive in Fayette County.
Project Sponsor: Fayette County and Coweta County
Page: 175 of 320

8.8.3 Regional Transportation Plan Projects

Twelve projects within Coweta County are included in the 2030 RTP that covers the period from 2011 to 2030. Projects include improvements such as roadway widening, bridge upgrades, new interchanges, and the installation of noise barriers.

- **SR 34 Bypass**
Project #: CW-006C
Project Description: Roadway capacity from 2 existing lanes to 4 planned lanes. Project limits are from US 27 Alternate (Temple AVE) to Hospital RD.
Project Sponsor: Coweta County
Page: 169 of 320
- **Amlajack Boulevard Extension**
Project #: CW-036
Project Description: Roadway capacity from 0 lanes to 2 planned lanes. Project limits are from Shenandoah Industrial Park to a proposed new interchange at I-85.

Project Sponsor: Coweta County
Page: 172 of 320

- **McIntosh Trail**
Project #: CW-038
Project Description: Roadway capacity upgrade from existing 2 lanes to 4 lanes from SR 54 to Vernon Hunter Parkway/TDK Boulevard Extension.
Project Sponsor: Coweta County
Page: 172 of 320
- **Collinsworth Road**
Project #: CW-040
Project Description: Roadway capacity upgrade from existing 2 lanes to 4 lanes from Weldon Road to Palmetto City Limits at Coweta/Fulton County line
Project Sponsor: Coweta County
Page: 173 of 320
- **East Washington Street Extension – Phases I, II, and III**
Project #: CW-041
Project Description: Roadway capacity upgrade from existing 0 lanes to 4 lanes from Farmer ST to Newnan Crossing Bypass
Project Sponsor: City of Newnan
Page: 173 of 320
- **Green Top Road**
Project #: #CW-042
Project Description: Bridge upgrade at CSX rail line
Project Sponsor: Coweta County and GDOT
Page: 173 of 320
- **Cannon Road**
Project #: CW-043
Project Description: Bridge upgrade at White Oak Creek
Project Sponsor: Coweta County and GDOT
Page: 173 of 320
- **I-85 South**
Project #: CW-AR-002
Project Description: Roadway capacity upgrade from existing 4 lanes to planned 6 lanes from just south of US 29/27A to SR 14 (Jefferson Davis Memorial HWY) exit
Project Sponsor: GDOT
Page: 174 of 320
- **I-85 South**
Project #: CW-AR-003
Project Description: New interchange at Poplar RD
Project Sponsor: Coweta County

Page: 174 of 320

- **I-85 South**
Project #: CW-AR-004
Project Description: New interchange at Amlajack BLVD/Walt Sanders Memorial DR
Project Sponsor: Coweta County
Page: 174 of 320

- **I-85 South Noise Barriers**
Project #: CW-AR-006A
Project Description: Install noise barriers from SR 154 (Sharpsburg-McCollum RD) to Collinsworth RD
Project Sponsor: GDOT
Page: 174 of 320

- **I-85 South Noise Barriers**
Project #: CW-AR-006B
Project Description: Install noise barriers from SR 154 (Sharpsburg-McCollum RD) to Collinsworth RD
Project Sponsor: GDOT
Page: 174 of 320

TIP and RTP projects are shown in **Figure 8-17**.

In addition to the 2030 RTP, ARC also developed an aspirations based plan. The aspirations based plan is not fiscally constrained and the projects are not programmed at this time. Projects that affect Coweta County are listed by ARC Project Number and include:

- **Project: Commuter Rail Service – Atlanta to Senoia**
Project #: AR-246
Project Description: Fixed Guideway Transit Capital
Project Sponsor: GDOT
Page: 1 of 113

- **I-85 South HOV**
Project #: AR-332A
Project Description: HOV Lanes SR 74 to SR 154
Project Sponsor: GDOT
Page: 3 of 113

- **I-85 South HOV**
Project #: AR-332B
Project Description: HOV Lanes SR 154 to US 29/SR 14
Project Sponsor: GDOT
Page: 3 of 113

- **SR 154**
Project #: TMP-CW-01
Project Description: Roadway capacity upgrade from existing 2 lanes to planned 4 lanes from US 29 to SR 34.
Project Sponsor: Not Listed
Page 67 of 113

The Chattahoochee-Flint RDC prepares an annual summary of regional transportation priorities which includes a number of projects in Coweta County. The majority of these projects are included in the prior projects listings.

8.9 Land Use and Zoning Policies

The overall land use policies and current land development patterns of the County favor a vehicle oriented transportation system. Though the 2004 update of the County's Comprehensive Plan did include some additional considerations for pedestrian and bicycle planning and policy, few requirements are in place for construction of sidewalks or multi-purpose paths as part of the development process.

To improve pedestrian movement in commercial areas, some consideration should be given to reducing building setbacks, orienting building toward the street as opposed to the parking lot, and encouraging parking to be located at the side and rear of the buildings.

The low housing densities seen in the County are dictated by a lack of sewer, and these low densities do not favor the implementation of mass transit. However, based on input from the public during Community Visioning Workshops, public transit is in demand in the higher growth areas of the County and the City of Newnan and reaction to the GRTA Xpress bus program is positive.

Even though the existing land use policies and regulations favor vehicular orientation, they also often hinder the efficient flow of traffic. Land uses are currently segregated by type, forcing residents and workers to utilize automobiles to meet their daily needs.

There also is a need for better connectivity standards between adjoining developments. The current isolated development patterns force almost all trips within a major residential subdivision or commercial development onto the arterial road network.

A number of large developments currently being planned in Coweta County are subject to Development of Regional Impact (DRI) review. The ARC/GRTA DRI process is designed to enhance coordination between jurisdictions affected by large-scale developments. Additionally, the process proactively addresses transportation and other impacts of large-scale developments. The following is a brief overview of each DRI project, along with a table summarizing all DRIs in the County and a map (**Figure 8-18**) illustrating their locations.

Draft

Coweta County Industrial Park (Phase 1, 2, & 3)

Coweta County Industrial Park is approved for development west of I-85, east of US 29 North and south of SR 154. The park is planned as a 661-acre facility with 5,502,000 square feet of light industrial and commercial space. Roadways nearest to the park include I-85, US 29 N, and SR 154. The principal transportation facilities providing access to the industrial park will be SR 154 and a proposed “spine” road that will connect to the Amlajack Boulevard Extension providing a parallel roadway to I-85 from SR 34 to SR 154. Phase 3 of the Coweta County Industrial Park will involve a 114.28-acre area and a 1,598,000 square foot light industrial use facility. If approved, the principal roadways that would provide access to the site would include I-85, SR 154 and US 29 N. The nearest intersection to the proposed park is I-85 and SR 154.

Stonebridge at Newnan Crossing

Stonebridge is an approved 200-acre residential subdivision within the City of Newnan. Construction of 619 residential homes and town homes is planned including amenities such as a clubhouse, pool, tennis courts and walking trails set within 45 acres of open space. The intersections closest to Stonebridge are Lower Fayetteville Road and Shenandoah Boulevard and Lower Fayetteville Road and Newnan Crossing Boulevard. The principal roadways that will provide access to this site will be Lower Fayetteville Road and Newnan Crossing Boulevard.

The Forum at Newnan Crossing

The Forum at Newnan Crossing is an approved commercial development under construction on the south side of Bullsboro Drive (SR 34), west of I-85 within the City of Newnan. The Forum consists of 404,500 square feet of retail space, 20,000 square feet of office space, a 50,580 square foot movie theater with 2,632 seats, and nine (9) out-parcels. Newnan Crossing II consists of 304,729 square feet of retail space and restaurants, with approximately 118,629 square feet (already constructed and opened to business), and five (5) out-parcels for future development. In total, this development includes 1,553,714 square feet commercial/retail space. The principal roadways providing access to the Forum include SR 34 (Bullsboro Drive), Newnan Crossing Bypass and Newnan Place Drive. Bullsboro Drive/Newnan Crossing Bypass is the nearest intersection to this site.

Parkside Village

Parkside Village is an approved residential development sited for construction in the southeastern extent of Newnan City Limits fronting Parks Road, north of Poplar Road and south of Lower Fayetteville Road. The original preliminary plat approval by the City of Newnan consisted of 385 lots on 164 acres. The developer has since purchased 25.12 additional acres adjacent to the 164-acre area for construction of an additional 61 single-family homes. If this latter proposal is approved, a total Parkside Village will include 446 single-family detached dwellings on 189.12 acres. Parks Road, Lower Fayetteville Road, and Poplar Road are the primary roadways providing access to Parkside Village.

Draft

Crossroads Church Development

Crossroads Church is a planned Baptist worship and educational facility. The Church is to be constructed in three phases. If it is approved, Phase I will involve construction of a 44,600 square foot building with 1,210 parking spaces. Under Phases II and III, a 70,707 square foot building with 259 parking spaces and a 193,976 square foot building with 2,272 parking spaces will be built. Four recreational ball fields will also be constructed for this development. The principal roadways providing access to the proposed development and the nearest intersection are Poplar Road and SR 16.

Twin Lakes

Twin Lakes, located in the City of Senoia, is a residential development proposed near the intersection of Rock-A-Way Road and Blue Herron Boulevard. Twin Lakes would involve the construction of 663 single-family residential units on approximately 760 acres. The principal roadways providing access to a residential development at this location would be Rock-A-Way Road and Stallings Road.

Powell Business Park

Powell Business Park is a mixed-use development proposed for siting near the intersection of SR 34 East and Walt Sanders Memorial Drive. This 630,500 gross square foot development would consist of 439,000 square feet of industrial and 191,500 square feet of commercial space. The principal means of accessing the business park would be via SR 34 East. The nearest streets/intersection to this location is SR 34 East and Walt Sanders Memorial Drive.

Creekside Industrial Park

Creekside Industrial Park is a master planned industrial development located near the intersection of SR 34 East and Walt Sanders Memorial Drive. Infrastructure such as roads, sewer, water, gas, and electric are presently in place at the industrial park. The industrial park has 926,000 of existing floor space. The proposal submitted as part of the DRI is for the addition of 2,057,480 square feet of floor space.

Overall, DRI's represent the addition of approximately 1,065 single family or town homes, 18,078,977 square feet of commercial, industrial, or retail space, 1,924 acres of developed land and 94,210 additional daily trips.

Figure 8-19: Coweta County DRI Projects

DRI No.	Project	DRI Status	Development Type	Residential Units	Other Development	Acreage	Daily Trips
543	Coweta County Industrial Park (Phases I and II)	Approved subject to conditions	Industrial		5,502,000 ^a	641	See DRI 706
604	Stonebridge at Newnan Crossing	Approved subject to conditions	Residential (Single Family/Townhomes)	626		200	5,002
591	The Forum at Newnan Crossing	Approved subject to conditions	Commercial		1,553,714 ^b		64,233
531	Parkside Village	Approved without conditions	Residential (Single Family Homes)	451		189	4,158
625	Crossroads Church	Under Review	Other		796,000	118	2,067
706	Coweta County Industrial Park (Phase III)	Under Review	Industrial		1,598,000	114 ^c	14,766
728	Twin Lakes	Under Review	Residential (Single Family Homes)	663		760	
752	Powell Business Park	Under Review	Mixed Use		630,500 ^d		
757	Creekside Industrial Park	Under Review	Industrial		1,872,480 ^e		3,984
					2,057,480 ^f		
		Total		1,740	14,110,174	2,022	94,210

Source: Coweta County Planning Department

^aLight Industrial

^bCommercial/Retail

^cArea is in addition to the 661 acres developed under Phases I and II (see DRI # 543)

^dIndustrial and Commercial

^eExisting

^fAdditional/Proposed

8.10 Initial Observations

Based on the inventory of existing transportation system conditions, input from the Stakeholder Committee members, and from the public through a series of 11 Community Visioning Workshops, several opportunities exist for improving mobility and accessibility in Coweta County. **Figure 8-20** summarizes transportation issues expressed during the Community Visioning Workshops. These issues were also reflected through input received through the Stakeholder Committee process. Opportunities for improving mobility and accessibility include low-cost enhancements that build upon existing and

proposed infrastructure including signal equipment, turn lanes, and automated traveler information signs. These improvements can be completed in the short term. The County also warrants higher cost improvements that require longer times to implement. These may include the addition of roadway capacity, bicycle and pedestrian improvements, and transit services. As transportation improvements are identified and developed, coordination with future land use must be included in the planning process.

Figure 8-20: Community Visioning Workshop Frequently Expressed Transportation Issues

Issue	Low	Medium	High
Congestion			X
Safety		X	
Public Transportation		X	
Sidewalks			X
Multi-use Trails			X
Accessibility/Connectivity			X
Signal Timing			X
Road Maintenance	X		
Signage	X		
Trucks	X		

8.10.1 Streets, Roads, and Highways

Transportation System Management (TSM) strategies are ideal for short-term implementation. TSM strategies include signal timing and optimization, intersection improvements, and Intelligent Transportation Systems (ITS) enhancements. The 2070L signal controllers planned throughout the County are compatible with several TSM strategies and have the ability to integrate with ITS solutions. TSM improvements can also address intersection geometrics, access management, and signage issues. Several intersections with potential geometry issues were identified in the Streets, Roads, and Highways section. Ongoing traffic signal timing concerns were mentioned on portions of SR 34 and SR 154/I-85.

Coweta County has several roadway segments with deficient LOS.

As part of a safety assessment, the top 30 high accident locations and high accident road segments were identified.

8.10.2 Bridge Inventory And Conditions

Within Coweta County, 39 percent of bridges are rated unsatisfactory. Statewide, 20 percent of bridges are in unsatisfactory condition.

8.10.3 Bicycle and Pedestrian Facilities

Roadways most suitable for bicycle travel are located in rural areas of the County. The current configuration of rumble strips along rural roadways in Coweta County is not safe for bicyclists.

8.10.4 Sidewalk Conditions

Few sidewalks exist in unincorporated Coweta County.

8.10.5 Parking Conditions

Existing public parking facilities are all located in Newnan, are operated by the City, and are close to capacity. As observed by the project team, utilization of public parking lots is at 95 percent and on-street parking is at 85 percent.

8.10.6 Public Transportation And Services

Public transportation is currently limited to one GRTA Xpress bus route. Based on recent data, this service is fairly well used and ridership continues to grow after six months of operation, with over 4,000 riders per month.

8.10.7 Railroads and Airports

Although three freight rail lines operate in the County, there are no major intermodal terminals. Passenger rail service is not available in the County at this time.

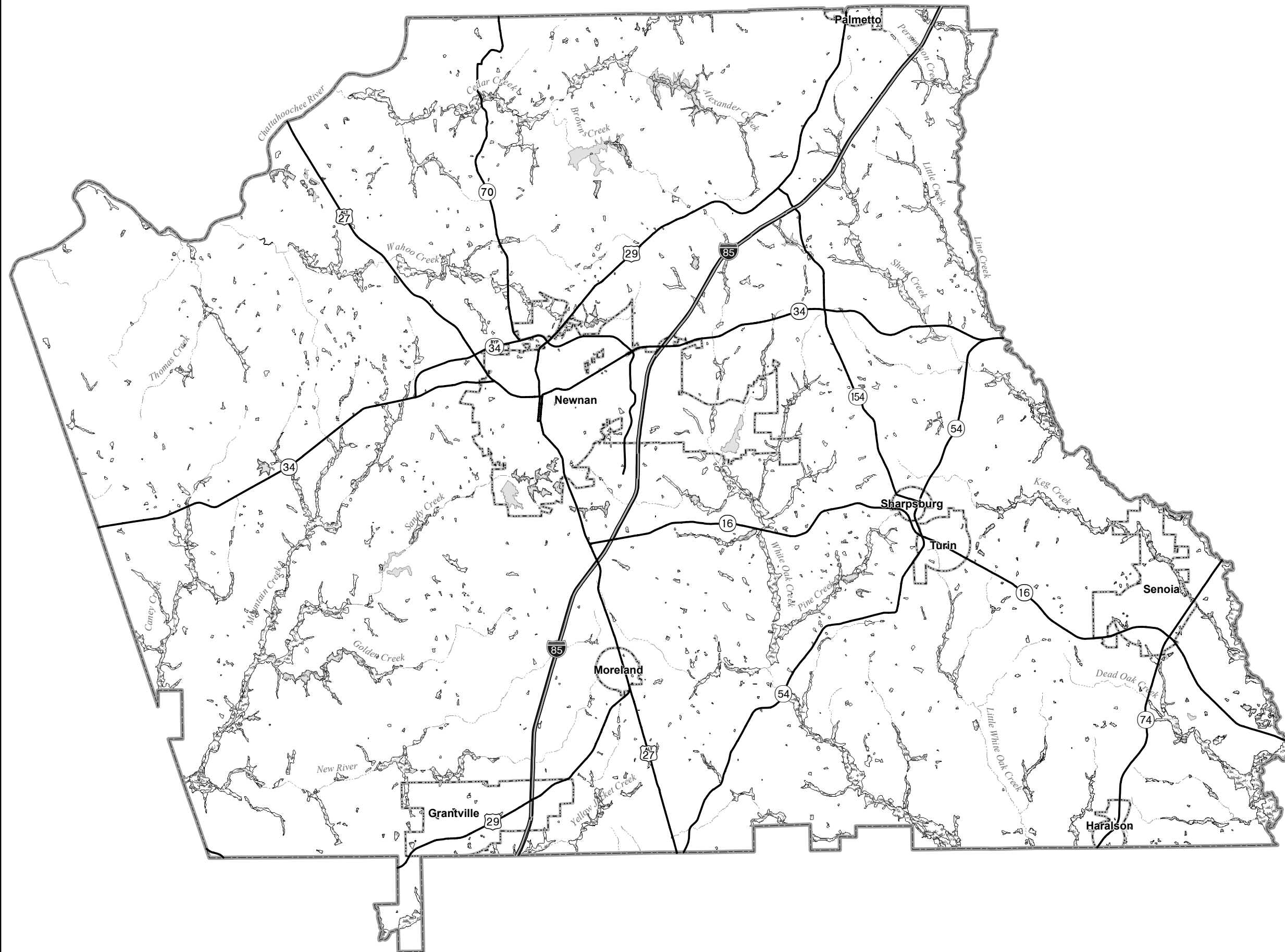
The Newnan-Coweta airport is located near the intersection of I-85 and US 29. Currently, 84 aircraft are based at the airport. Approximately 31,000 annual takeoffs and landings occur.

8.10.8 Planned Improvements

Several improvements are planned locally and at the regional level including intersection improvements, roadway capacity projects, new roadways, bridge upgrades, and bicycle and pedestrian facilities.

8.10.9 Land Use And Zoning Policies

Current policies favor a vehicular transportation system, and discourage pedestrians and the use of bicycles and transit. Changes should be considered for modifying the current policies to promote better connectivity, the construction of more pedestrian facilities, and creation of more mixed-use developments



Wetlands



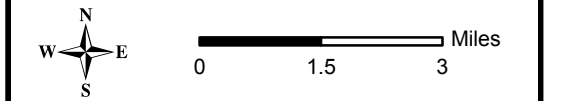
Wetlands

- Interstate
- State Highway
- River/Stream
- Lake/Pond
- City Boundary
- County Boundary



Figure 5-1

Groundwater Recharge Areas



- State-Listed Sites with Significant Groundwater Contamination
- Federally-Listed CERCLIS Sites
- Groundwater Recharge Area

- Interstate
- State Highway
- River/Stream
- Lake/Pond
- City Boundary
- County Boundary

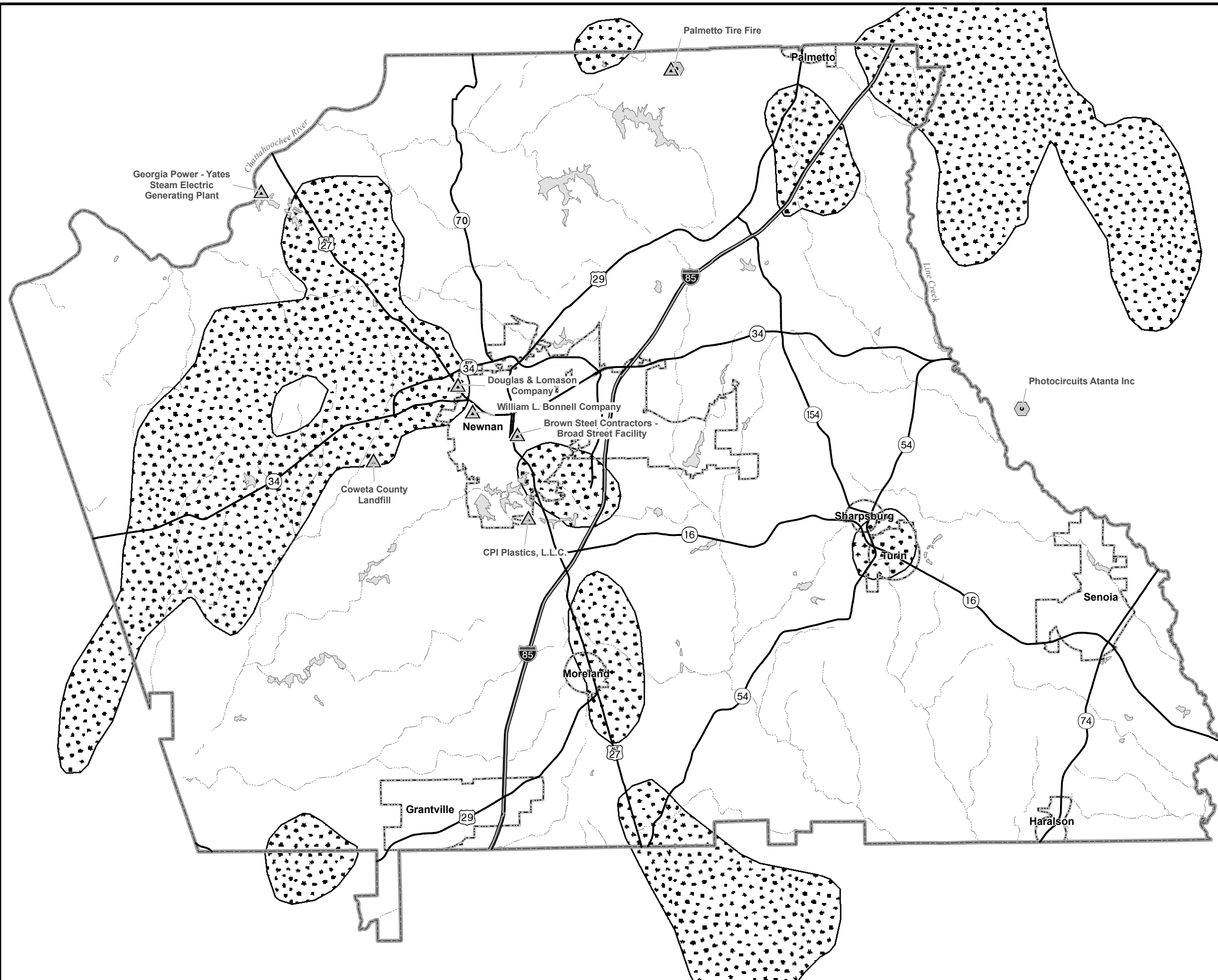
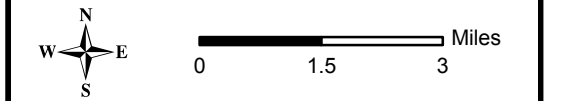


Figure 5-2

**Water Supply Watersheds and
Drinking Water Intakes**



- Drinking Water Intake (Surface Water Intakes Only)
- Portion of Watershed more than 7-Miles from a Drinking Water Intake
- Water Supply Watershed

- Interstate
- State Highway
- River/Stream
- Lake/Pond
- City Boundary
- County Boundary

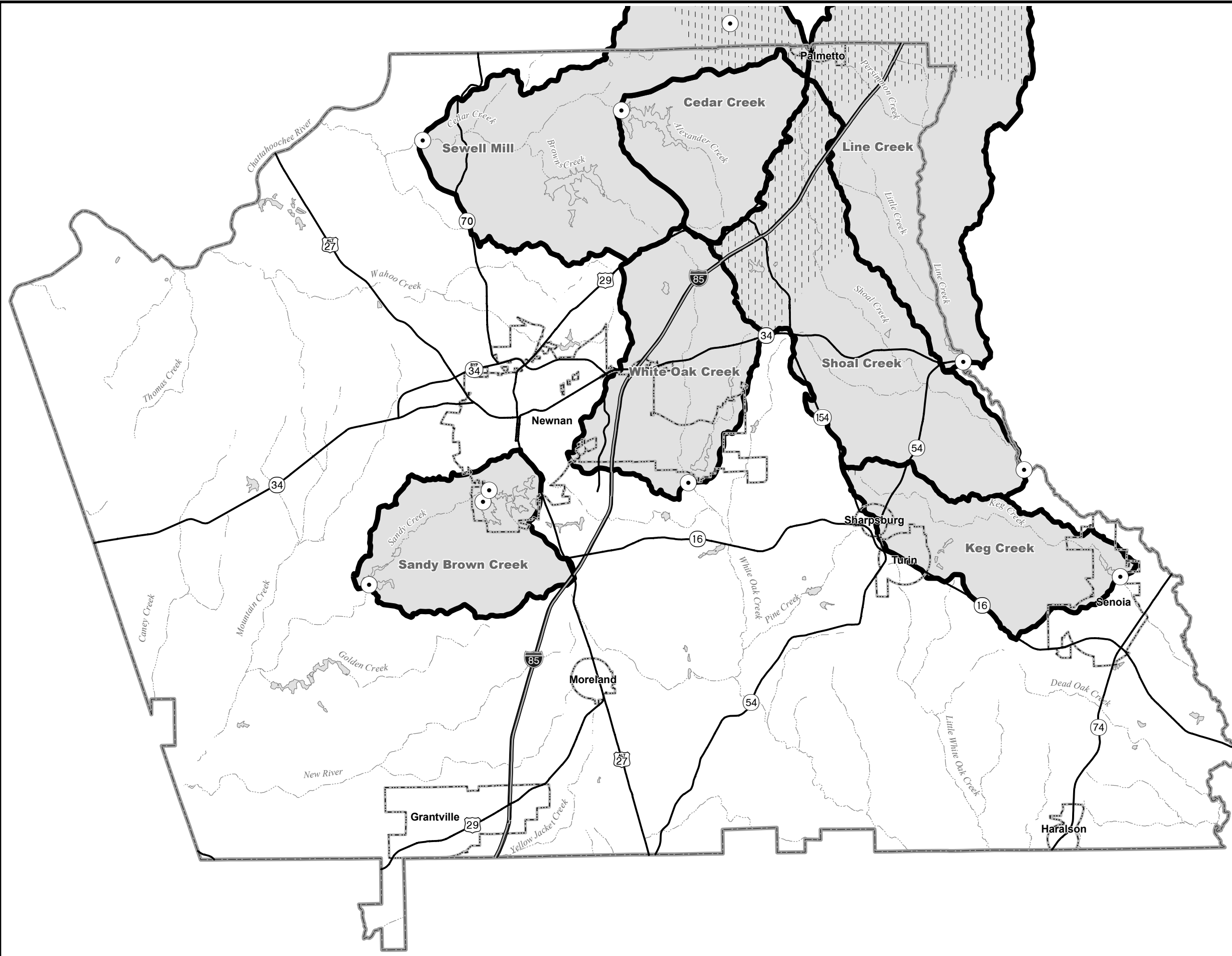
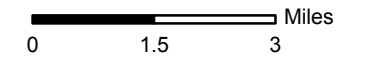


Figure 5-3

**Coweta County 2006-2026
Comprehensive Plan**

Slopes



- Slopes Between 10% and 15%
- Slopes Greater than 15%

- Interstate
- State Highway
- River/Stream
- Lake/Pond
- City Boundary
- County Boundary

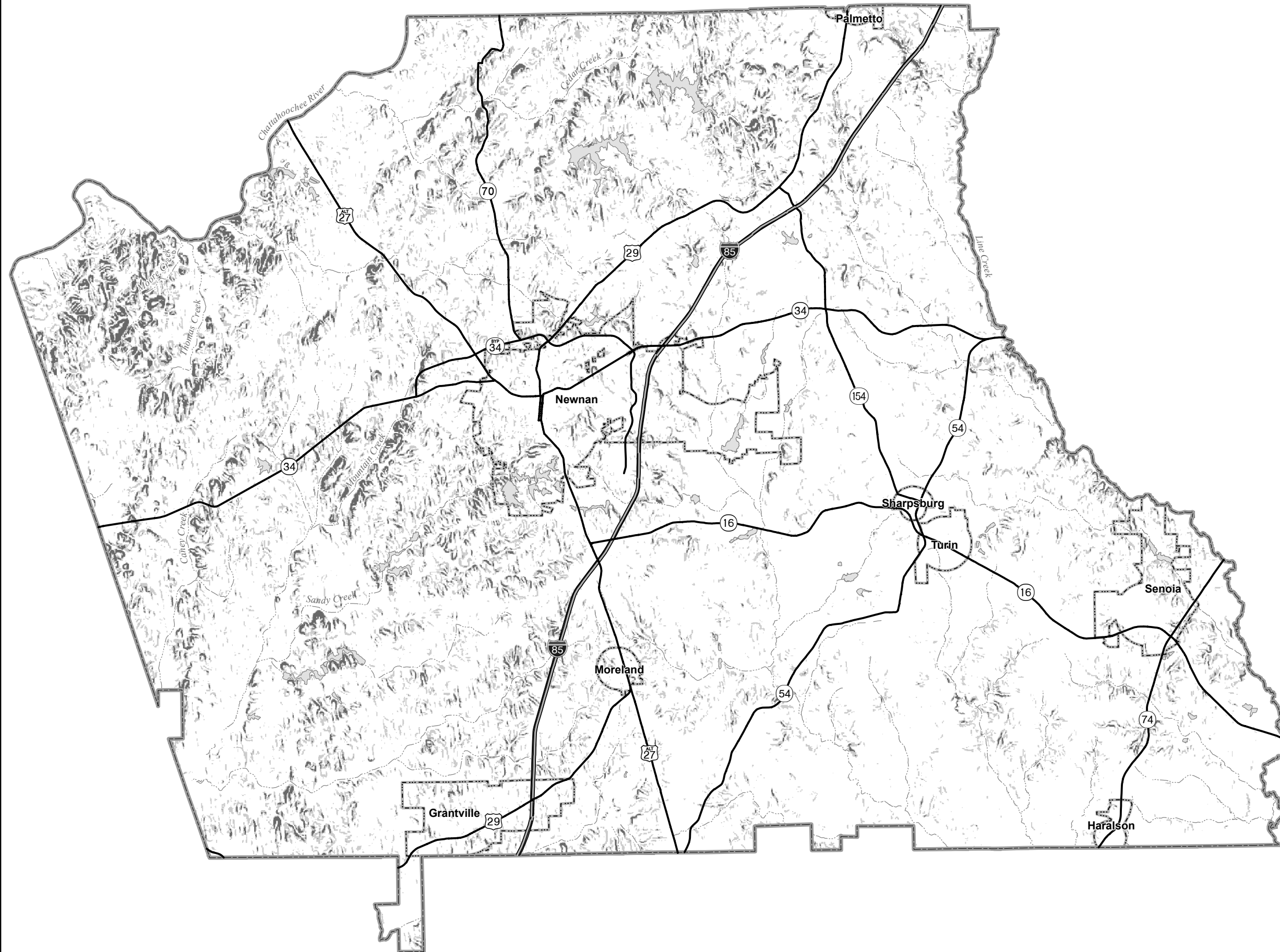
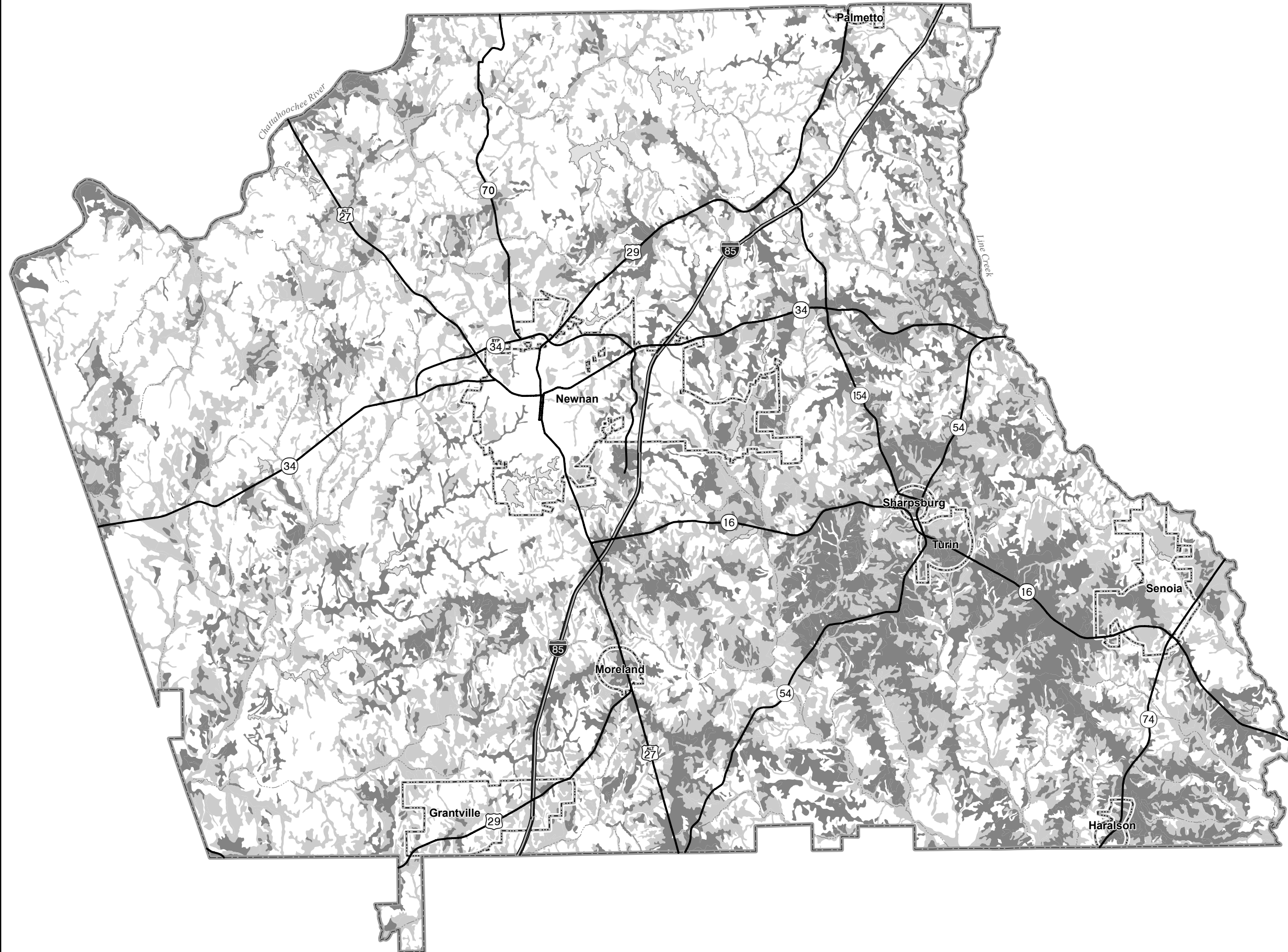
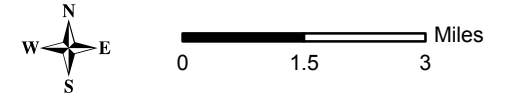


Figure 5-4

**Coweta County 2006-2026
Comprehensive Plan**

Prime Agricultural Land



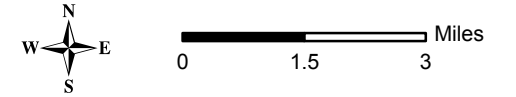
- Prime Agricultural Land
- Soils of Statewide Importance

- Interstate
- State Highway
- River/Stream
- Lake/Pond
- City Boundary
- County Boundary



Figure 5-5

Floodplains



100-Year Floodplain

- Interstate
- State Highway
- River/Stream
- Lake/Pond
- City Boundary
- County Boundary

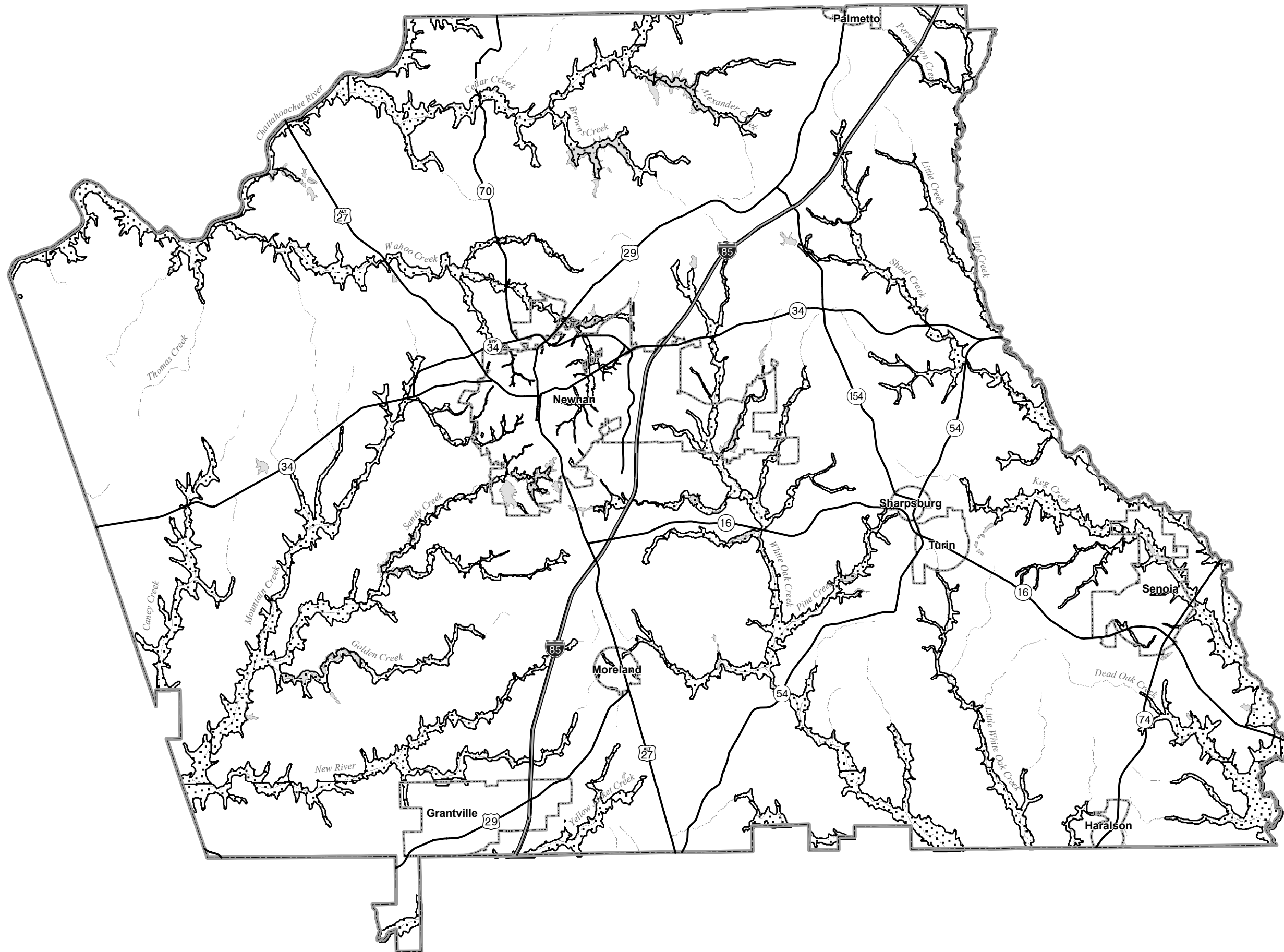
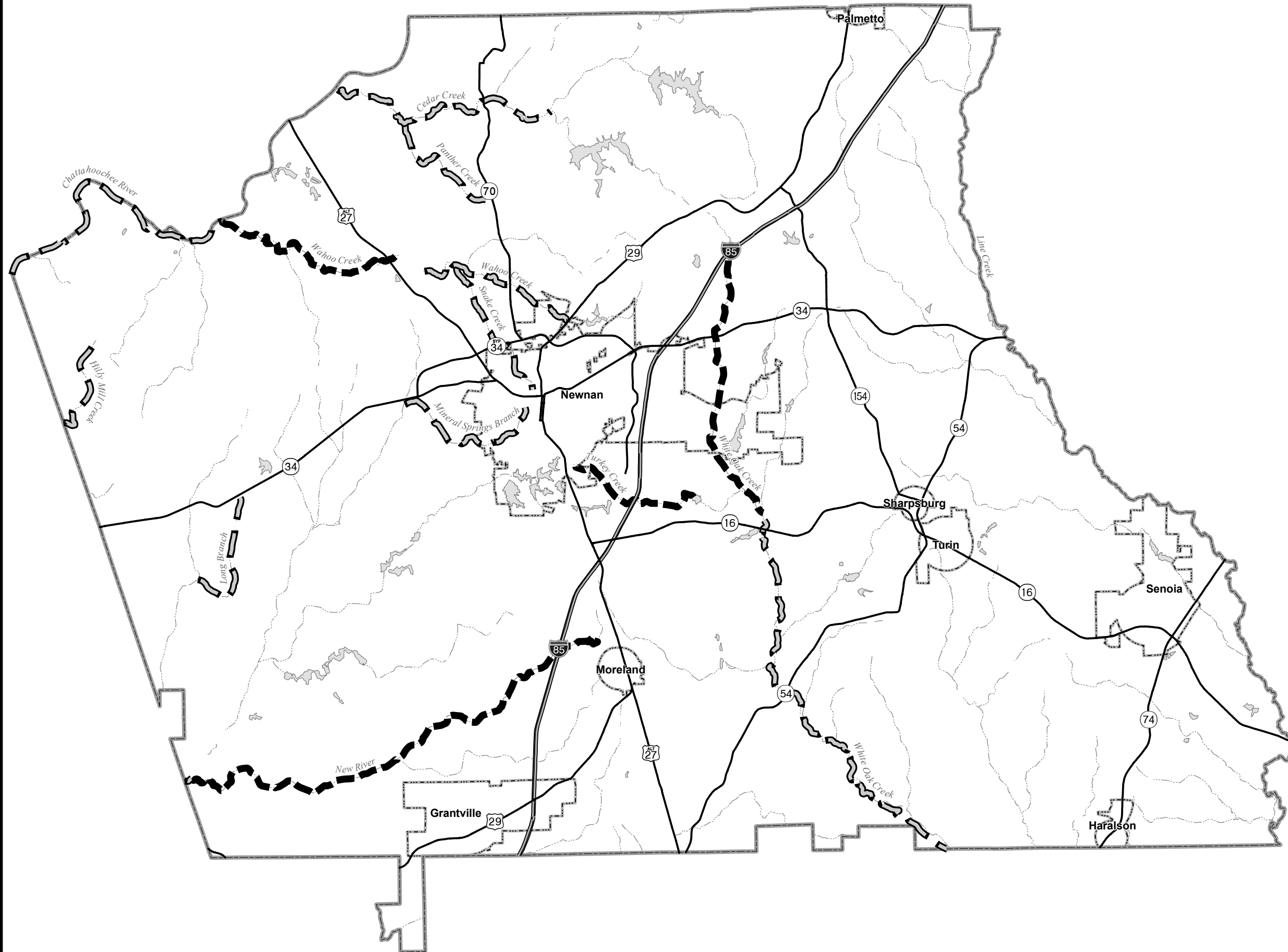
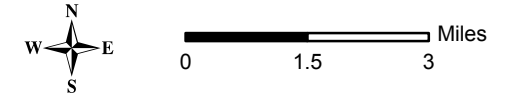


Figure 5-7

Impaired Waterways



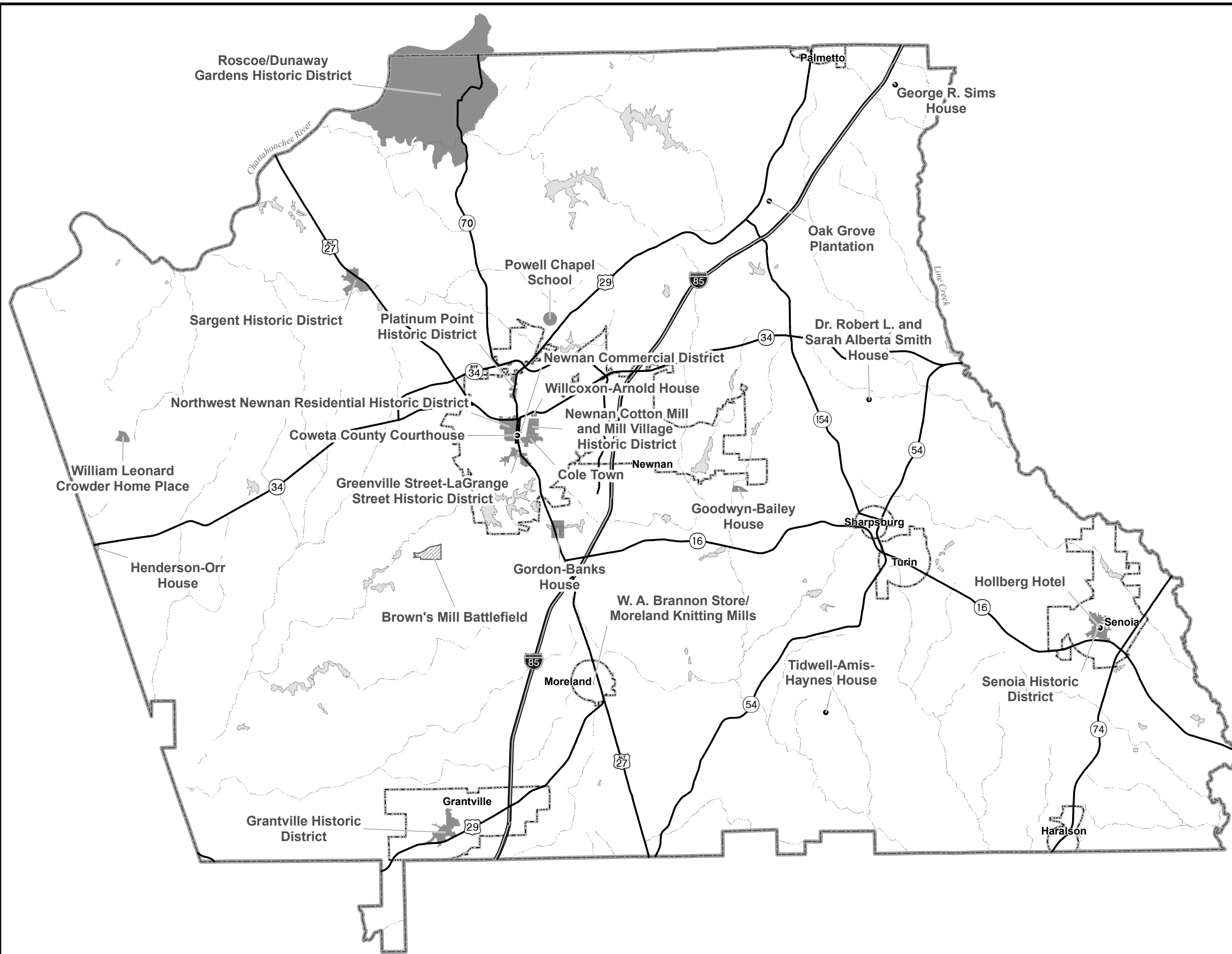
- Partially Supporting Designated Uses
- Not Supporting Designated Uses

- Interstate
- State Highway
- River/Stream
- Lake/Pond
- City Boundary
- County Boundary



Figure 5-9

Historic Resources



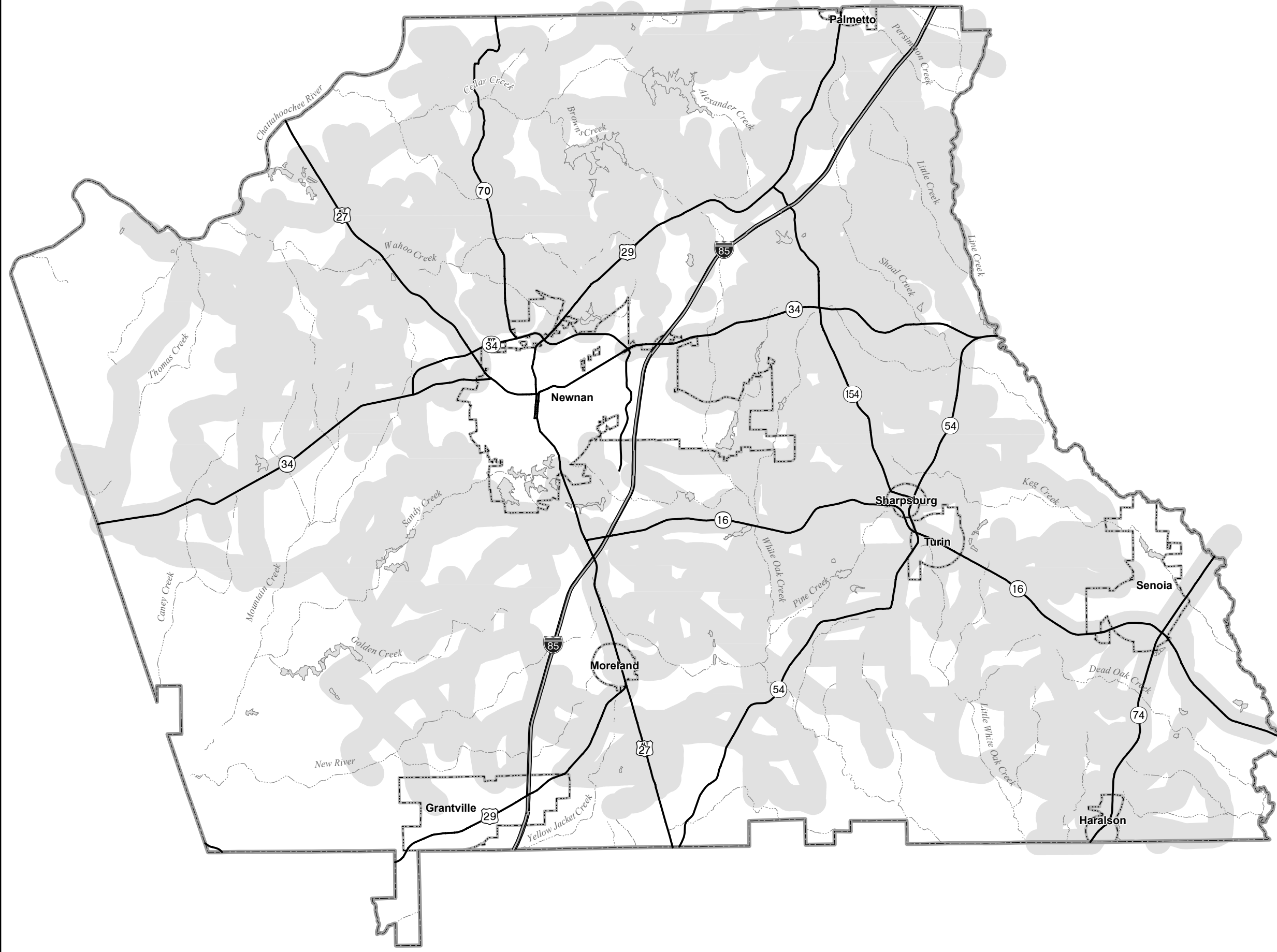
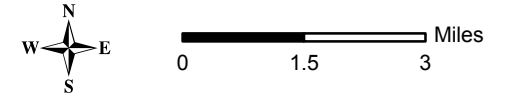
- National Register Historic Site
- National Register Historic District
- ▨ Historic Battlefield

- Interstate
- State Highway
- River/Stream
- Lake/Pond
- - - City Boundary
- County Boundary



Figure 5-10

Water Service Area



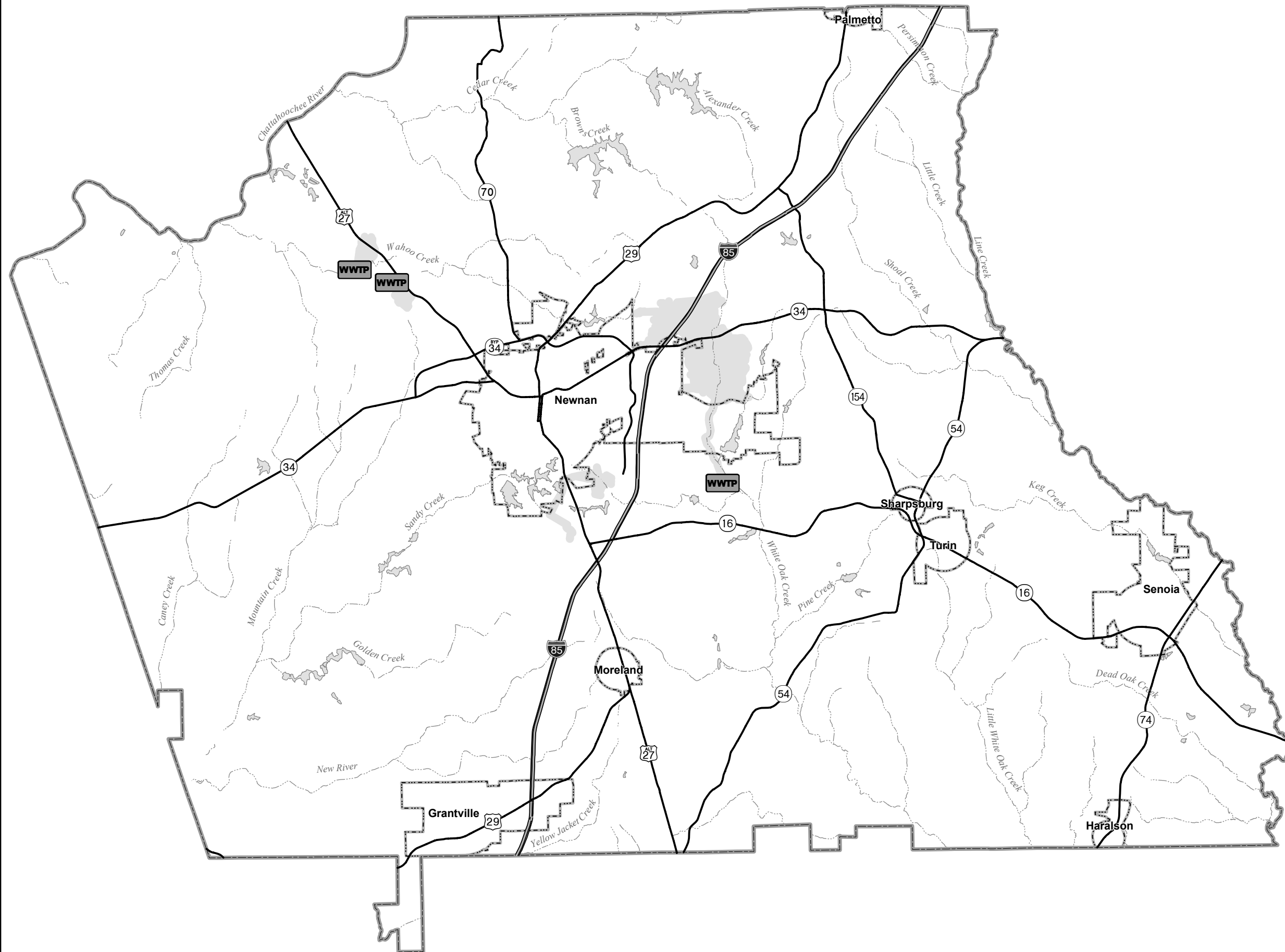
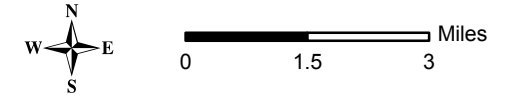
Water Service Area



- Interstate
- State Highway
- River/Stream
- Lake/Pond
- City Boundary
- County Boundary



Figure 6-1

Sewer Service Area



-  Waste Water Treatment Plant
-  Sewer Service Area







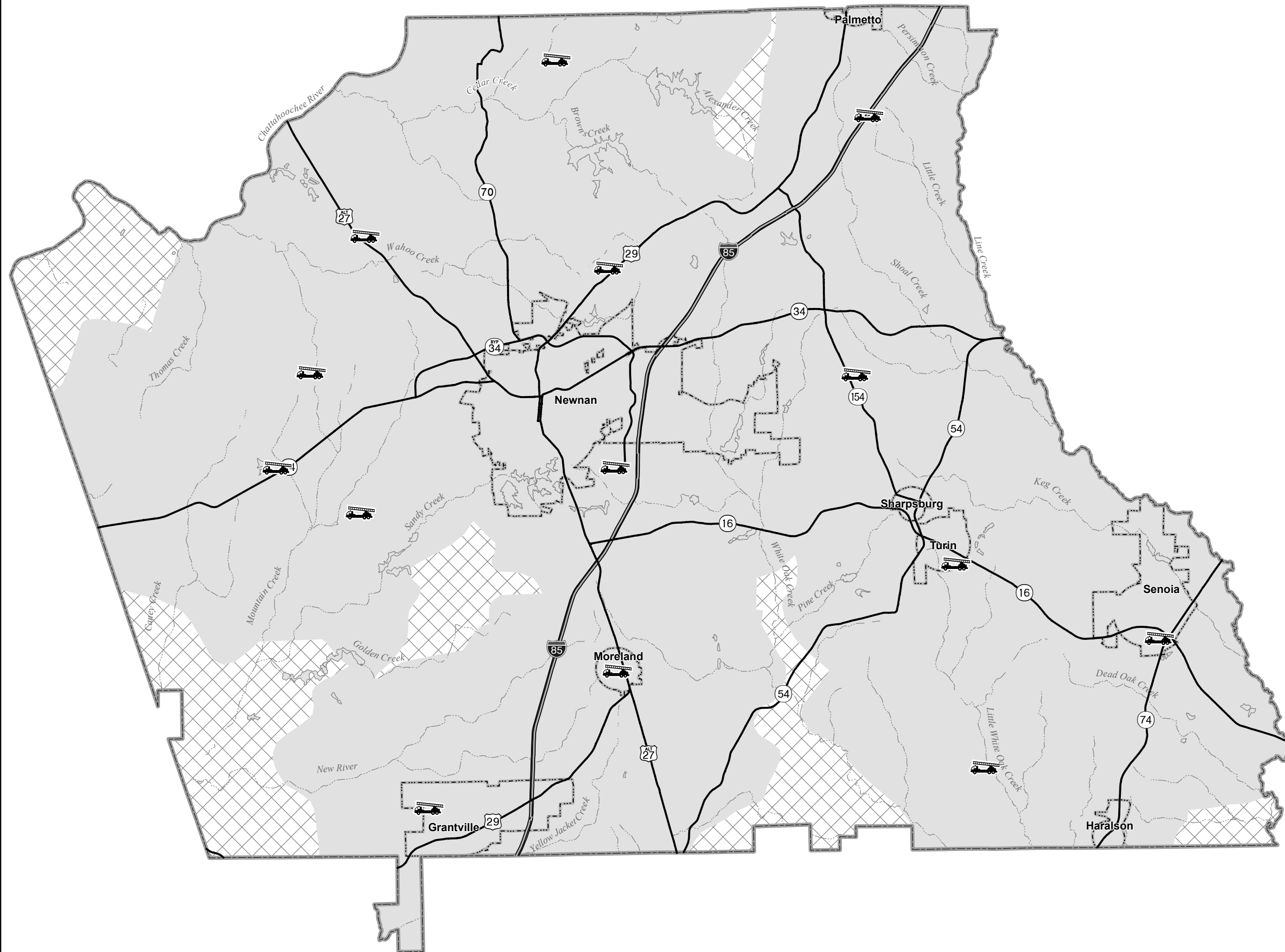
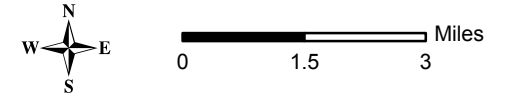



-  Interstate
-  State Highway
-  River/Stream
-  Lake/Pond
-  City Boundary
-  County Boundary



Figure 6-3

*Fire Station Response
Service Areas*



-  Firestation
-  Within 5-Miles of Firestation
-  More than 5-Miles of Firestation







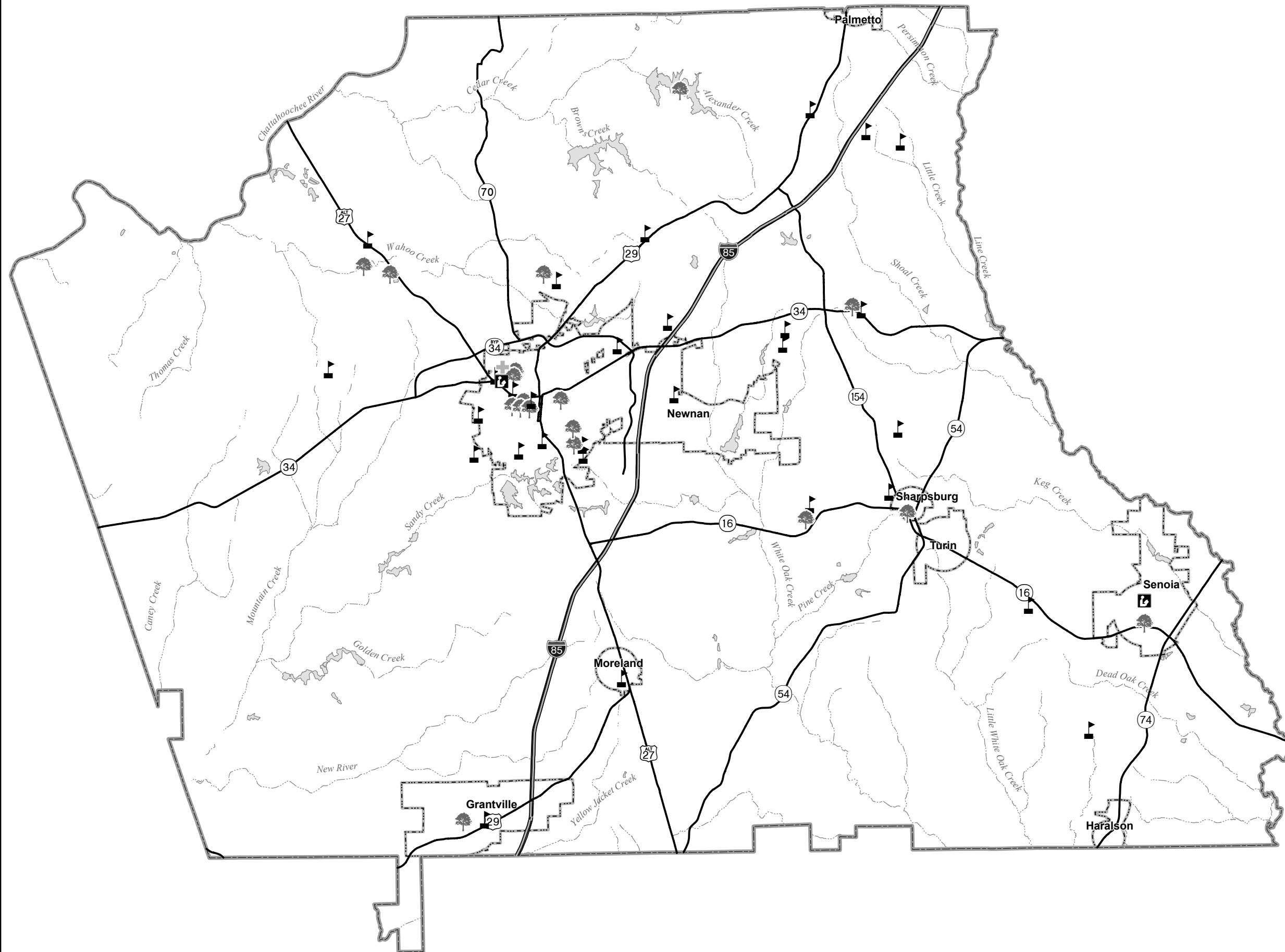
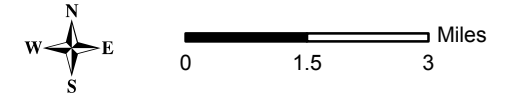
-  Interstate
-  State Highway
-  River/Stream
-  Lake/Pond
-  City Boundary
-  County Boundary



Figure 6-4

Community Facilities

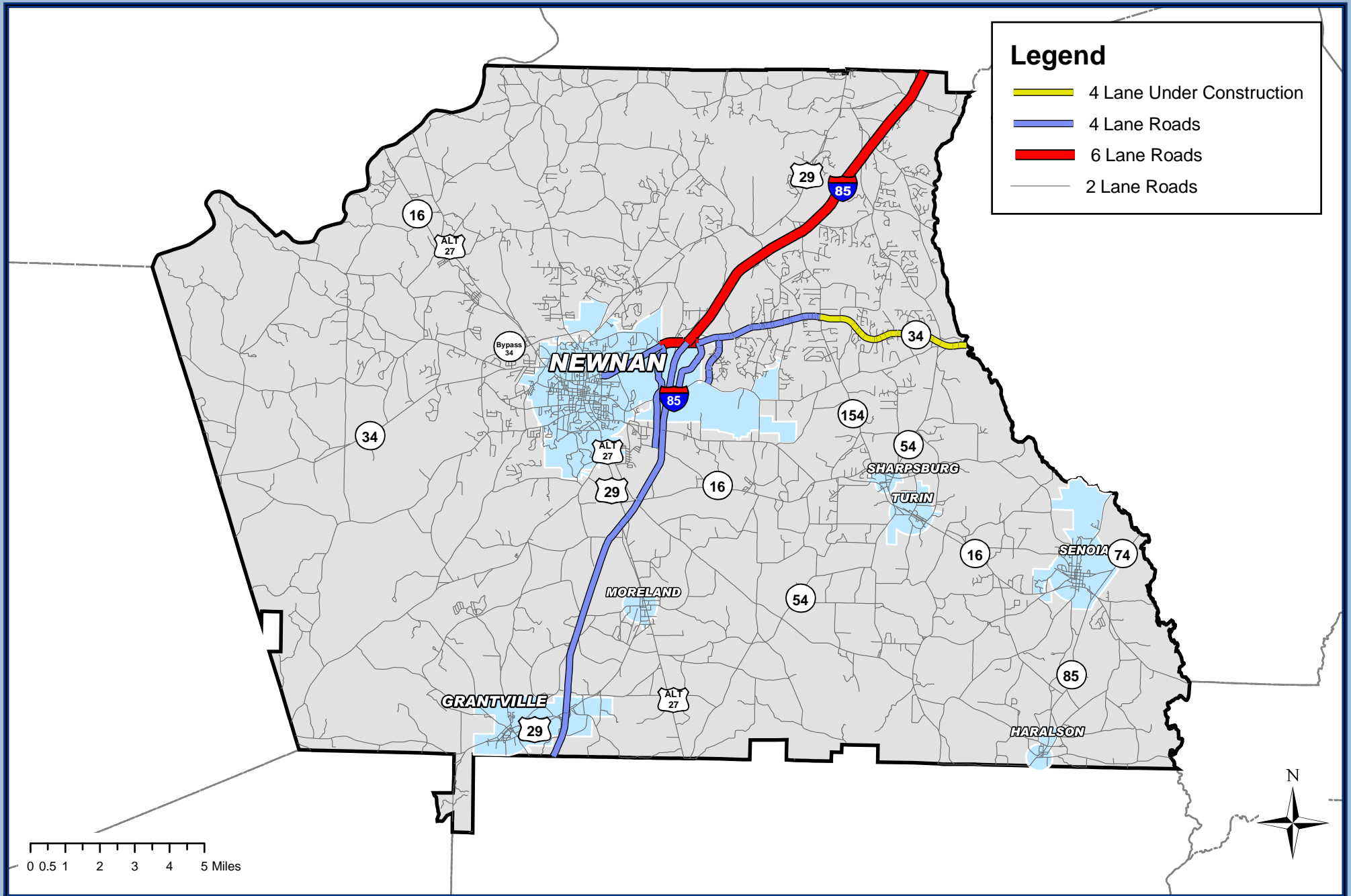


- Hospital
- Park
- Library
- School

- Interstate
- State Highway
- River/Stream
- Lake/Pond
- City Boundary
- County Boundary

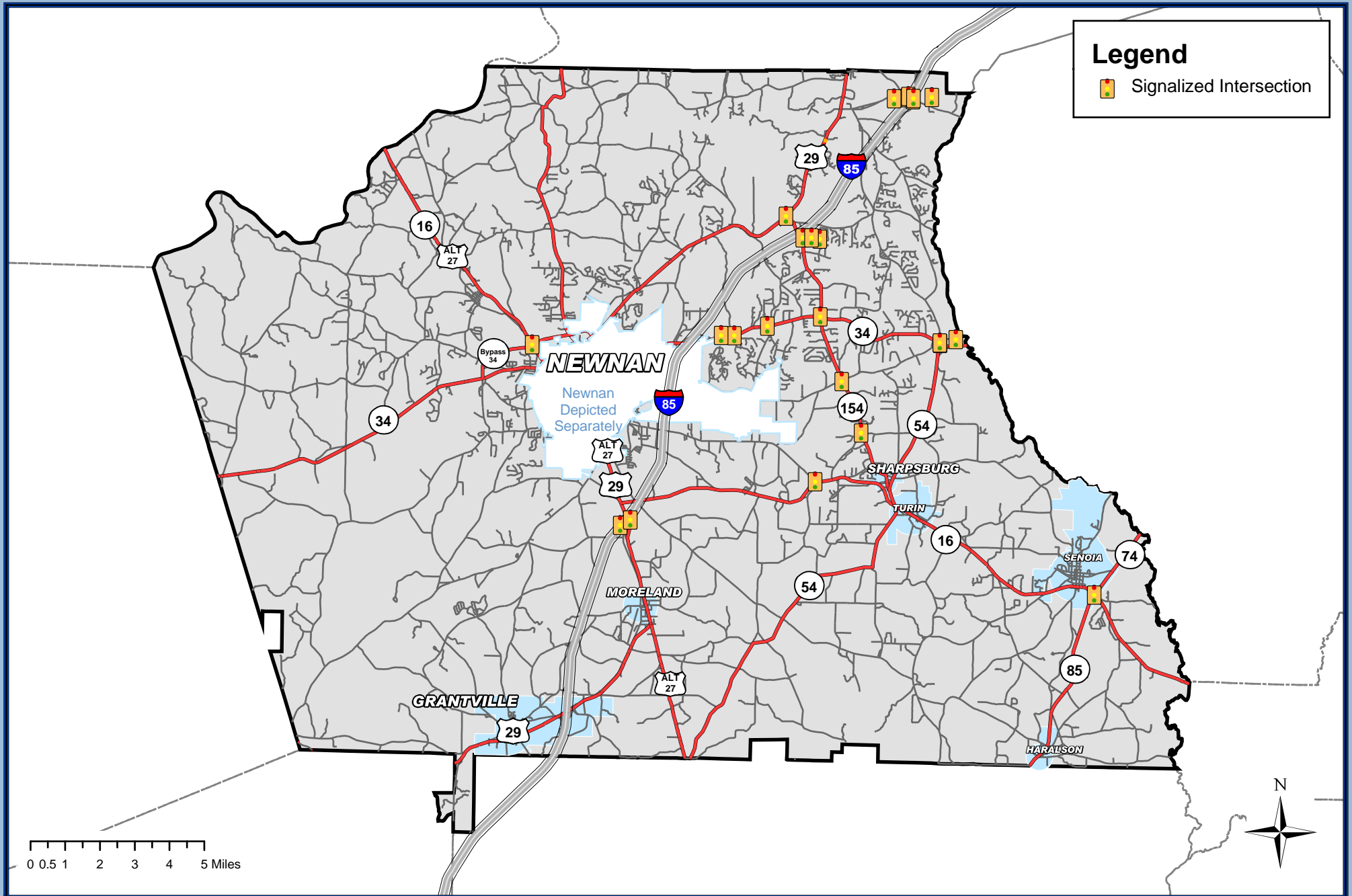


Figure 6-9



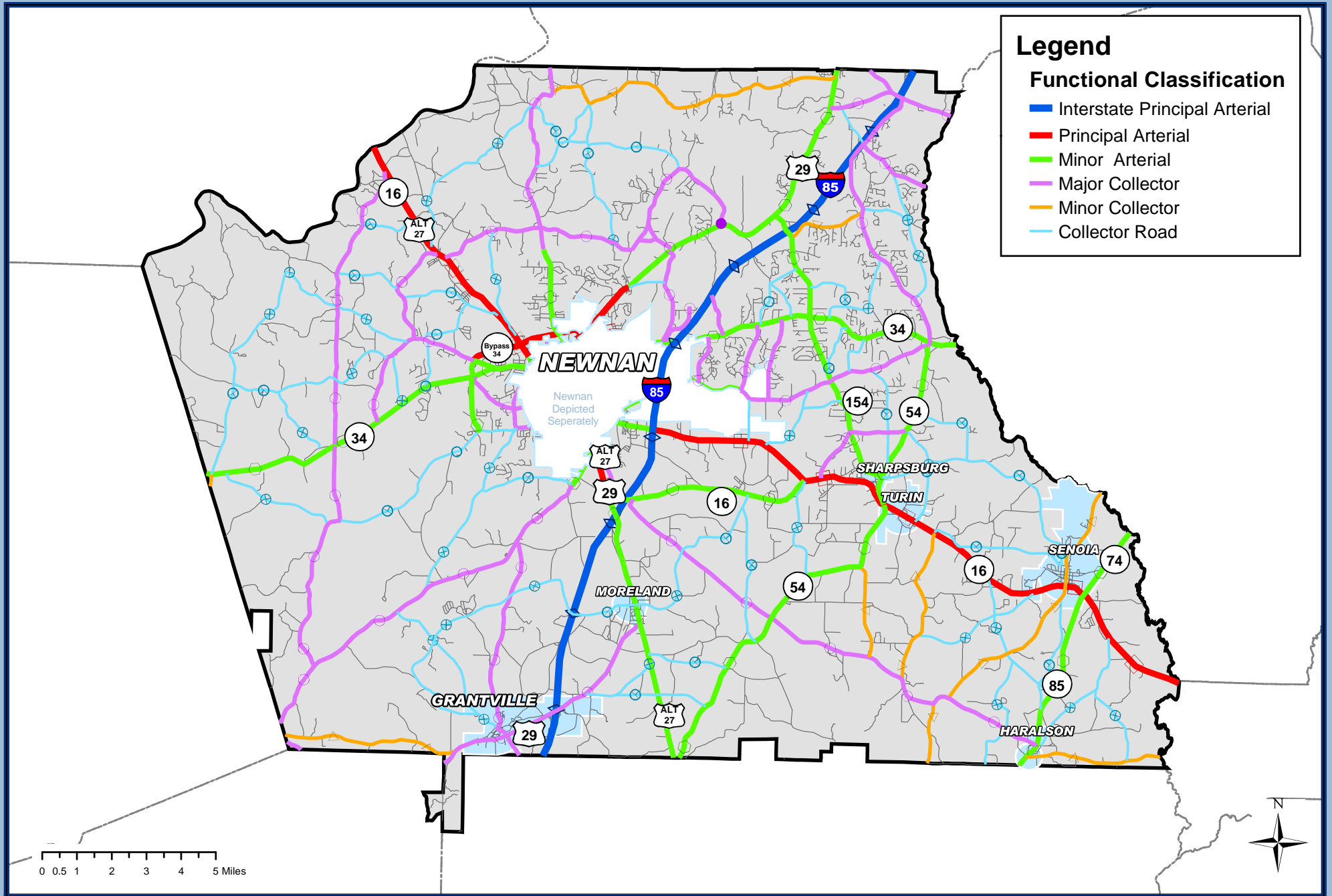
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Figure 8-1: Existing Roadway Lane Widths (2005)

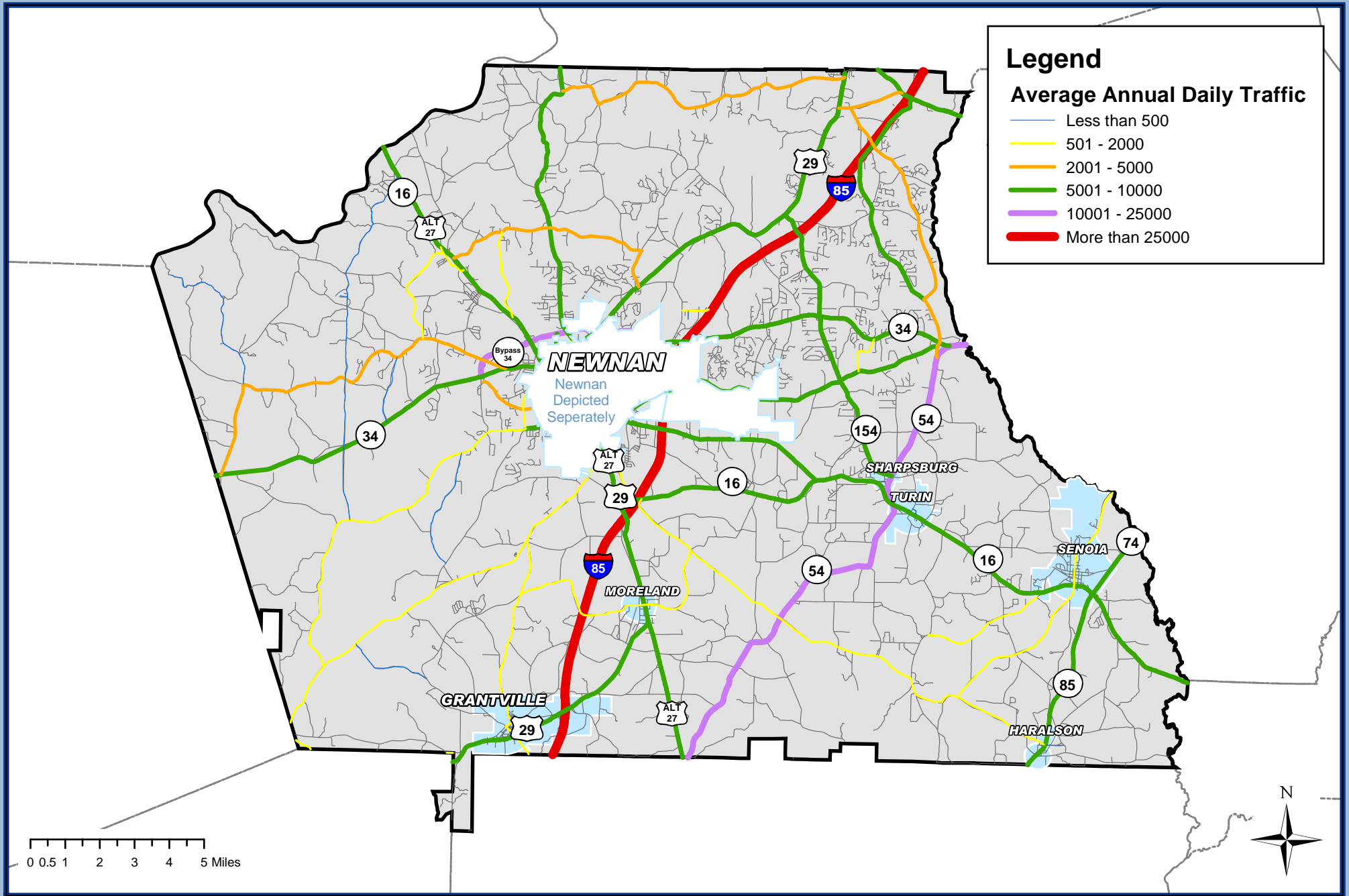


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Figure 8-2: Existing Traffic Signal Locations (2005)

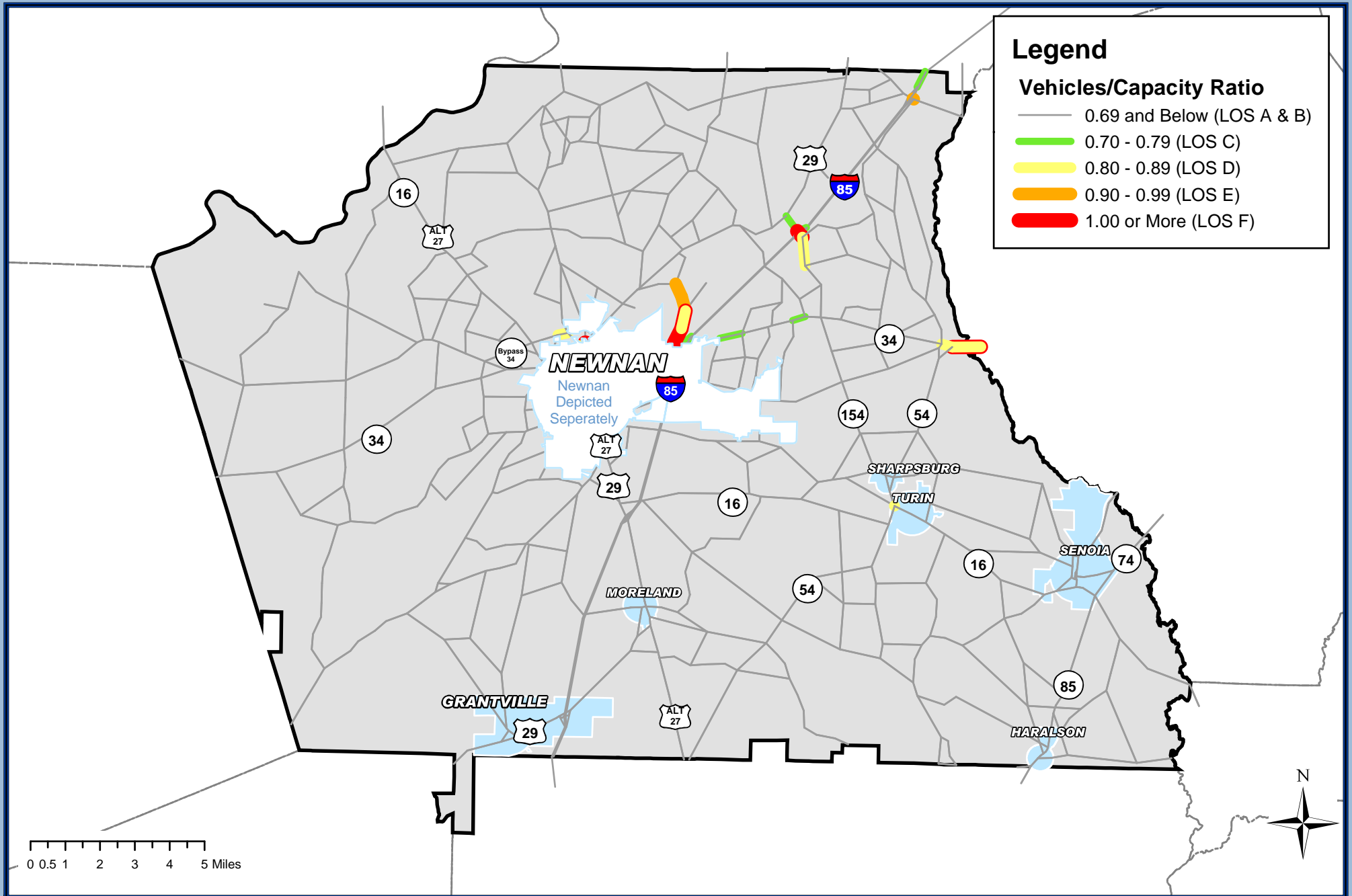


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 Figure 8-4: Existing Roadway by Functional Classification (2005)



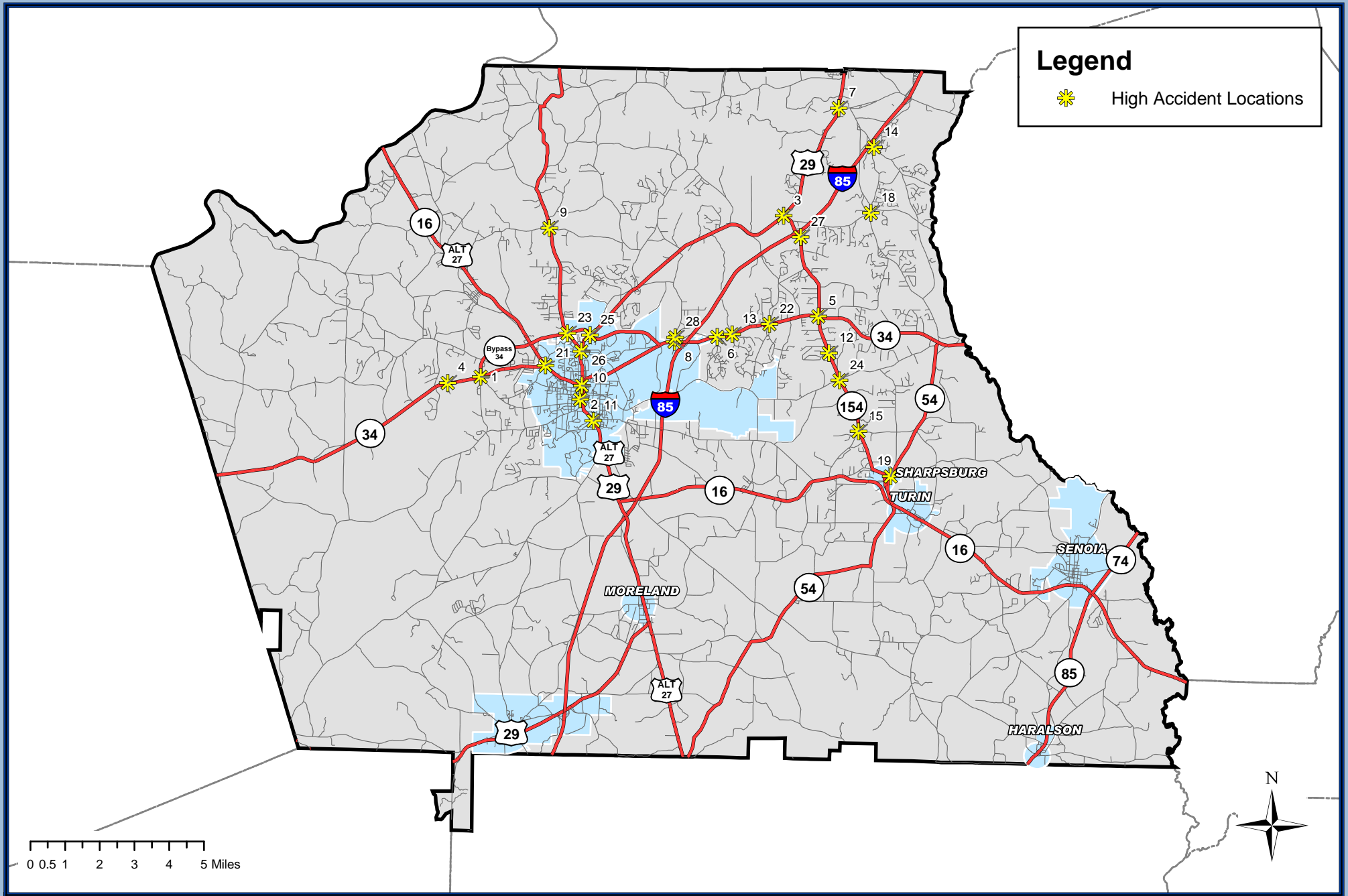
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Figure 8-5: Existing Average Annual Daily Traffic (2005)



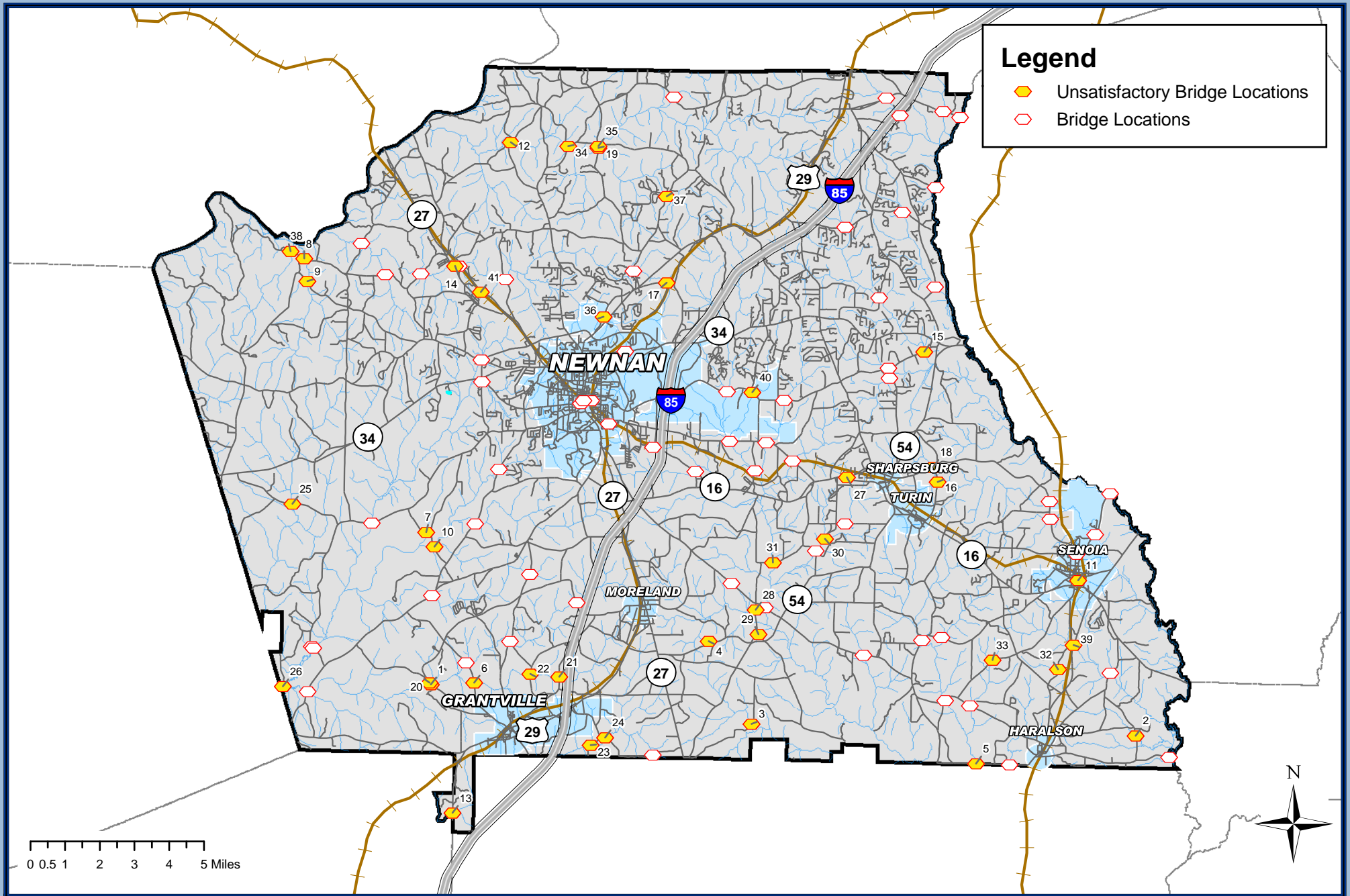
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Figure 8-6: Existing Roadway PM Peak Level of Service (2005)



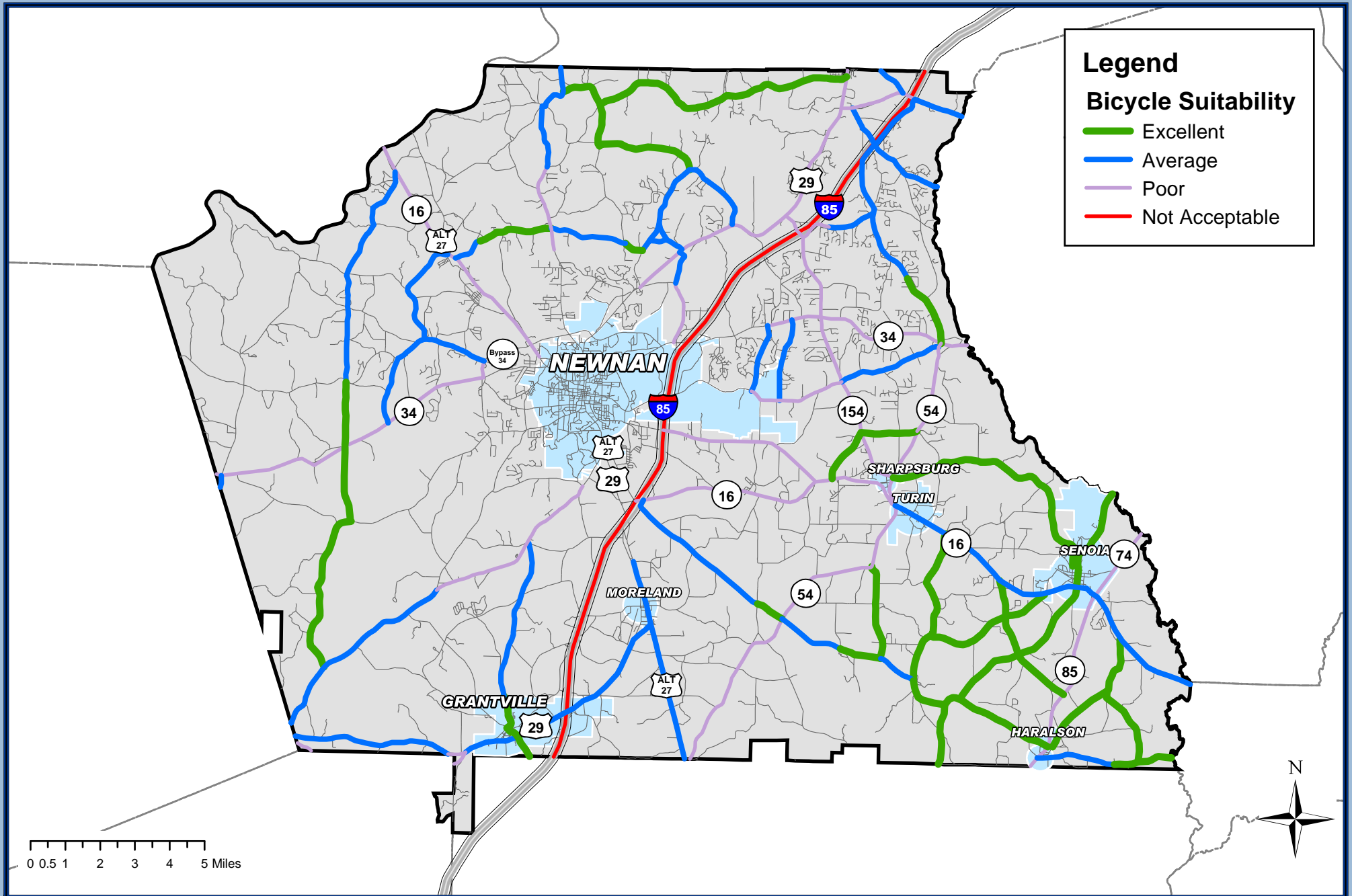
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Figure 8-7: High Accident Locations (2005)



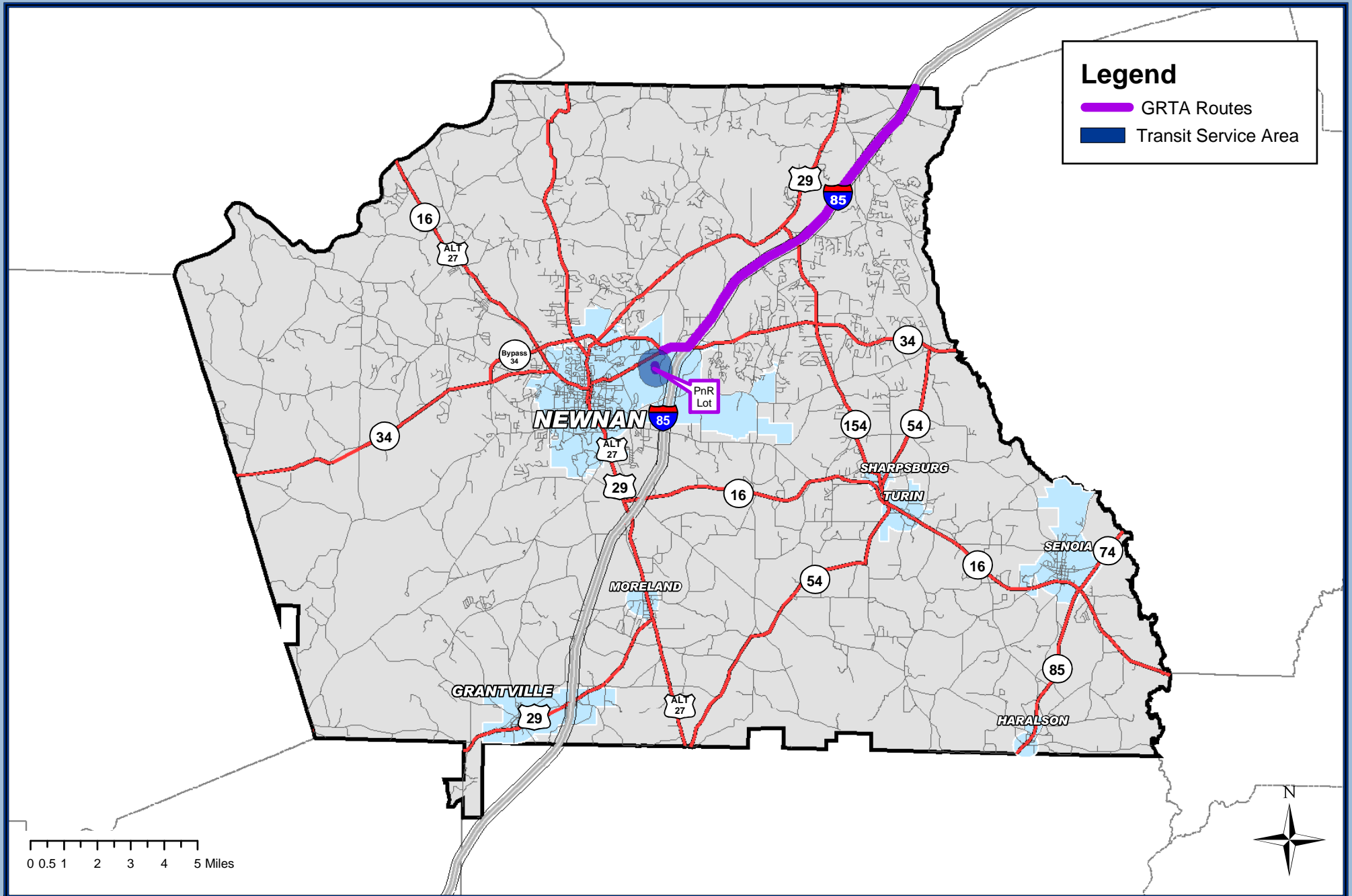
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Figure 8-11: Existing Bridge Locations (2005)



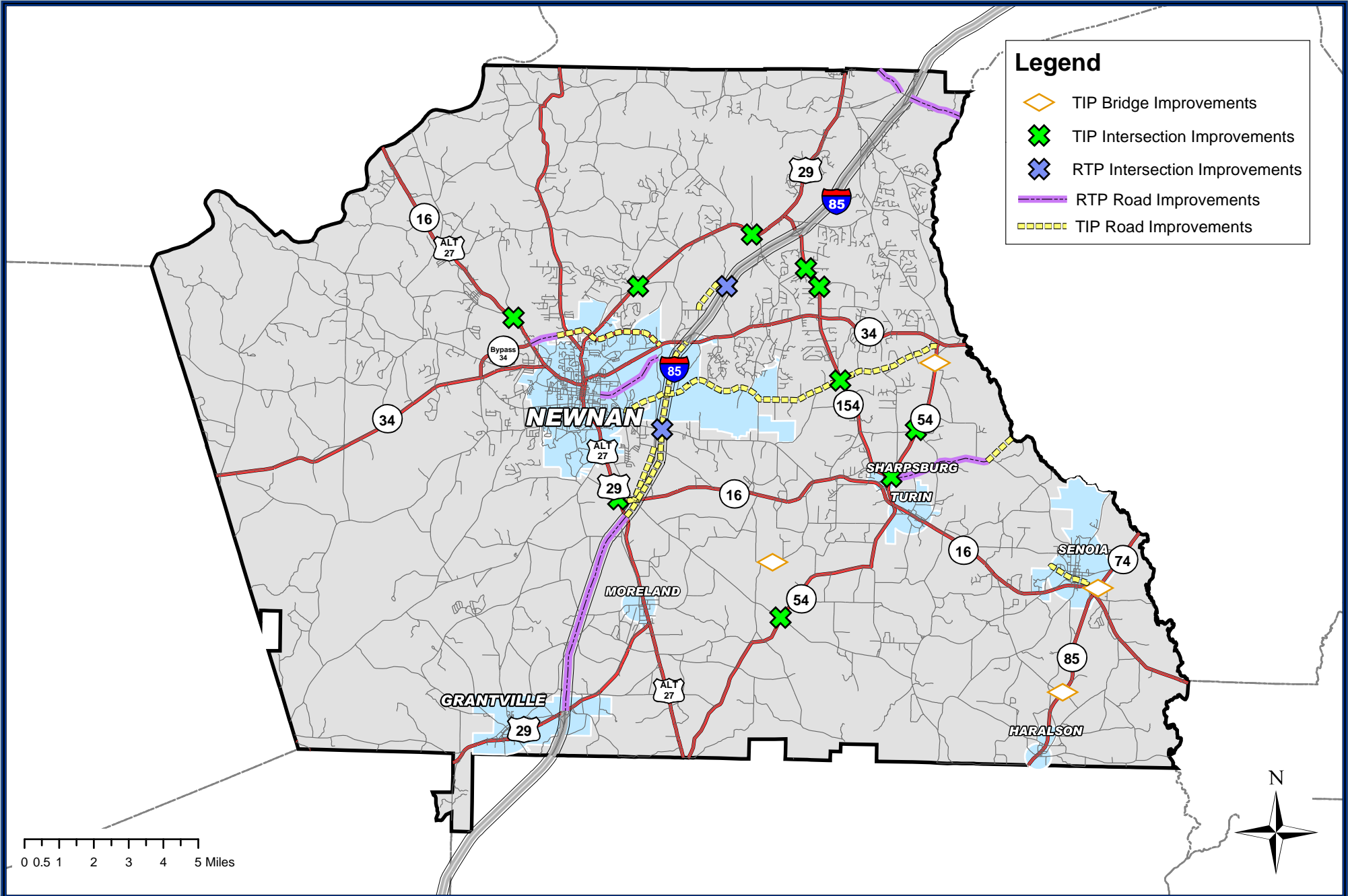
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Figure 8-13: Bicycle Suitability (2005)



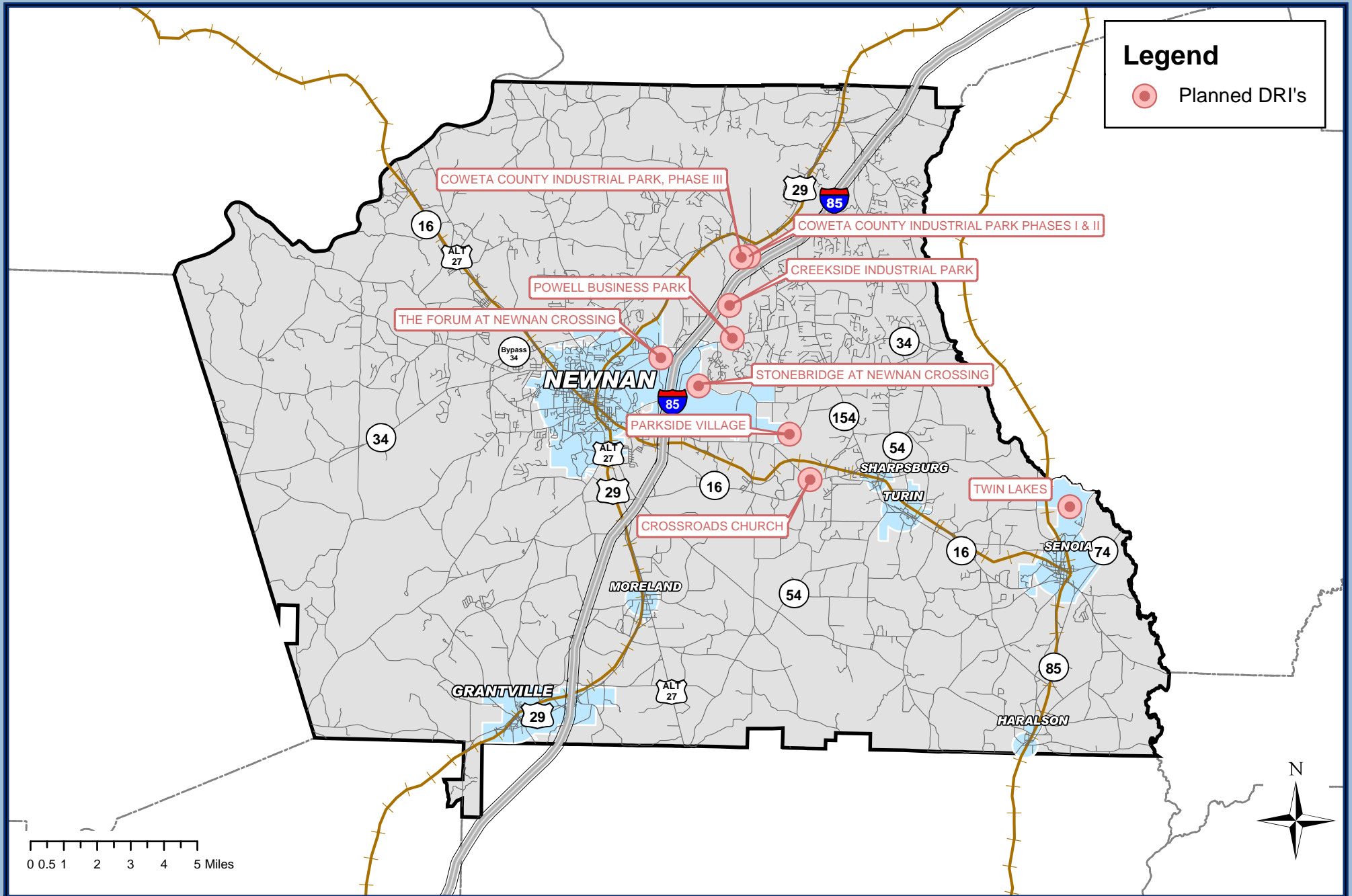
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Figure 8-14: Existing Public Transit Service Area (2005)



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Figure 8-17: Planned TIP and RTP Improvements (2005)



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Figure 8-18: Planned DRI's (2005)